

HOTHAM HALL STABLE AND BARN  
HERITAGE STATEMENT AND IMPACT ASSESSMENT  
ISSUE 01 - DECEMBER 2023

PURCELL 



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**Issue 01**

December 2023

*Linda Clarke*

# HOTHAM HALL: HERITAGE STATEMENT

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## EXECUTIVE SUMMARY

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This Heritage Statement has been prepared to inform understanding and significance of Hotham Hall Stables and the potential impact of the current proposals on the historic assets affected. This report has been written to accompany listed building applications submitted to East Riding of Yorkshire Council for Planning Permission and Listed Building Consent.

The criteria that underpinned the various proposals since 2021 are the need to maintain and enhance the building, associated buildings, and grounds in a sustainable way. It is hoped that, together with a programme of conservation repairs, the current suite of proposals represent a sensitive long-term viable use for the Hotham Hall Estate.

### 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 and the Stables are also assumed to have been built around 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 who has invested considerable resources repairing and restoring the main hall as a family home and wedding venue..

### 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. This composition is further enhanced by the Stable Block; built in the later 18th century it is an elegant, symmetrical building designed in the classical style, featuring Diocletian and Venetian windows in the wings, whilst an elegant cupola above the central carriage arch draws the eye. The Stable Block represent a display of wealth by the Burton family and illustrates the status of horses in the 18th and 19th centuries as articulated in the careful furnishing of the stables. Additionally, the surviving features of the service rooms and accommodation evidence a former lifestyle now lost, which required a large number of staff to care for the household. The decline in a need for both staff and horses is also reflected in the building which has been largely redundant for nearly a century. During this time the fabric of the Stable Block has deteriorated significantly and now requires significant investment and a viable new use to ensure their restoration and future survival.

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 external envelope of the Stable Block will be highly sensitive to change, whilst those areas of lower significance or which have already undergone significant alteration, such as areas of former accommodation on the first floor, will have greater capacity.

### Summary of Impact

The Stable Block at Hotham Hall is nationally listed as a reflection of its significance. The building has been largely redundant for many decades which has led to a degradation of its condition and appearance. The proposals represent substantial interventions, but the overall form and design of the Stables building will be retained and will be open to visitors for the first time. The extent of change is necessitated by the requirements of turning a functional 18th century outbuilding into 21st century accommodation. The less than substantial harm to the significance of the Stables and setting of the Hall through the new Spa is outweighed by the benefits of the scheme; the proposals retain a redundant Grade II\* listed building improving its condition and external appearance whilst securing the long-term future for the Stables and the Hall through a viable new use, supporting the local economy and providing increased public access to the site. Ultimately, the proposals stand the tests of the NPPF and are compliant with local and national policy.

# SECTION 1.0

## INTRODUCTION

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### 1.1 AUTHORSHIP

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

### 1.2 PURPOSE OF THE REPORT

This Heritage Statement has been prepared to inform understanding and significance of Hotham Hall Stables 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 Stable Block, and adapt spaces for use as a venue for functions and weddings. The construction of a new Spa Building will help fund the restoration and conversion of the redundant Stables and ensure their ongoing maintenance and future preservation. 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, associated buildings and 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 Estate.

### 1.3 METHODOLOGY AND APPROACH

This report is based on a combination of documentary research in primary and secondary sources along with an appraisal of the setting and built fabric. The latter was carried out in a number of phases; the Stable Block and grounds were visited in the spring and summer of 2021, when the majority of images in this report were taken. The site was again visited in October 2023 when further photos and study of fabric was undertaken.

Where development works have the potential to affect the special character of designated heritage assets, including listed buildings and conservation areas, it is a requirement of the *National Planning Policy Framework* (NPPF) that the applicant should assess the significance of those assets. *National Planning Policy Framework* (2023), paragraphs 194 and 195. The resulting assessment is intended to underpin decision-making about the asset. In particular, it should enable the Local Planning Authority (LPA) and, where relevant, the statutory consultee, Historic England, to come to an informed view on the application.

Until 2021, the applicant was also required to assess the impacts of the proposals on the assets' heritage significance. Formal responsibility for this now rests solely with the Local Planning Authority (LPA). Nevertheless, both Historic England and many LPAs continue to encourage impact analyses to be included as part of relevant planning applications.

The assessment follows the staged approach to decision-making set out within Historic England *Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019) Historic England, *Advice Note 12 - Statements of Heritage Significance*:

- 01 Understand the form, materials and history of the affected heritage asset(s), and/or the nature and extent of archaeological deposits
- 02 Understand the significance of the asset(s)
- 03 Understand the impact of the proposal on that significance
- 04 Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
- 05 Look for opportunities to better reveal or enhance significance

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 are as follows:

- 01 **Understanding** - the first section of this document seeks to understand the history and development of the Hall and more specifically the Stables and landscape context. Information is largely gathered from existing sources which are supplemented by analysis of the fabric of the building.
- 02 **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 landscape context and the Stables have 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.
- 03 **Legislative and Policy Context** - This section of this report lays down the national and local planning policy which should be considered within any application for the restoration of the Stables and construction of the Spa Building. The section also includes the relevant heritage guidance and is concludes with a bibliography of sources consulted during the production of this report.
- 04 **Impact Assessment** - This final section describes the potentially harmful and beneficial effects of the proposals on the affected heritage assets and comes to a balanced judgement as to their overall impact.

# INTRODUCTION

## I.4 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. This report is based upon the Heritage Statement produced by Purcell in 2021 and revised in 2022. Previous reports utilised include:

- '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

This report should be read in conjunction with the Design and Access Statement and the accompanying plans produced by architects Brown and Co.

## I.5 GAPS IN KNOWLEDGE

The main phases of development have been dated using documentary sources, such as the construction of the main stable range in the late 18<sup>th</sup> century and the refurbishment and extension of the building to the west around 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 numerous changes internally, and various stages of construction of the buildings to the outer courtyard.

The physical fabric of the Stable Block represents 250 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.



## SECTION 2.0

### UNDERSTANDING

#### 2.1 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.

#### 2.2 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.<sup>01</sup> 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\*

<sup>01</sup> 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

## 2.3 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 permissive 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

## 2.3.1 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 parkland, 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 Stables 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 permissive 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

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



VIEW 4

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Long view from Hotham Hall south across arable farmland taken in 2021, now grass parkland



VIEW 5

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

# UNDERSTANDING

## 2.4 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 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 who has invested considerable resources repairing and restoring the main building as a family home and wedding venue.

# UNDERSTANDING

## 2.5 STABLE BLOCK

### 2.5.1 INTRODUCTION

The Stable Block is an elegantly proportion two storey stone building whose principal elevation faces east towards the north front of Hotham Hall. It possesses a similar palate of materials to the 18th century elements of the Hall, is classically-styled with a pedimented carriage arch with flanking wings in a 'U shaped plan form which enclose a courtyard on three sides. A key feature is the elegant timber cupola with domed lead roof which rises above the carriage arch. The classical composition is a fitting addition to the setting of Hotham Hall and deserved of its Grade II\* listed status.

The Stable Block dates to the second phase of Hotham Hall's history. It is clear from an inspection of the building's fabric that during the building's 250 year history the Stable Block has undergone a series of modifications, demolitions and extensions as needs and fashions have changed. The most recent alterations have seen the repair and strengthening of the roof, with the removal of chimneys, but has also seen the loss of partitions and lath and plaster ceilings in a high percentage of the rooms, along with the replacement of floors. However, some features have survived,

although now largely in poor overall condition due to a lack of use for the past 50-100 years. It is clear that the current situation of ongoing repair as failures occur cannot be continued and a viable new use must be found to ensure a long-term future.



Stable Block



Principal elevation



## UNDERSTANDING

### 2.5.2 BRIEF HISTORY AND DESCRIPTION

The history of the Stable Block is little documented and largely traced through its relationship to Hotham Hall. It is believed to have been built c.1770 (the weather vane has a date of 1769) around the time the pavilions were being added to the main Hall. It has, therefore, been concluded that Thomas Atkinson who designed the Hall's pavilions, may also have been responsible for the design of the Stable Block. There is an additional datestone in the pediment above the carriage arch which reads 'GMM 1683'. This has led scholars to assume that the stables contain material relocated to Hotham, presumably from North Cave. Sir George Montgomery Metham sold his manor house in North Cave in 1773 to Robert Burton – it is presumed that Burton demolished the house and reused the materials at Hotham. Why the weathervane has a date of 1769, prior to Burton's purchase of the manor at North Cave, has yet to be understood.

The stables retain many elements of the historic roof structure. In the loft above the north wing stables the trusses have high collars with timber pegging and carpenters marks to aid assembly. Beams also show evidence of hand finishing (probably by an axe or adze) and have chamfers with simple chamfer-stops. In addition, there is also evidence that some timbers may have been reused from elsewhere – a number of timbers have empty mortices for timber braces which are inconsistent with the building's stone walled construction. It is also interesting to note that the clock tower contains a structural timber inscribed with a Baltic shipping mark, presumably from 19th century work.



*Carpenters marks to aid assembly*



*Collared truss with pegged purlins*



*Baltic mark in clock tower*



*The empty mortice in the north wing hay loft suggest this substantial beam has been relocated and reused*

# UNDERSTANDING

## 2.5.3 LAYOUT AND EXTERIOR FEATURES

It is likely that the original plan form of the stable was a simple, two storey, 'U' shaped stone building with inner courtyard. Additions on the west side in brick formed a later outer courtyard. The 'U' shaped section is constructed in hammer dressed limestone, similar to the main Hall. The roof has been repaired and re-laid on the eastern side with Westmorland slate in diminishing courses, with more modern slates on the western slopes. The main, or spinal, range comprises the central carriage arch with pediment set with a large clock face. The clock is still functional, and the mechanism is sited behind the pediment. Above is an open cupola containing a set of bells topped by an ogee lead roof and weather vane.

The flanking ranges are symmetrically arranged and comprise arched openings set with timber double doors to the main spinal range along with a series of timber doors. The north and south range both possess an arched recess (containing a door on the south side) flanked by multi-paned sashes and plank and batten doors. There are a further series of three-over-three timber sashes on the first floor, although several are blind, and one is a hayloft door which has been given the appearance of a window. A key feature of the gable ends are the Venetian windows with Diocletian windows on the first floor. Those on the north wing have been blocked or were originally blind (the evidence is unclear) as they contain stables and a former hay loft behind.

Also, of note externally is the ground floor full length porch on the south side. Cartographic evidence suggest that a covered walkway has been in this position from at least the mid-19th century, possibly as early as the 1770s, but the present structure more likely to dates to the 20th century.



Central carriage arch



South wing, north elevation



South wing gable end



South wing, south elevation

# UNDERSTANDING



North wing



North wing gable end. Both windows, apart from the lower left sash are blind



North wing, north elevation



Rear extension in outer courtyard



## UNDERSTANDING

It seems likely that the Stable Block, when originally conceived, was designed to combine stabling, carriage storage as well as service rooms and accommodation. Today, the stabling is largely located in the north wing, with loose boxes flanking the carriage arch. There is additional stabling in an extension accessed from the outer courtyard. Two carriage houses are located in the north and south central spine building. Tack rooms probably fitted out in the 19th century are located within the north and south spinal building. Service rooms are focused on the south wing with accommodation above in both. Hay and feed were normally stored above stables,

and it seems likely that the most eastern room in the north wing and the room above the western stable extension were both used for feed storage.

Apart from two depictions of the Stable Block in a late 18th century and in the mid-19th century, there few records which enlighten the building's history in archives. It is therefore the built fabric and contemporary maps which provide evidence of the structure's development.



*Detail of painting of Hotham Hall circa 1772 – 1803. The stables are located to the right - the north and south wings are both visible – whilst the north wing's gable end windows are prominent, the gable end of the south wing is concealed behind foliage. The south wing is linked to the east pavilion by an arcade or loggia.*



*Detail of painting of Hotham Hall focusing on the stables by RB Harraden. The stables are recognisable by their bell tower, clock face and carriage arch. A large chimney stack (possibly to the to the wash and bake house) is also visible.*

## UNDERSTANDING

### 2.5.4 INTERIOR DESCRIPTION AND KEY FEATURES

*This following provides a brief description of the interior of the main Stable Block with its western extension. There is no interconnectivity between the north and south wing so these will be analysed separately.*

#### Ground Floor – North Wing, Including Rear Extension

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The north wing ground floor largely comprises stabling in the form of loose boxes. The stables retain a number of features of historical interest including their partitions, feeding troughs, flooring and internal doors. In the main stabling area of the north wing the floor is laid in a brick herringbone pattern. The walls are lime plastered and painted – features like the high level dado and tethering rings have been highlighted in blue – the Hotham Hall estate livery. The ceiling (formerly lath and plaster) has been removed probably in the later 20th century and the floor above replaced. The cast iron feeding troughs are marked 'Barton Patent 370 Oxford St, London' who manufactured stable fittings in the 1870s, around the time the house was being extended.<sup>02</sup> Several windows possess bolection moulded architraves which likely date to the 18th century, otherwise the stables appear to have been re-fitted in the 19th century.

The ground floor also includes a loose box, store with two hot water coppers on the rear wall, and tack room. The loose box features plaster walls, a decorative timber arch (which conceals a beam), lined timber feeding trough and hay rack with tethering rings and herringbone pattern brick floor. The arch and use of timber would suggest this loose box was not upgraded in the Victorian period, and may date to a similar period as the western extension stabling.

The tack room has a tongue and groove wainscot, quarry tile floor and fireplace with glazed key cabinet above with margin lights and coloured glass. The lath and plaster ceiling has been removed. The north wall also features high level timber panelling, presumably relocated here from elsewhere. Bridle hooks and saddle racks are located around the walls.

To the rear of the west wing and spinal range is a two storey extension of five bays. Constructed in stone with a hipped slate roof, the building was probably an early addition to the Stable Block perhaps constructed in the late-18th century. Access if from the outer courtyard via a plank and batten door; there are further four multi-pane timber sashes to the ground floor. The exterior and interior stonework also suggests that the building has been raised historically with the addition of the first floor hay loft or feed store with a separate access stair from the stable yard.

The ground floor is a good example of late 18th century stable with later modifications. The stable features an elaborate arcaded screen above the stalls, with classical-style moulded post. Two of the historic stalls have been retained, whilst the remaining two stalls have been modified as loose boxes probably in the 19th century. The walls are plastered, and the floor is brick, laid in a herringbone fashion. The lath and plaster ceiling has been lost. To the right of the stalls is a fitted cupboard with arched niche, probably dating to the late-18th century. The space is subdivided by timber panelling to form a separate space. The boxed-in staircase to the first floor rises against the rear wall. There is also a corner fireplace suggesting this was used by stable hands or grooms.

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<sup>02</sup> JAMES BARTON, IRON WORKS, of 370, OXFORD STREET, LONDON, W advertised 'prize medal stable fittings' by appointment to HRH The Prince of Wales in 1870 'The Builder' magazine.



# UNDERSTANDING



Main stable, north wing featuring brick floor and 19th century fittings



Stable window with bolection moulded architrave



Main stable partitions



Stable/loose box with brick floor decorative arch and feeding rack



Tack room



Stables to rear



Cupboard in stables



Room in stable

## UNDERSTANDING

### First Floor – North Wing

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The first floor is accessed from a timber staircase between the stables within the north wing. This leads directly into a white-washed room – the stair enclosure has been removed and replaced with temporary railings. The floor is modern and open to the rafters. The Diocletian window in the gable end is blocked with no evidence of a window frame or glazing, whilst another 'window' is in fact a pitching door. There is no evidence that this space was plastered or ceiled (plaster only exists to the former stair enclosure) leading to the conclusion that this space was a hay loft or feed store.

Of note are the exposed 18th century trusses, with high collars pegged purlins, with evidence that some timbers may have been reused – for example one oak truss has empty mortices for timber braces. Carpenters marks can also be seen on the roof trusses. Beams also show evidence of hand finishing (by an axe or adze). One truss has historic graffiti on the underside which reads 'H B P'.

To the south is a large 'L' shaped space. Here the lath and plaster ceiling and partitions have been removed, and the floor replaced. Evidence of partitions can be found throughout including across a window in the north wall. Paint on the rafters also indicates the position of the ceiling. The plaster to the walls is also in a poor condition revealing the stonework in many areas. This space clearly formed accommodation for staff, with a 19th century fireplace and a kitchen range on the west wall and an early 20th century toilet cistern marked 'Burns Brother's Sanitary Engineers'.<sup>03</sup> Above is evidence of the roof light, now covered in modern roofing felt. On the east wall is a tap and the remains of a shallow sink.

The removal of the ceiling has revealed initials in white paint on the underside two trusses which are both dated 1822 in paint. Whilst one is difficult to decipher, the other reads 'T. Gell Pt. 1822' - which possibly suggests a use by the military or militia forces in that year.

In the south-east corner are the remains of a panelled cupboard which could be late 18th century. Adjacent is a two-storey enclosure containing the clock weights.

An opening in the south-west corner leads to the rear extension. A staircase leads down to the stable yard but also gives access into the loft space. This is a single space open to the rafters, has whitewashed walls and a modern floor. The roof structure uses trusses with vertical struts but no collars and appears to be largely of pine with some reused(?) oak timbers and more modern repairs. With stabling below, limited headroom, lack of plaster to the walls, lit by two small windows, this space was unlikely to have been living accommodation and most probably a hay loft or feed store.

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<sup>03</sup> Burn Brother's Sanitary Engineers were advertising their products between 1907 – 1960s, and became Burns Brothers (London) Ltd in the 1920s [https://www.gracesguide.co.uk/Burn\\_Brothers](https://www.gracesguide.co.uk/Burn_Brothers)

# UNDERSTANDING



Hay loft or feed store with blocked Diocletian window with brick arch and stone mullions



Graffiti



Stair with plastered walls to former enclosure



Pitching 'window'



# UNDERSTANDING



*L shaped room, looking west*



*North wall with fireplace and range*



*Early 20th century toilet cistern and roof light*



*1822 graffiti*

# UNDERSTANDING



Modern roof repairs



East wall of the spinal range.



Loft above western extension, looking north



Loft above western extension, looking south



# UNDERSTANDING

## Ground Floor – South Wing

The south wing is a combination of service rooms, along with a carriage house, loose box and small heated room located to the left of the carriage arch. There are three principal service rooms. The first, which is entered from the south elevation beneath the covered walkway, incorporates a Venetian window facing the Hall. It has two further timbers sashes with panelled reveals, plastered walls with a painted blue dado, and stone flag floor. The fireplace has an opening for a range. The ceiling is of lath and plaster and beams are chamfered with chamfer stops. A series of pulleys on the ceiling may have been associated with suspended clothes airers which suggest this space may have been used as part of the laundry.

The adjacent room is entered from the courtyard (north) side. The space is lit by a window onto the courtyard but in addition also has three square window openings in the south wall with metal bars rather than glazing. The walls are plastered, and the ceiling is of lath and plaster; there is a partially tiled floor. The main feature of this space is the large fireplace and series of ovens on the west wall which suggests this was once a bakehouse. However, there are also a significant number of hooks attached to the ceiling beam suggested it may have latterly operated as a game larder.

A further room behind rises through two storeys, although a passageway protrudes into the space on the first floor. This also contains a large fireplace, now partially collapsed. The walls are plastered, and the floor is of partial stone flags whilst the space is lit by sashes in the south wall. In 2021 large half barrels lay on their side, evidencing the use of this space as a wash house.

A 'Schedule of repairs required at Hotham Hall' which was produced in 1854 lists rooms at the Hall, but it is conceivable that a number of rooms may have been located in the Stable Block as follows:

- Out Offices
- Shoe House
- Wash House
- Laundry
- Chamber
- Baking House

This list neatly fits with the evidence in the ground floor southern wing.

Similar to the north wing, the south wing also features a tack room (with blocked window in the west wall and fireplace with elaborate over-mantle), carriage house and loose box.



Former baking house, later used as a game larder (?)

# UNDERSTANDING



Venetian windows to possible former servants room or laundry



Possible former servants hall or laundry



Carriage house, south wing



Barrels in the possible former wash house in 2021



Stable doors



Loose box, south wing



Clock weights in loose box

## UNDERSTANDING

### First Floor – South Wing and Clock

The first floor of the south wing comprises staff accommodation. These spaces largely retain their partitions and floors, but a number of ceilings have been removed. The first floor is accessed by a door in the south elevation and timber staircase – its position is not original as evidenced on the external south wall where there is a blocked opening immediately to the right of the door. The staircase leads to a narrow corridor lit from the north side with sloping lime ash or gypsum plaster floor.

To the right from the landing, and above the former laundry / servant's room is a room with a Diocletian window which contains a later 19th century fireplace. The ceiling is lath and plaster now supported by a timber post. The floor is of lime ash or gypsum plaster.

Turning left off the stair is a room without an external window but with borrowed lights onto the corridor. It has a sloping lime ash or gypsum plaster floor, plastered walls and lath and plaster ceiling. The stack from the room below rises through this space. A hearth and flue hole indicate a stove once heated this space.

The corridor with plastered walls, lath and plaster ceiling and lime ash or gypsum plaster floor gives access to a further three rooms, as well as the space above the former wash house. In the latter, the unfinished walls open to the rafters indicates that this was some form of storeroom. However, this may have originally formed a landing, balcony or walkway before the lath and plaster walls enclosed it from the room below.

The rooms within the south spinal building all interconnect. These spaces have lost their lath and plaster ceilings but retain some lime ash or gypsum plastered floors and plastered walls. They have 19th century fireplaces or stoves for heating. One room has a two-panelled 18th century door and another room retains a simple timber wash stand.

Several of the doors to the first floor have chalked names on them indicating these were offices or accommodation for military personnel including: 'Major Stephenson, Capt. Cameron and Capt. Goodheart'. The door above the laundry reads: 'Offices: P Hicks, M Copeland'.

The clock mechanism is accessed from the final room. A plaque on the exterior wall marks the re-erection of the cupola by Colonel Stracey Clitherow in 1900.



Room above former laundry



## UNDERSTANDING



*Door to staircase in south wing – note the former opening, now blocked to its right.*



*Corridor: note historic plastered walls, lath and plaster ceiling and lime ash or gypsum plaster floor*



*Room without external windows*



*Room above wash house - formerly an unenclosed landing/balcony*



*Room without external windows*



*Accommodation*



## UNDERSTANDING



Accommodation



Ceiling beam with chamfer and hand tooled finish



Timber wash stand



Door with chalk graffiti indicating the stables had a military connection

# UNDERSTANDING

## Range North of Outer Courtyard

This comprises a short single-storey range constructed in rubblestone and brick with a pantile hipped roof. It comprises an open woodshed, garages, stables and a smithy. The latter is accessed from a small walled yard at its eastern gable end and has few features of interest. A range is shown in this location on the 1813 estate map which may represent the present building, although it has since undergone modifications.

The gable end wall has a blocked arched opening whilst there are several multipaned sashes and a blocked window on the north elevation. The stables have boarded partitions and concrete floors and are of limited interest.



*Interior of loose box with concrete floor and timber partitions*



*Garage interior*



*Single storey north range*



*Smithy, east gable end*

# UNDERSTANDING

## Range South of Outer Courtyard

This series of staggered workshops with hipped Welsh slate roofs (formerly outbuildings, garaging and boiler house(?)) was added in the latter half of the 19th century, possibly when the house was extended in the 1870s – a range is shown in this position on the 1888 Ordnance Survey. It replaced an earlier but smaller range shown on the 1852 Ordnance Survey.

It utilises yellow stock brick and possesses similar decorative bracketed eaves as the Hall's Victorian extension. The courtyard elevation has a series of large timber double doors, both side and top hung; those which are top hung are later modifications into the earlier brick arched openings. The westernmost building (a possible former boiler house) also contains sash windows and a single boarded access door.

The south elevation evidences a series of changes to the fabric with openings blocked, modified or raised, some of which now contain high level windows. A brick chimney with decorative top and blank arches is also located on this elevation appended to the westernmost building.

Internally, the range is interlinked with painted brick walls and generally open to the rafters. The roof has King post trusses with sarking below the rafters. The floor is concrete throughout and is utilised as the estate workshops, garages and store.



South courtyard range



Westernmost building to courtyard



South elevation



South elevation evidencing a series of historical modifications to earlier openings



## UNDERSTANDING



*Roof structure*

This range also opens into a small service courtyard adjacent to the western elevation of the Hall. The yard would have allowed access between the kitchens and stable block and was until recently the location of a later 19th century game larder and dog kennels. The courtyard now gives access to the newly constructed garages to the south of courtyard wall.



*Workshops. This easternmost building abuts the original stable range- note the blocked oculus on the rear wall*



*Central range looking east*



*Former boiler house – the gable end double doors on the west elevation are a later modification*



# UNDERSTANDING

## Boundaries

The inner courtyard features listed metal gates and gateposts (Grade II\*) now restored with flanking wall rebuilt in 2022. These may not be in their original location but were certainly in this position by 1921 when they appeared in a sales catalogue. A late 18th century painting shows entrance gates in front of the Hall but none associated with the stables.

The outer courtyard is enclosed on the western side largely by a modern stone wall with stone copings and brick piers, rebuilt in the last decade.

On the north side, a stone wall connects the stables with the north range, and may contain 18th century fabric.

Attached to the southern range at its eastern end is a wall of gault brick with stone capping which encloses the southern service yard and separates it from the gardens to the south. Against its northern elevation are the redundant game larder and kennels. The brick wall is probably contemporary with the construction of the western extension of 1872 and the construction of the southern stable range. There is gated access through this wall into the gardens at its easternmost end. Recent works have seen a modern garage constructed on the south side of this wall.



*Modern wall enclosing the west side of the outer courtyard*



*Gates and gatepost to the inner courtyard*

# UNDERSTANDING

## The British Stable: a brief history<sup>04</sup>

The noble display of the horse was a critical function of country house stable design from the medieval period to the nineteenth century and was at least as important as its practical management. Due to the value of horses, stables have always been well built, placed near to the house and of a certain level of architectural treatment. Stables needed to be well ventilated with plenty of light for grooming and harnessing. Historic stables are generally normally two storey buildings with a hayloft above and the horses stabled across the building. Stables associated with high status houses were usually the most architecturally refined.

## The Evolution of Early Modern Stables

Stables were visually set apart from other service buildings through their quality of materials and design. Windows were glazed by the late 16th century but few stables were stylistically innovative before the end of the Jacobean period, with stalls, arcading, racks and mangers as common features. Evolution in stable technology occurred from the seventeenth century onwards lies mainly in the introduction of a new, expensive breed of horse which merited the need to provide greater care and comfort than existing breeds:

- Partitions between horses were unusual before the seventeenth century but were common by the eighteenth century.
- Hay racks evolved in the seventeenth century to make it easier for the horses to eat and keep the dust out of their eyes and drainage was also improved at this time, with stone or brick paving and drainage gullies.

- Saddle rooms were also an important space, providing storage but also display of harnesses and other trappings.
- Hay could be stored above the stables or in a separate building within the complex.
- Coach houses began to be built, initially as a roofed structure with open sides.

Classical architectural features and styles were adapted for stables from the 17th century onwards, including use of the oeil de boeuf window for the hay lofts. The first surviving detailed drawing of a stable dates to 1658, for Welbeck Abbey by Robert Smythson. The stable was vaulted in stone (to protect against fire), heated chambers for grooms and harnesses, running water to remove waste and ventilation shafts for the horses. It had alternating round and segmental pediments over the windows.

## Eighteenth Century

Post-Restoration stables were often elaborate and were often miniature versions of the contemporary country house. Early on, these could be placed in a wing flanking a house but later, were placed with other offices and services to one side. Most stable courtyards lacked unity and included a variety of buildings including barns, coach house, laundry, brewhouse and even farm buildings. Little changed in design until the early eighteenth century, when Palladian stable quadrangles became more popular, and is thought to relate in part to the changing practices brought about with hunting horses and the rise of foxhunting. This increased dramatically in the second half of the eighteenth century, as thoroughbred hunters and racing developed.

- Stables and coach houses were treated as independent structures until the eighteenth century but were later integrated.

- Stalls with timber partition between the horses often had elegant sweeping curves and classical heelposts and the eighteenth century saw the length of the stall increase as standards rose in general.
- Hay was generally kept above the stables in the eighteenth century and stables moved away from the house in an attempt to avoid smells.
- Handsome interiors were created to showcase the horses, and sometimes included classical columns, cornicing, archways and stone vaulting.
- Gradual introduction of the loose box after 1800, which by the advent of the Victorian period was still an uncommon feature.
- Thoroughbred, racehorse and hunter triggered a second revolution in stable design in the late Georgian period – 1790s–1830s, as horse prices rose.

<sup>04</sup> This section is based upon Giles Worsley's *The British Stable* (2004, New Haven: Yale).

## UNDERSTANDING

### Nineteenth Century

Given the centrality of the horse to Victorian Britain, a large number of books appeared on the subject of stable design and horse management. The most significant innovation in the 19th century was the loose box. These could be 10ft square or more, enclosed on all sides allowing the horse freedom of movement. Before the 1800s, a few loose boxes were available for foals and sick animals only. By the 1870s it was standard for every hunter to have a loose box, and despite the pressure of space, it was not uncommon that loose boxes far exceeded the number of stalls in the Victorian stable. This might involve altering existing spaces as can be seen at Hotham – the stable extension on the western side was originally fitted with stalls which were altered to accommodate loose boxes, the remaining stables in the north wing were also fitted with loose boxes.

During the 19th century there was a growing concern regarding ventilation and drainage, and by the middle of the century this had become an obsession, although early solutions for ventilation were experimental and not entirely successful. As a result of new ideas and technologies, the Georgian stable was refitted by wealthy owners. They installed the latest flooring, feeding equipment and stalling. Interiors were remodelled reducing the number of stalls to allow for more loose boxes.

Little concern had been shown in the Georgian stables for the grooms' quarters, but in the large Victorian stable, accommodation became more extensive: grooms and stable hands would be accommodated in a barrack or dormitory-style accommodation in the stable block, but generally not above the horses, so as not to disturb them. Other staff might have their own rooms, or in the case of the head groom or chief coachman, might be accommodated in their own cottages on the estate.

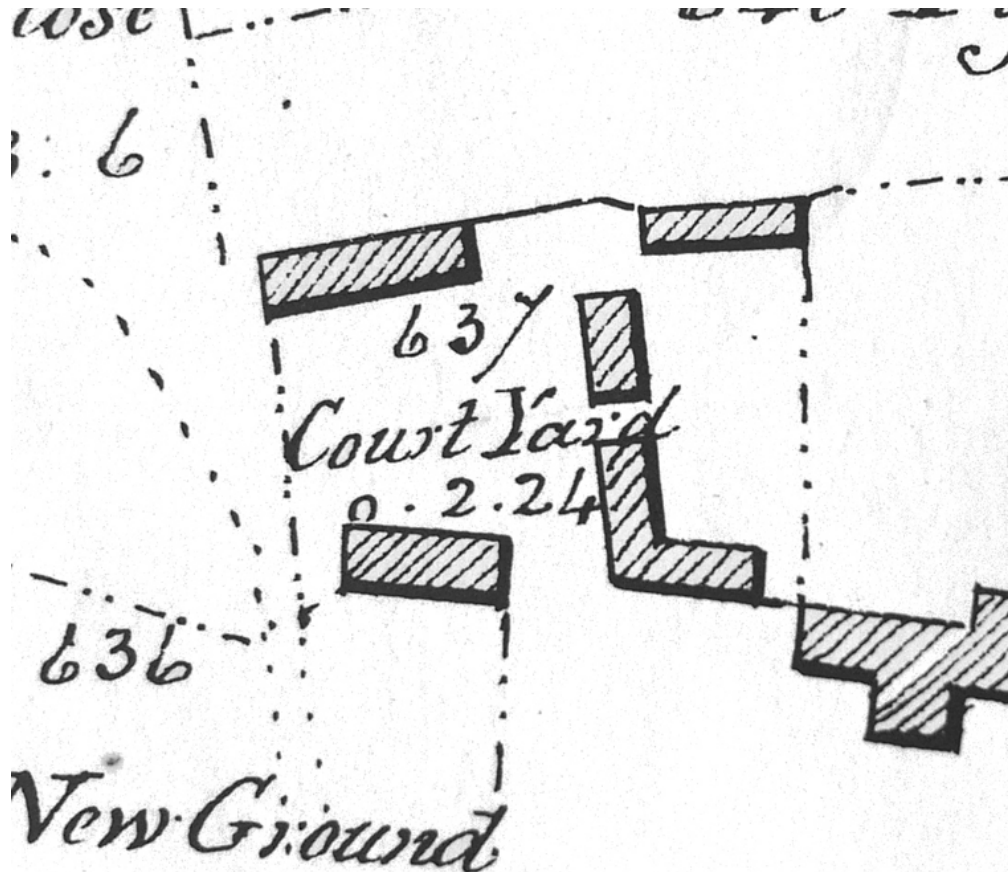
- Significant refitting and 'improvement' of existing stables during this period.
- The preference for the loose box.
- Increased concern with stable hygiene which focussed on good ventilation and drainage.
- Clinker brick flooring (hard baked, partially vitrified, bricks) was recommended for its durability and grip, and became common in the 19th century.
- Concrete flooring was increasingly popular towards the end of the century.
- Timber feeding racks and mangers were superseded by iron as they could be easily cleaned and could not be chewed.
- The favoured design for stalling and loose boxes combined wooden partitions with an open grille above.
- Better staff accommodation and heating of tack rooms.
- The increased popularity in hunting also required other service buildings such as kennels.



## UNDERSTANDING

### 2.5.5 MAP PROGRESSION

The depiction the Stable Block on the 1813 plan of the estate is also curious as it fails to show the building with its characteristic 'U' shaped plan form; the north wing is shown as detached from the rest of the building. This may be an error, as the fabric evidence does not support this particular layout. Two other ranges are also indicated within the outer courtyard on the north side and south side. The area of the proposed spa appears to be subdivided and is annotated 'New Ground'.



Stable Block as depicted on the 1813 estate plan

A more familiar plan form of the Stable Block is shown on the Ordnance Survey of 1852 (published 1855). The outer courtyard retains the range of buildings on the north side, and a small building is attached to the rear of the south range (a stub of wall can be seen within the estate workshops which may relate to this former building). The stable extension to the rear of the north range is shown and the whole Stable Block is connected to the Hall by what appears to be a covered passageway. A water pump is also indicated close to the entrance to the former wash house. The area of the proposed spa appears to be separated from the main gardens by a wall; a number of trees are indicated.

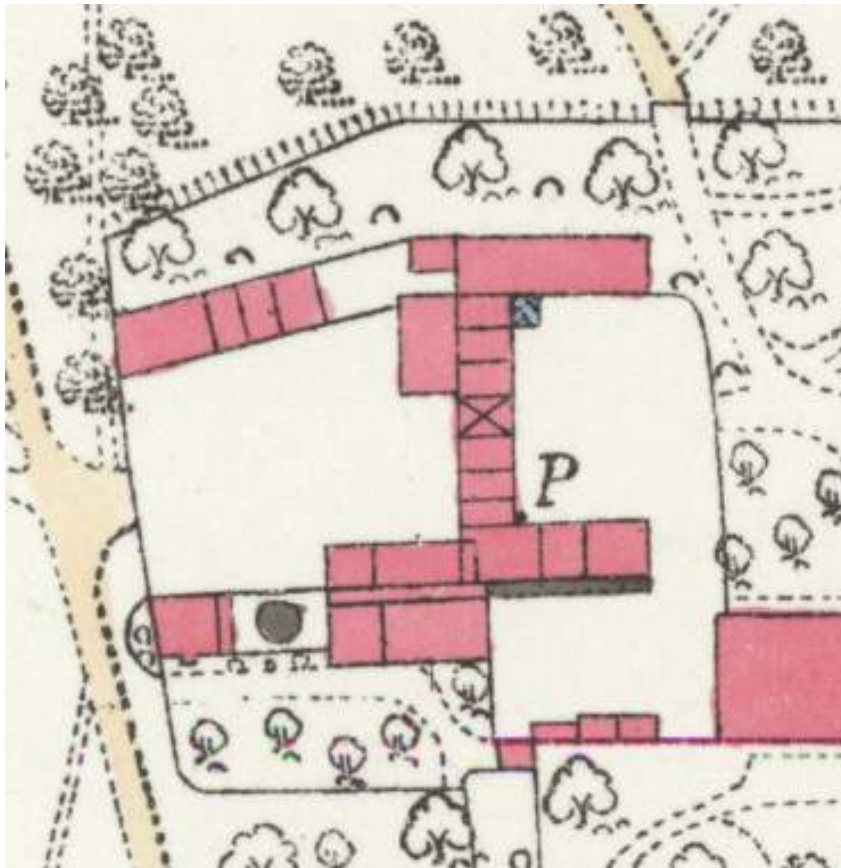


First edition Ordnance Survey of 1852 (surveyed 1852).



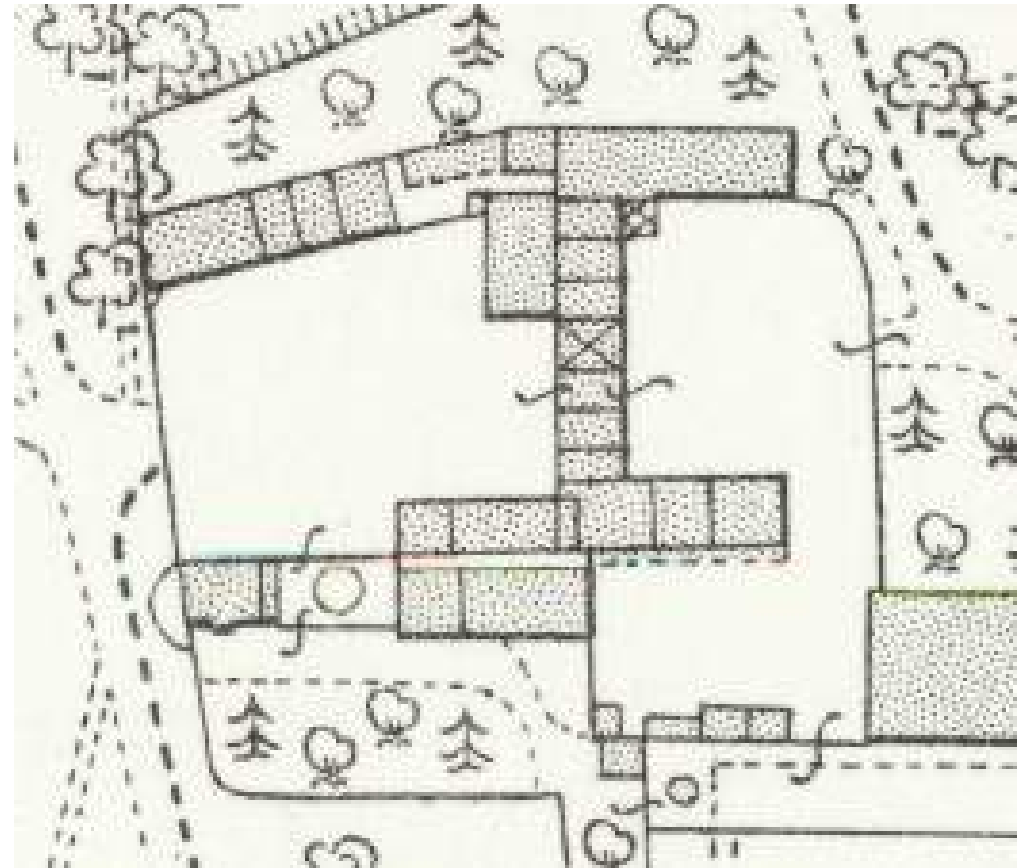
## UNDERSTANDING

The 1888 survey published in 1890 indicates the coach house and yards appear much as they do today. Perhaps in association with the 1872 works, the Stable Block received its southern range of buildings into the outer courtyard. The smithy's yard now contains a building appended to the rear of the north range. The proposed location of the spa is shown as partly enclosed and shows a possible path or road along its northern half.



1890 (surveyed 1888) Ordnance Survey 25 inch of Hotham Hall.

There are few changes of note on the 1908 Ordnance Survey from 20 years earlier, although the smithy's yard contains a lean-to.



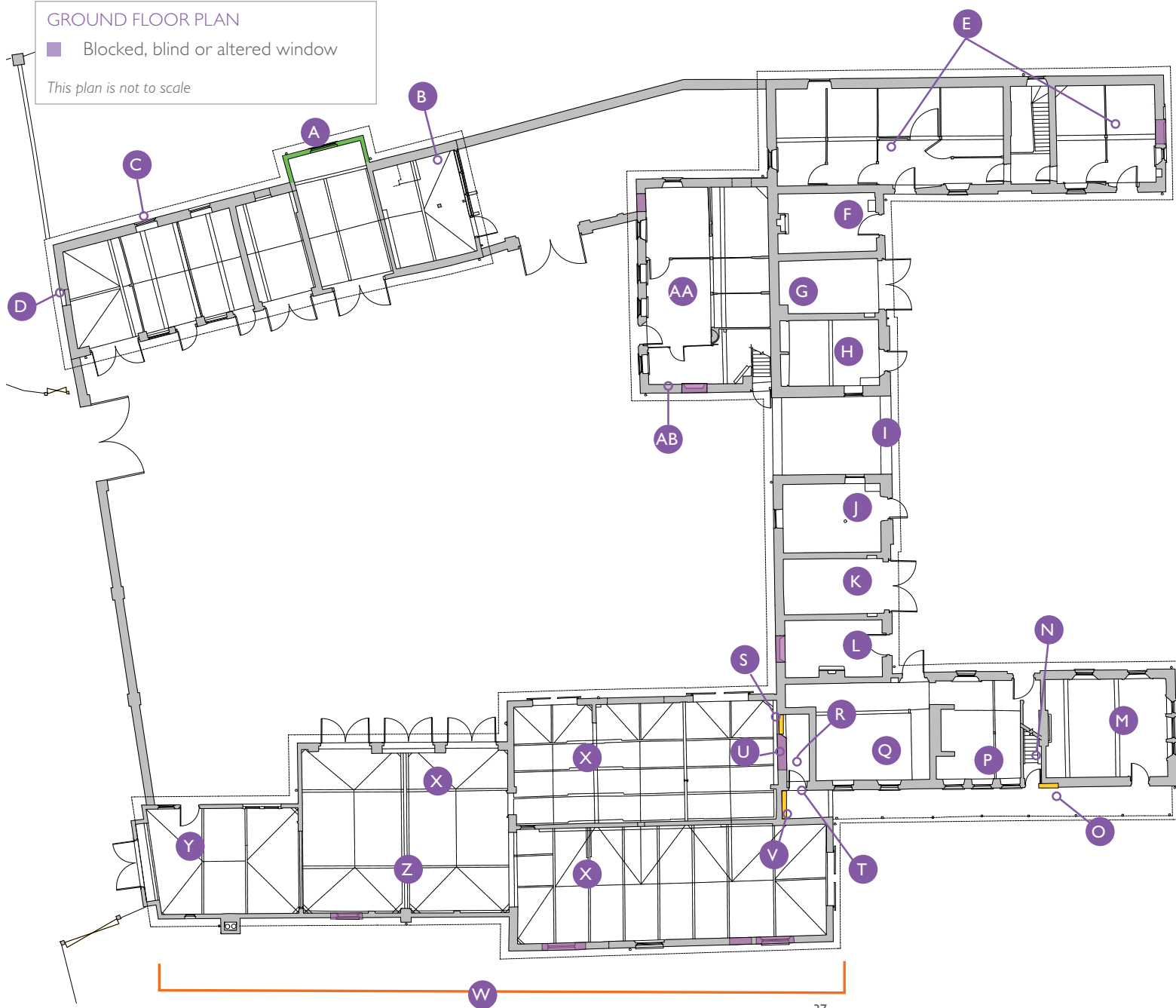
1910 (surveyed 1908) Ordnance Survey Third Edition 6 inch

# UNDERSTANDING

## GROUND FLOOR PLAN

■ Blocked, blind or altered window

*This plan is not to scale*



- A Projecting rear wall is later C20 alteration
- B Forge insitu by 1890
- C Range possibly later C18 / early C19, adapted as C20 stables / stores / garage
- D Blocked arched doorway
- E Stable fit-out C19, plaster walls, lined out to imitate ashlar.  
Lath and plaster ceilings removed
- F Tack room with C19/ and C20 fittings
- G Chimney and hot water coppers in west wall
- H Loose box with clock weights in corner. Arch and feeding trough. Bulls eye window.
- I 'U' shaped main stable range c1770
- J Loose box with clock weight in corner. Bull's Eye windows. Cast-iron feeding rack and trough circa 1870
- K Carriage house
- L Tack room with fireplace. Blocked window to east wall
- M Servants hall (?) / ironing / laundry
- N Stairs possible later 19th century insert
- O Lintel and straight joint of earlier door indicating altered plan form
- P Bakehouse, later game store(?)
- Q Wash house
- R Likely position of original stairs
- S Historic brick blocking to door with reused timber lintel
- T Former window (note window head) made into door C19)
- U Blocked bulls eye Window
- V Modern blocking
- W assumed 1872 with later modifications
- X Workshops and garages knocked through. Assumed agricultural / workshops when built.
- Y Boiler house
- Z Fabric evidence suggests structure formerly low walls possibly once roofless. OS maps suggests this was extended north post 1950, though not supported by fabric evidence which suggest earlier structure.
- AA Stables - assumed later c18 with similar dated fit-out
- AB Grooms man's room - fireplace blocked when staircase altered. Chimney partially removed to provide link-landing above to main stable block (date unknown)

# UNDERSTANDING

**FIRST FLOOR PLAN**  
 ■ Blocked, blind or altered window  
*This plan is not to scale*



- A Modern floor  
Open to rafters (line of former ceiling visible on rafters)  
Plastered walls
- B Partition formerly cut across window
- C Hay loft, open to rafters, white washed walls, modern floor
- D Hay loft, open to rafters, white washed walls, modern floor
- E Fireplace
- F Kitchen range
- G Hay loft, feed store (?). Modern floor, open to rafters Whitewashed walls
- H Staircase on altered alignment, blocking chimney below. Landing arrangement later.
- I Archway with bell tower above. Rebuilt 1900
- J Modern floor  
Removed ceiling  
Access steps into clock tower
- K Lime ash floor - no ceiling
- L Stove
- M Modern floor  
Lath and plaster ceiling
- N Cast-iron C19 fireplace
- O Lime-ash floor  
Exposed walling  
Lath and plaster ceiling removed
- P Likely position of original staircase
- Q Lath and plaster partition but evidence of earlier handrail
- R Void above wash house
- S Lime-ash floor with deflection  
Lath and plaster ceiling and partition  
Chimney breast and hearth for stove (removed)
- T Later C19 fireplace similar to those in 1870s extn
- U Lath and plaster ceiling  
Lime ash floor with timber strips evidencing the position of earlier partitions
- V Area of timber flooring

# UNDERSTANDING

## 2.6 THE PARK AND GARDENS

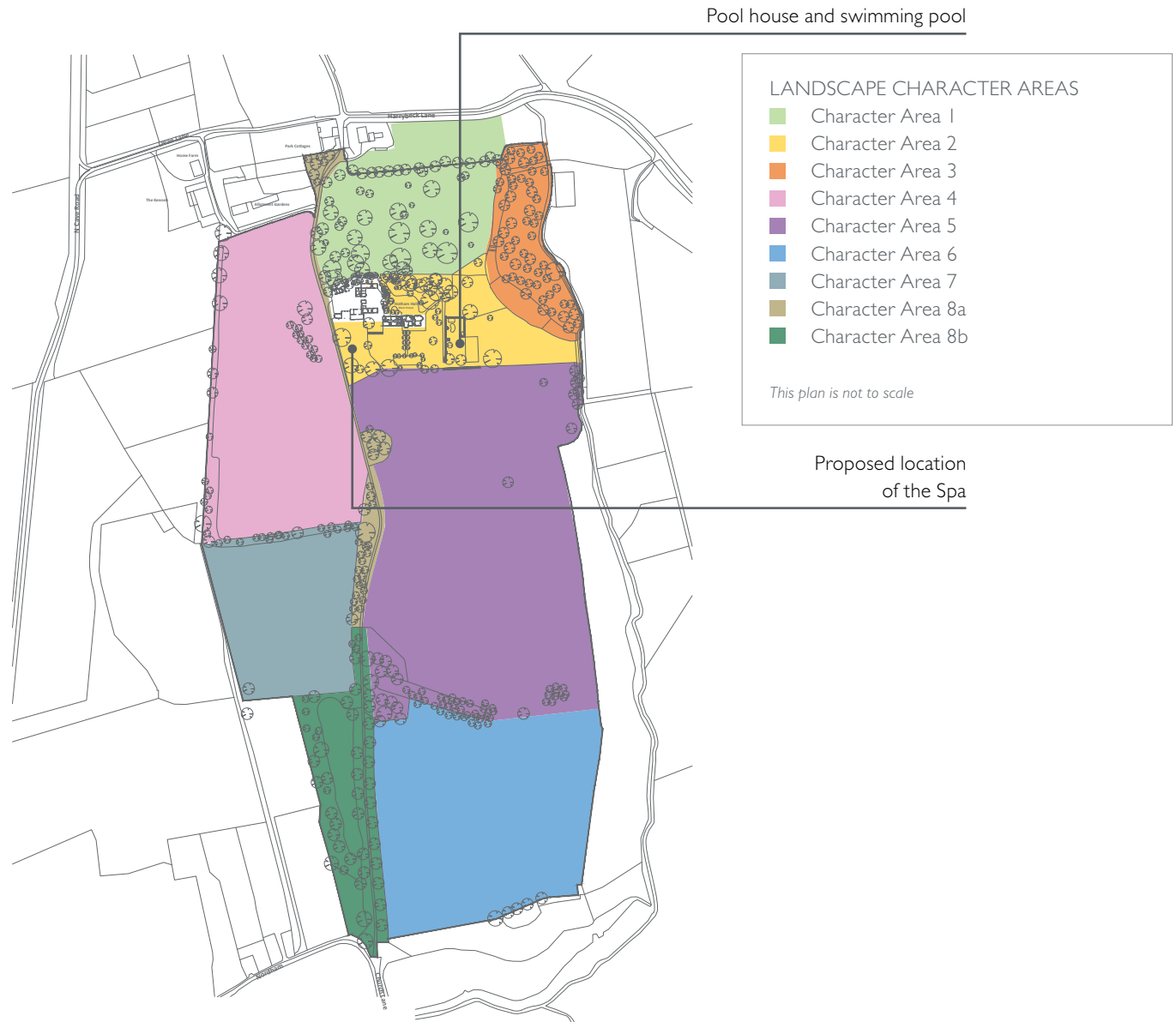
### OVERVIEW:

Hotham Hall sits within gardens and a modest-sized park, with stables located to the west of the Hall. 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 where it reaches the stables. Permission has recently been granted for a new drive from Harry Beck Lane, roughly following the course of an historic drive. There is also access (though not in regular use) from North Cave. The former hot houses, ice house, kennels and kitchen gardens lie to the north-west but are no longer part of the Hotham estate.

The estate boundary within the ownership of Linda Clarke, runs east from the Hotham village park gates and includes the shelterbelt of trees which runs along Harrybeck Lane. When it reaches Hotham Beck, the boundary turns south and runs along the stream before turning west, skirting around Flora Plantation continuing south on the eastern side of arable farmland. The boundary continues until almost reaching the lake at North Cave. Here the boundary turns west and heads along a line of trees, skirting around the former lodge to Hotham Hall which was sold by the Martin's in the late 20th century.

From the lodge and the southern entrance gates the boundary turns and heads north along the public footpath until it reaches the former kitchen gardens and hothouses, now allotments. Here it heads east back to the park's northern entrance.

The landscape of Hotham, for ease of description and understanding, is divided into seven 'character areas' which are shown on the plan opposite





# UNDERSTANDING

## Area I – Northern parkland and shelterbelt

Area I lies to the north of the Hall and is characterised as an enclosed area of parkland. It is separated from Hotham Hall gardens by the ha-ha and is an area typical of historic parkland landscapes, used as grazing scattered with individual mature trees and bounded by shelterbelts and park fences. A linear earthwork about three metres wide traverses the pasture from a bridge over the ha-ha near the Stable Block, heading northeast towards a 19th century brick and iron bridge which crosses Hotham Beck. This feature represents a former entrance drive to the Hall from Harrybeck Lane. Now largely obscured by grass, it is shown on the Ordnance Survey first edition map, surveyed in 1852.

This area also includes a stretch of woodland on the south side of Harrybeck Lane, which was recently acquired by the Hotham estate. The woodland screens the Hall and estate from the road and village, and mainly comprises mature deciduous trees which tends to be impermeable during the growing season.



Park land to the north of Hotham Hall with individual mature trees



Northern shelterbelt



Iron Bridge over Hotham Beck marking a former drive to the Hall from Harrybeck Lane with the shelterbelt to Harrybeck Lane behind.



Gateway and bridge across ha-ha indicating the location of a former access drive to the Hall.

# UNDERSTANDING

## Area 2 - The Gardens

Immediately to the north of the Hall is a large, gravelled, turning area bordered by mature trees, lawn and rhododendrons. To the south lies more formal arrangement of gravel paths which run around the east elevation and along the south front. A gravel path runs at right-angles from the south front towards a formal pool with bird sculpture and formal planting. To the west of the gardens runs a curving garden wall in brick separating the garden from a paddock containing a number of large mature trees.

To the south of the Stable Block features the remains of a formal garden enclosed on the north by the service yard wall and to the south, a mature yew hedge. Elegant wrought iron gates which featured in the 1921 sales catalogue of the estate enclose the garden to the east.

To the east of the Hall is a swimming pool, sauna, tennis court and tennis pavilion concealed behind a mature yew hedge. Beyond are lawns set with specimen mature trees, which lead down to the lake's edge.

South of outer stableyard buildings and adjacent to the parkland drive is a small paddock with a number of mature trees. The grassed area is the proposed area of the new spa.



Ha-ha



The northern gardens



Pond and southern lawn



Yew hedge and gravel path



# UNDERSTANDING



*Proposed location of the new Spa, looking north*



*Proposed location of the new Spa, looking east*



*Pool and pool house, looking north*



*Pavilion and tennis courts, looking south-east*

# UNDERSTANDING

## Area 3 - The Lake and Island

Located to the east is the lake and Island. The lake is fed by Hotham Beck; the stream appears to have been historically diverted (probably during the 18th century) to create a succession of informal cascades and a modest sized lake. The diverted watercourse re-joins Hotham Beck about 250m further to the south, and in so doing, creates an area known as The Island. The Island is set with mixed woodland and paths allowing access around the area and pleasant views back towards Hotham Hall. The Island is accessed from the gardens and parkland by two bridges; the iron bridge mentioned above which marks an original route into the parkland to the east of Hotham village, and a small timber footbridge further to the south. The former access drive can be traced from the iron bridge through the trees to another bridge over Hotham Beck to the east. This drive is clearly defined by low brick walls on either side.



Hotham Hall's lake and the Island



Bridge over to The Island



View west towards Hotham Hall



Woodland on the Island



## UNDERSTANDING



*Former access drive across the Island*



*Pasture to the east of the Island and outside of the Hotham Estate*



*Path beside lake, looking south*



*Woodland on the Island*

# UNDERSTANDING

## Area 4 – Arable fields to the west of Hotham Hall

This area is characterised by open arable land rising to the west. Its western and southern boundaries comprise a grassy verge incorporating the public footpath with occasional mature trees. The park drive between Hotham and North Cave passes to the east of this area. The field contains a copse of trees surrounding a drain which has been described as a carriage or sheep wash. The kitchen gardens, glass houses and ice house lie to the north of this area, now featuring garden allotments outside of the Hall's ownership.



Arable land west of Hotham Hall



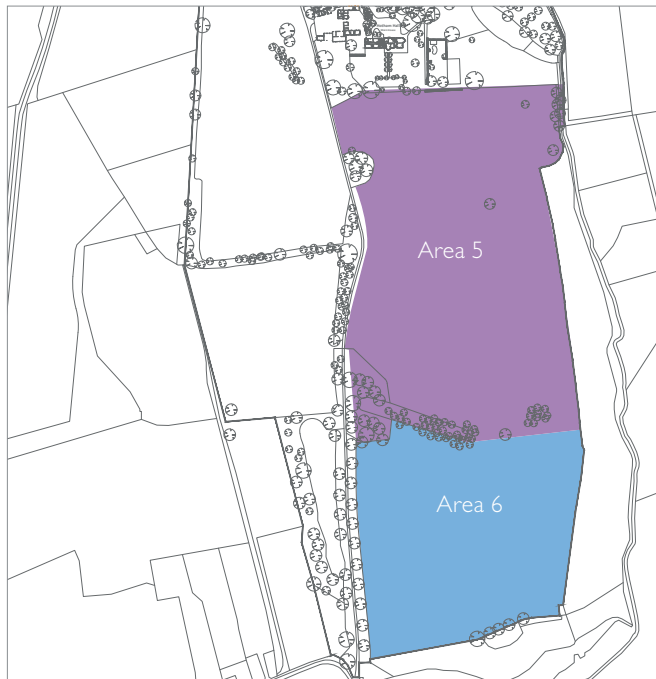
Copse west of Stables

# UNDERSTANDING

## Area 5 and 6 Arable Fields South of Hotham Hall

These two areas are characterised by a large expanse of former arable farmland now laid to grass bounded by trees and woodland. The park drive runs to the west of both areas, and the two are divided east-west by a ditch, believed to have once been an 18th century parkland water feature (Neave describes it as a 'canal'). Today, it is an overgrown drain with gently sloping sides and many mature willow trees.

Within Area 6 the land falls towards North Cave and there are no views of Hotham Hall as the observer moves southwards, but the church tower of North Cave can be seen above the southern tree-belt.



Land south of Hotham Hall which 2023 has been laid to grass



Looking towards the Hall from the southern end of area 5



The drain which separates the arable areas 5 and 6



Area 6 arable field with North Cave church on the skyline, and copper beeches of the park drive to the right.



## UNDERSTANDING

### Area 7 – Meadow to the west of the Park Drive

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A smaller field to the west of the park drive currently laid to pasture. As with Area 4, the western boundary is tree lined and runs beside the public footpath.



Area 7 looking north-west



# UNDERSTANDING

## Area 8 - The Park Drive

The tarmacadam park drive runs between the Hotham village entrance and terminates at North Cave beside a privately owned former lodge. It is a permissive footpath frequented by walkers, dog walkers and joggers. The character of the northern and southern half are rather different; there are open vistas at the northern end (8a) which changes to one of a more traditional tree-lined drive within the southern half (8b).

From the Hotham entrance the drive curves to the west around Area 1 with key views south-east towards the Hall. The former kitchen gardens bounded by a wall lie to the west. The drive heads southwards with the fenced parkland of Area 1 to the east and open arable to the west. Passing the Stable Block and current entrance into the Hall, the drive continues southwards; the drive is open to the flanking fields at this point with a narrow grass verge and the occasional tree clump.

As the drive approaches Area 7 to the west, the drive turns slightly and continues in a general southwards direction with a long belt of trees on its western side. The drive passes through a clump of mature trees at the point where the drainage ditch or former water feature



separates the two large arable fields of Area 5 and 6. There are views towards Hotham Hall from the tree clump at the southern end of Area 5.



Park drive looking south between Areas 4 and 5

Descending towards North Cave, the drive's verges are wide and lined with magnificent copper beech trees as it passes besides Area 6.



Tree clump within Area 8, between Areas 5 and 6



The wide park drive looking north from near the entrance at North Cave



Looking north west from the drive near the entrance at North Cave

## 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 18<sup>th</sup> 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 18<sup>th</sup> 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

On 23rd November 1813 a notice appeared in the *Hull Packet* advertising Hotham Hall to let for a term of three or five years. It was described as a mansion with gardens, hothouse etc and 136 acres of rich pasture and meadow land.

The 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.

The first two closes were old enclosure, but Babs Croft was part of the former open field given to Robert Burton in the 1765 Enclosure Award. The use of dashed lines between these closes and to the north of the Hall, as opposed to solid lines, is thought by Neave & Neave to indicate the extent of the park and pleasure grounds at this time.<sup>01</sup>



1813 plan of the Hotham Hall estate.

<sup>01</sup> S Neave & D Neave, 2020, Hotham Hall, East Yorkshire: History and Architecture, p1



## 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. A drive from Harrybeck Lane further to the east crosses the northern tip of the Island and is seen as a dotted line curving across the parkland from the 'Iron Bridge' towards the Hall.

In 1857 the Hall was advertised to let in the *York Herald* and described as having 'extensive Stabling, Gardens and Hothouses' and 'the Shooting over upwards of Five Thousand Acres of Land... There is also excellent Trout and Pike Fishing in the respective Ponds within the Grounds.'<sup>02</sup>



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

<sup>02</sup> Ibid, p 10.



## 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.

Also around this time the trees were thinned on the estate. A notice in the *York Herald* from March 1872 advertised for sale 76 lots of timber including ash, elm, beech, chestnut, sycamore, larch and spruce. Over the next few years further trees were felled and advertised for sale.

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. The former approach from the north-east is now marked as a 'footpath' - a new entrance drive appears to have been created, entering from the park drive to the north of the stables before crossing the ha-ha. A green house to the north has been removed, probably to enhance views as visitors approached the Hall. The former access across the ha-ha is today 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

In 1905 King Edward VII visited Hotham Hall and planted a tree in the grounds. By 1908 the Park can be seen clearly on the Ordnance Survey map 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 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.

## SECTION 3.0

### SIGNIFICANCE

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#### 3.1 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, design quality, and a contributor towards the character and appearance of the Hall, associated buildings and 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, associated buildings and 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, associated buildings and 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, associated buildings and 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, associated buildings and 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.

#### 3.2 ASSESSMENT OF SIGNIFICANCE

By virtue of its designation as a Grade II\* listed building, Hotham Hall Stable Block 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.

##### 3.2.1 ARCHAEOLOGICAL INTEREST

The construction date of the Stables at Hotham Hall is thought to have been circa 1770. However, there remains some confusion which could be unravelled through further research. However, the Stables have been altered and extended as fashions and the needs of owners have changed. This has resulted in many changes to the built fabric which lack understanding. There is limited documentary evidence regarding the building's development and the extant fabric retains important evidence of change. Although much fabric has been lost in recent years, there is still potential that new information will come to light during future works. It will be important to ensure this is recorded and this document updated to reflect new understanding.

The Hotham Hall Stables are of medium archaeological interest.

## SIGNIFICANCE

### 3.2.2 HISTORIC INTEREST

#### ASSOCIATIVE

Hotham Hall and associated Stable Block have connections to a number of architects. The Stables, along with the pavilions of the main house, have been attributed to Thomas Atkinson (1729-98) who was actively engaged in the design or alteration of country houses in the 1770s. Additionally, the buildings to the outer courtyard are likely to have been designed by the Victorian architect and surveyor William Moseley who designed the new west wing of the Hall. He designed a number of churches, asylums and prisons, but is best known for 'The Crystal Way' project which was a subterranean railway from St Paul's to Oxford Circus.

Hotham Hall, its Stables, and estate have passed through a number of families during their 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. 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 who will likely have used the Stables 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.

#### ILLUSTRATIVE

The Stables at Hotham Hall illustrate the status of horses in the 18th and 19th centuries as articulated by the furnishing of the Stables which feature painted plaster ceilings and walls, and architectural features like arcading, columns and niches. It also shows the changing attitudes towards their care – the 19th century saw an increased focus on cleanliness and ventilation and many stables, including those at Hotham Hall, were refitted and reordered during the Victorian period, introducing loose boxes and 'modern' feeding equipment. That the horse was displaced in the 20th century by the invention of the motor car is illustrated at Hotham by the introduction of garaging and the eventual abandonment of the Stable Block.

The surviving features of the service rooms and accommodation evidence a former lifestyle now lost which required a large number of staff to care for the household. The remains of the wash house, and laundry also illustrate the arduous process of hand washing, drying and ironing for the extended household. The process was often detached from the main house as it was a hot and smelly process. The bakehouse may have been in service before the new kitchen was built in the 1870s, later finding use as a game larder.

The graffiti on trusses and doors provide a tantalising insight into the social history of the building, with suggestions of military connections, which deserve further research.

As country houses no longer required large numbers of staff in the 20th century so the laundry, wash house and accommodation were abandoned. During this time the fabric of the Stable Block has deteriorated significantly and now requires significant investment and a viable new use to ensure their restoration and future survival.

The Stables at Hotham Hall have medium associative interest and high illustrative interest.

### 3.2.3 ARCHITECTURAL AND ARTISTIC INTEREST

Built in the later 18th century by the Burton family, they used the Stable Block to exhibit their wealth and status. This is articulated in the grand classical style of the Stables which may have been designed by Thomas Atkinson of York, and in the materials and craftsmanship employed.

The Stable Block was built to compliment the composition of Hotham Hall which had just acquired its flanking pavilions in the 1770s designed in the classical style, it is in a similar honey-coloured stone and elegantly symmetrical, utilising devices like blind windows and arches to maintain balance. It features both classical Diocletian and Venetian windows in the wings with ashlar stone dressings, whilst the eye is immediately drawn by an elegant cupola above the central carriage arch (rebuilt in 1900), topped by an ogee lead roof. The Stable Block represents a display of wealth by the Burton family which was clearly visible from the northern parkland and to visitors to the Hall. The gates (although perhaps not in their original position), were added to provide a grand entrance from the Hall into the stable yard and indicate a desire for display.

Internally, service spaces are generally utilitarian or have been completely stripped of features. Those that remain are now in very poor condition. The western Stable extension and a loose box, however, exhibit some architectural treatment including sweeping timber stalls, arcading and a decorative niche and of some aesthetic and artistic interest.

In summary, the Stable Block at Hotham is an impressive classical building, constructed to complement the Hall through its grand classical styling and construction. Internally, the Stables are largely utilitarian, apart from one Stable whose classical furnishings articulates the status of the horse in the 18th and 19th centuries.

The Stables have high architectural and artistic interest.



## SIGNIFICANCE

### 3.2.4 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 and Stables are prominent in views. The present owner intends to bring the Stables back into a good state of repair following years of neglect, and to make a series of changes and improvements bringing the Stables back into vibrant use. The current proposals that have triggered the production of this report, as a proposed venue for events such as shooting parties and weddings, offer potential for the Hall and Stables to be better appreciated by many new visitors, increasing its potential social value.

Medium social interest with potential to be high.

### 3.2.5 THE GROUNDS AND PROPOSED SITE OF THE SPA

The park and gardens around Hotham Hall are of significance as providing a setting for the nationally significant Hall and Stables. It is not a Registered Landscape and no known landscape gardeners were involved in their creation.

They have historic value as they were established in the early 18th century when the Hall was built by William Burton and later extended by his second son Robert Burton when he purchased a neighbouring estate in North Cave in 1773. The extant elements of the 18th century landscape possibly comprise the pond south of the Hall, the diverted beck, cascades and lake, the park drive from North Cave, and the 'water feature', now a drain, mentioned by Neave as a possible 'canal'.

The parkland landscape was fully developed by the mid-19th century and its modern form is recognisable on the 1855 OS map, although the parkland boundary is drawn more closely around the Hall. Originally the area to the south was intensively farmed, with occasional stands of trees. Today, this has been laid to grass reviving its characteristic parkland appearance. The parkland grazing to the north replaced gardens, greenhouses and 'Fife Yard' (shown to the north on the 1813 estate plan) during the in the 19th century. The ha-ha was created in the latter half of the same century.

The park and gardens are a symbol of wealth, power and status. The diversion of a water course to create pleasure grounds with a cascade and lake is a good illustration of this. Census records indicate that the family employed gardeners to maintain the grounds. The ornamental gardens took on their familiar layout in the early 20th century and were open to visitors to enjoy during the latter half of the 20th century. The surviving features are evidence of a former lifestyle, often spent in leisure and enjoyment, pursuing such activities as walking, riding, shooting and fishing.

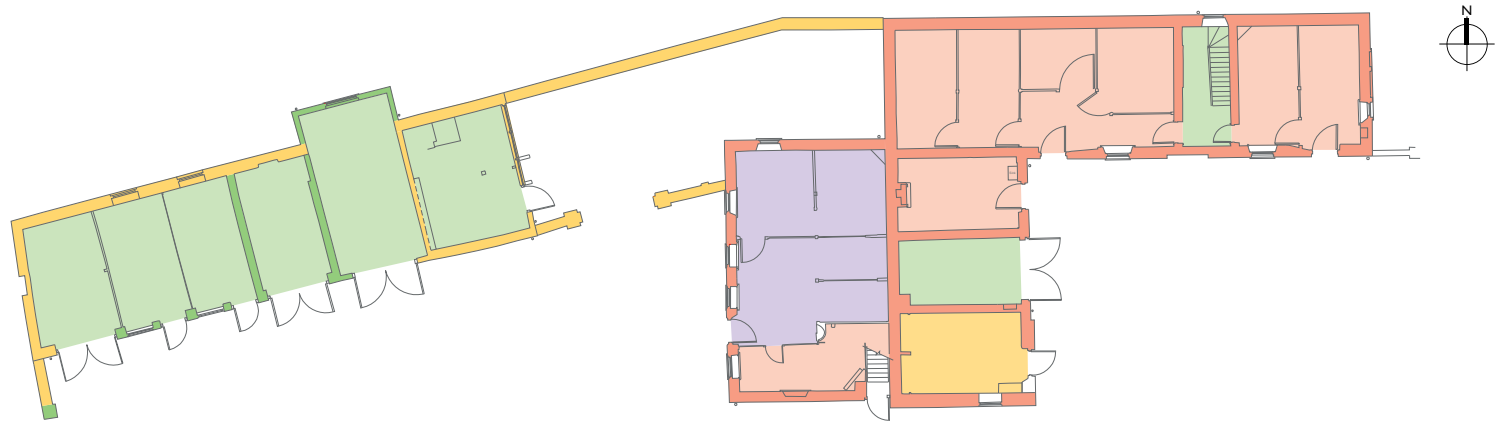
The walled kitchen gardens, hothouses and icehouse are evidence of a prosperous and self-sufficient estate and illustrate a way of life now lost. They are a symbol of status and consumption, and whilst outside of the estate's ownership, they continue to be in productive use. These features remain important elements in our understanding of the Hall and its setting.

The area propose for the location of the new spa lies to the south of outer stableyard within character area 2 which overall holds medium heritage interest. However, it appears to have formed, at various times, part of the wider parkland rather than the gardens and to have, at times, been used as a paddock and for access to ancillary buildings. The mature trees enhance this space, whilst also sheltering it allowing glimpsed views of the Hall.

In summary, the Hotham Hall landscape is typical of minor country house estates which survive today, where fragments of the historical landscape survive they have been subject to loss and change. Currently the grounds are of medium historic and archaeological interest and its aesthetic interest is medium, with much potential for enhancement.

# SIGNIFICANCE

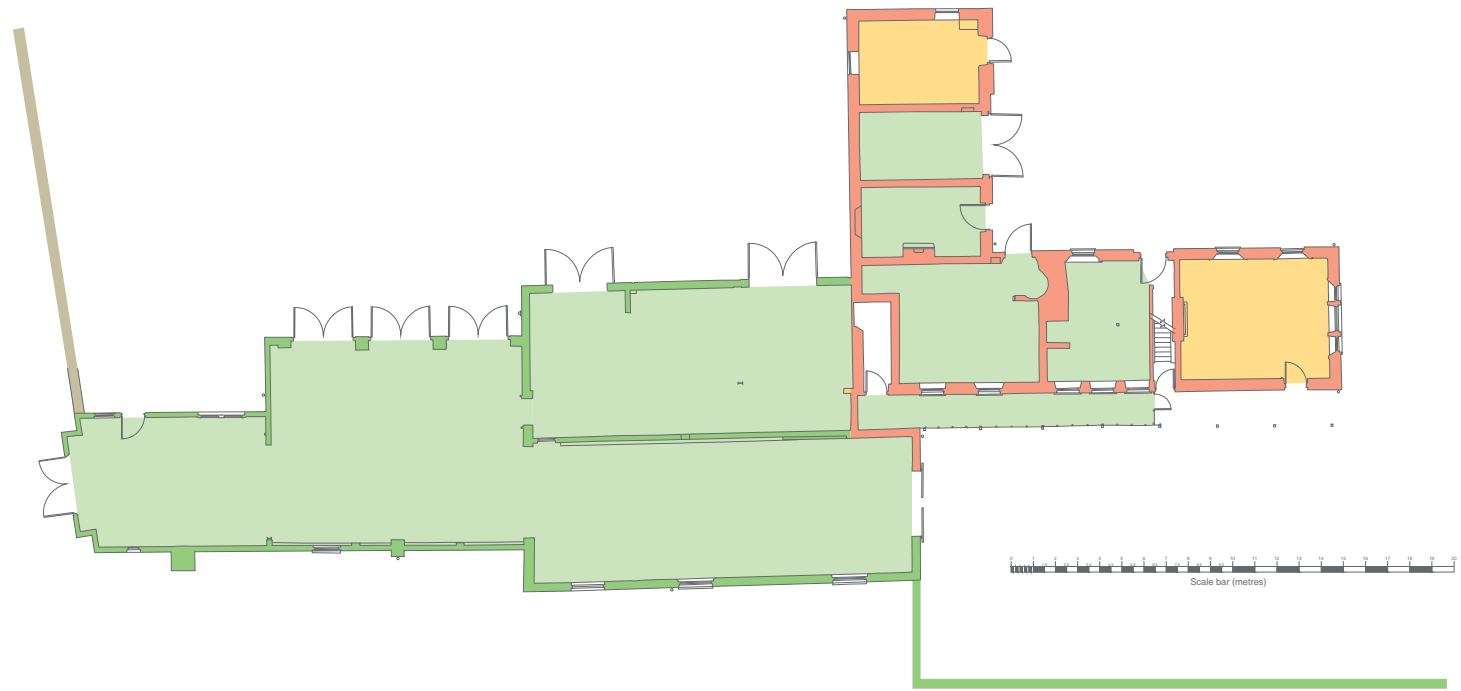
## 3.3 SIGNIFICANCE PLANS



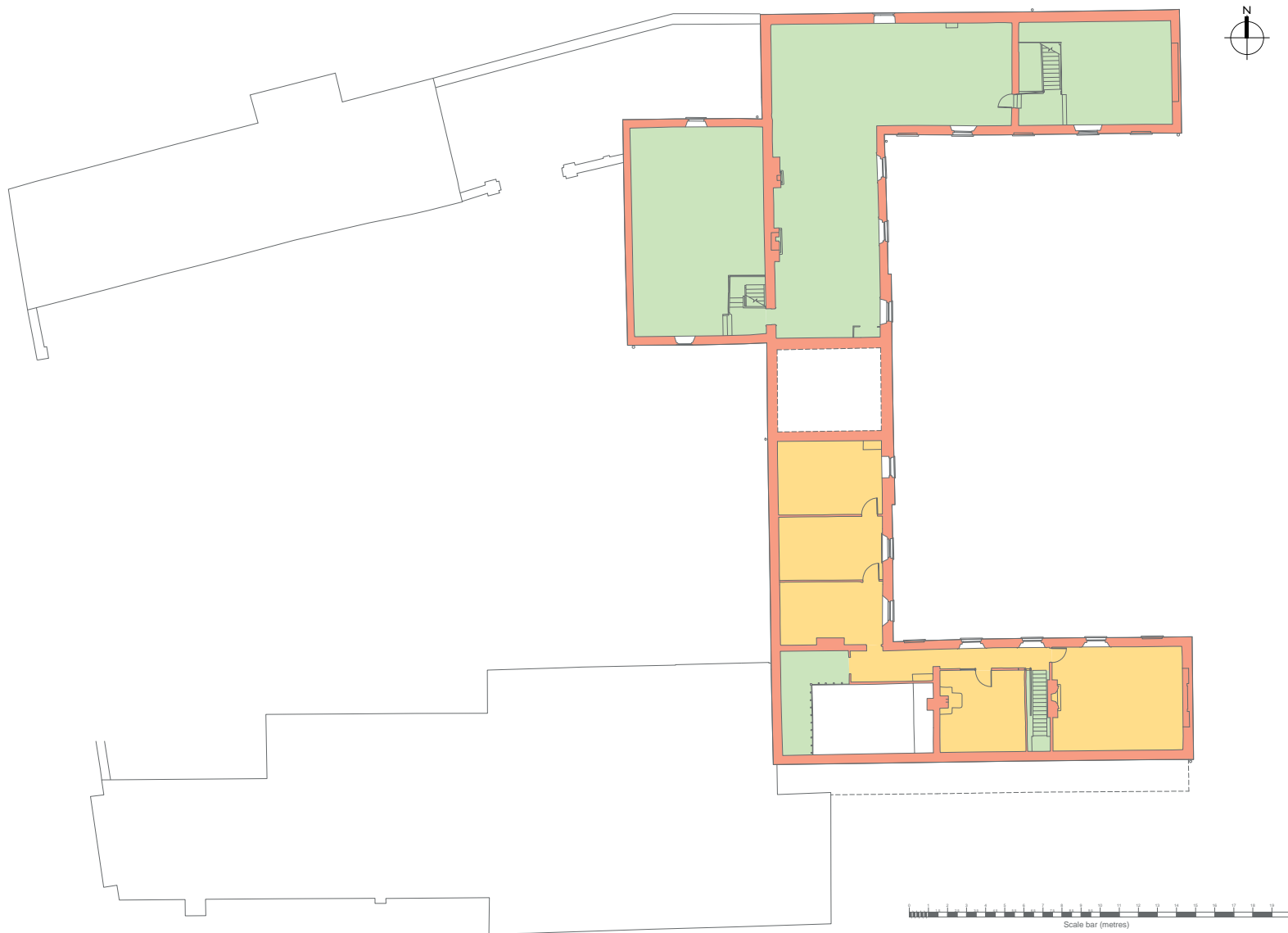
STABLE BLOCK  
GROUND FLOOR  
SIGNIFICANCE

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

*This plan is not to scale*



# SIGNIFICANCE



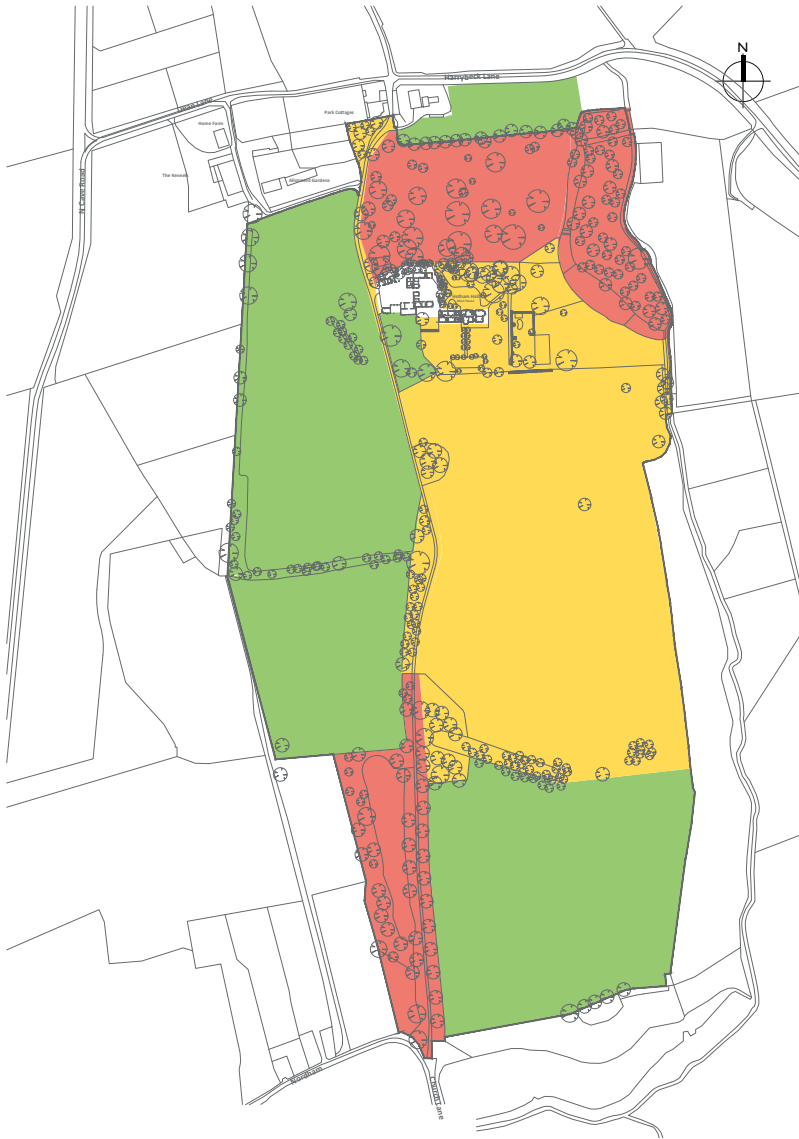
STABLE BLOCK FIRST FLOOR SIGNIFICANCE

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

*This plan is not to scale*



# SIGNIFICANCE



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

*This plan is not to scale*

## SECTION 4.0

### LEGISLATIVE AND POLICY CONTEXT

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#### 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 September 2023, 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, including making effective use of land and moving to a low carbon economy.

New development should make a positive contribution to local character and distinctiveness (paragraph 197c) 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 130d).

#### 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.

## LEGISLATIVE AND POLICY CONTEXT

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 201 and 202).

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



## LEGISLATIVE AND POLICY CONTEXT

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
  - 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. Updates to the Local Plan which include additional housing requirements are currently in draft and await the results of a recent consultation.

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

## LEGISLATIVE AND POLICY CONTEXT

### 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.

Also relevant are the Local Plan policies:

Policy EC1: Supporting the growth and diversification of the East Riding economy

Policy EC2: Developing and diversifying the visitor economy

Policy ENVI: Integrating high quality design

Policy ENV2: Promoting a high quality landscape

## SECTION 5.0

### HERITAGE IMPACT ASSESSMENT

#### 5.1 PROPOSALS

The proposals are to convert the redundant Stables at Hotham Hall into usable spaces as part of the business plan of the Hotham Hall Estate for special events and include:

- Nine guest suites
- Reception
- Members Club including club rooms, library, dining room and bar area
- Event space, bar and new toilets
- Retail space and estate office
- The proposed additional Spa building is also required to support the Hotham Hall Estate's Business Plan.

This section should be read in conjunction with the Design and Access statement and drawings produced by architects Brown and Co.

#### 5.2 IMPACT ASSESSMENT CRITERIA

Heritage impact is defined as the potential level of harm or benefit to special architectural or historic interest causes 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.<sup>01</sup> 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):

- Assessment of impact
  - Effect on fabric

- Effect on setting
- Cumulative impact
- Avoiding harmful impact(s)
- Enhancing significance
- Justification for harmful impacts

**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 affect of the proposals on fabric, setting and cumulative impact on significance. A level of relative impact (high, medium, low, or neutral) 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.

**Avoiding harmful impact(s)** – 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.

**Enhancing significance** – 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 be articulated here.

**Justification for harmful impacts** – 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 201 and 202). The proposals will be justified under the NPPFs sustainable development criteria of social, economic or environmental.

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.

#### 5.3 ASSESSMENT OF SETTING

The NPPF details the requirement to examine a building within its setting for the impact that it has on the landscape around, and for

<sup>01</sup> Historic England Advice Note 12 - *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (2019)



## HERITAGE IMPACT ASSESSMENT

the contribution that its setting makes to its significance:

*'Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.'*<sup>02</sup>

Originally produced in 2011 by Historic England, *Historic Environment Good Practice Advice In Planning, Note 3: The Setting Of Heritage Assets (Second Edition)* (2017), has been revised to reflect changes resulting from the NPPF and now takes the form of a Good Practice Advice note (GPA 3). The document 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. The careful management of change within the surroundings of heritage assets therefore makes an important contribution to the quality of the places in which we live.

When assessing the setting of heritage assets, regard should be had for Historic England's *Seeing the History in View* (2017). This document offers guidance for initial baseline analysis of the heritage significance in any selected view, followed by assessment of the impact on that significance of particular development proposals.

When assessing setting as part of this heritage statement, the following staged approach will be undertaken:

- **Step 1:** Identify which heritage assets and their settings are affected
- **Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated
- **Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it
- **Step 4:** Explore ways to maximise enhancement and avoid or minimise harm
- **Step 5:** Make and document the decision and monitor outcomes

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02 Ministry of Housing, Communities & Local Government (2019). National Planning Policy Framework. London: Ministry of Housing, Communities and Local Government, p. 71.

# HERITAGE IMPACT ASSESSMENT

## 5.4 HERITAGE IMPACT ASSESSMENT

The following section assesses the impact of proposals on the fabric of the Grade II\* listed Stables on an area-by-area basis then will assess the impact on the setting of the Hall. The assessment will conclude with the impact of the new Spa Building on the setting of the Stables and Grade II\* listed Hotham Hall.

### 5.4.1 IMPACT ON FABRIC

#### Stable Block: Exterior

##### Repairs

As part of the conversion works, the exterior of the Stable Block will be repointed and damaged stonework repaired; inappropriate and damaging cement mortar will be replaced with lime mortar. The roof will be repaired and chimneys which were removed in past decades will be reinstated allowing the reuse of fireplaces. Windows and a limited number of doors are to be retained and repaired, in order to retain the external appearance of the Stable Block. Blocked or blind windows will be opened or reinstated, and the openings installed with bespoke timber windows to match existing. The impact of repairs and reinstatements will have a **medium beneficial impact** on the aesthetic and illustrative value of the Stable Block.

##### New Doors and Windows

As mentioned above, existing windows will be repaired and refurbished to retain historic fabric and the overall appearance of the building. Elsewhere, the majority of doors will be removed and replaced with new doors or glazing. For example, the carriage / cart openings will be installed with new Crittal, industrial style glazing. All other doors including stable doors, tack room doors and other access doors will mainly be replaced with partially glazed new doors. This will likely have a **medium adverse impact** on the

illustrative and aesthetic value of the Stable Block. This harm could be reduced by retaining more original doors, for example, by setting glazing behind the existing carriage doors or the existing stable doors on the east elevation.

##### New Colonnade

A long porch with pentice roof is attached to the south elevation. Cartographic evidence suggests that a covered walkway has been in this position from at least the mid-19th century, possibly earlier; however, the present structure is more likely to date to the early 20th century. The proposal involves the complete demolition of the existing structure and replacement with a new design with glazed balcony at first floor. The present structure is of a low-quality design, originally designed for use by staff to access the service areas in the Hall and Stables. It is also in a poor overall condition.

Its replacement presents an opportunity to introduce a new colonnade of the highest quality design and craftsmanship which is more suited to the uses now being provided in the Stable Block, but which also retains the hierarchy between stables and Hall. The proposal, however, constitutes the complete removal of the existing structure which is of low significance. The replacement design has a balcony supported on slender timber columns with stone bases; its design intentionally evokes the earlier structure, but is also light-weight and contemporary in appearance. Overall, it constitutes a **low negative impact** on the illustrative value of the Stable Block by the removal of the existing structure, whilst its replacement is aesthetically of a low positive value. The impact on setting is considered below.

##### New openings

These are to be located on the southern wing's south elevation and on the west elevation to the outer courtyard, plus a new opening on the north wing's west elevation.

On the north wing's west elevation, a new opening will be formed through an existing window and in area which has already undergone fabric disturbance. Located in a discreet yard area, it will have no harmful impact on the appearance of the Stable Block and is likely to improve the appearance this small area of external walling.

On the south elevation ground floor, an existing window will be modified into a door to aid circulation. The existing door which leads up to the first floor will be blocked, whilst another will be inserted to its left through an existing window. To reduce the impact on historic fabric it would be advisable to reduce the existing door opening rather than modifying an existing window.

On the first floor, to increase light levels and allow access onto the proposed new balcony, two doors and two windows will be created through the south elevation. The removal of original 18th century fabric in these locations is detrimental to the illustrative value of the Stable Block. However, as a less prominent elevation which overlooks the client's private courtyard and garages, this elevation has limited visibility from elsewhere and the new windows and doors will therefore have a low impact on the appearance and character of the Stables. The Stables are better understood when viewed from the east, and the proposals will not impact on this appreciation.

A new entrance for the member's club is proposed from the outer courtyard into the southern wing. These are to be double access doors in a largely blank wall which will likely alter the appearance of the west elevation to some extent, whilst reversing the access and circulation from the east elevation to the west. However, it could be argued that there is limited understanding and appreciation of the Stable Block from the outer courtyard, whose appearance was altered early in its history with the addition of the west extension attached to the north wing. Another former opening on this elevation is evidenced in the building's fabric and it is proposed to reopen and install a circular window in order to create a symmetrical arrangement on this elevation. The new door opening constitutes a relatively minor harm to the appearance of the existing building but is detrimental to the illustrative interest – the new circular window is of neutral impact, reopening (but modifying) an existing blocked window.

Overall, the new openings are likely to have a **medium adverse impact** on the illustrative and aesthetic value of the Stable Block. This impact could be mitigated through the removal of the proposed new member's club entrance, given there is an access point into this space on the east elevation.

### **Stable Block: Ground Floor – North wing and west extension**

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It is proposed to convert the ground floor north wing stables, loose box and carriage house of the north wing into three suites linked to a reception and retail unit in the west stables. Above on the first floor, there will be a further six suites for guests.

#### **Flooring**

It is proposed that for the comfort of visitors and guests, flooring throughout will be lifted and replaced with a new floor in a breathable material with underfloor heating. The existing stone / brick flooring will be reinstated where possible, but given its saturated condition, a sympathetic alternative surfacing may be necessary. The removal of flooring has a **low adverse impact** on the illustrative, aesthetic and evidential value of the building. There is potential mitigation, should historic surfacing be reused / reinstated where found possible.

#### **Creation of Suites 01**

This will be located within the separate loose box and a tack room. The tack room retains saddle racks and on the rear wall are two coppers. The loose box retains a timber feeding rack, lined timber trough and decorative arch which appear to predate the 19<sup>th</sup> century fit out seen in the north wing stables. Both have lost their lath and plaster ceilings. It is proposed to create two new openings to link these spaces and insert a partition to create an ensuite bathroom. Existing fittings will be removed, some of which will be retained and reused elsewhere. The boxing to the clock weights will be replaced by glazing for their full appreciation. The large doors will be replaced with new Crittal, industrial style, glazing and stable door replaced with a partially glazed door to improve light. The conversion of these spaces has a **low adverse impact** on the illustrative value of the Stable Block but is required as part of the proposed new use.

#### **Creation of Suites 02 and 03**

These will be located within the existing stabling in the north wing. These stables were probably fitted out in the 19<sup>th</sup> century, and the proposals require the removal of all stalls, and the subdivision of the space. One mounted hay rack will be renovated and reinstated. The existing stair is not adequate for modern use; in its location are proposed two ensuite bathrooms, negating a need further subdivide the spaces. A new opening will be required, however, resulting in the loss of a small amount of historic fabric, whilst a door opening will also require blocking and it is proposed new internal doors will be provided. Some external doors and windows will be retained and refurbished, and the Venetian window reopened. The conversion has a **medium adverse impact** on the illustrative value of the Stable Block but are generally required as part of providing a viable new use for the building. This impact could be reduced further by retaining the internal doors, and for more of the stalling and fittings to be sensitively designed into the scheme.

#### **Circulation**

A new stair is proposed to provide access to the first-floor accommodation from the guest check-in, which cannot be adequately achieved by using the present staircase. The creation of the new stair in the north wing will result in the loss of areas of historic fabric, mainly the timber floor beams, although impact is minimised in this area as there is no extant ceiling and the floor above is modern. A new door opening will also be made through an existing window in the west elevation and also an internal opening will be required on the south wall for circulation to the check-in area.

# HERITAGE IMPACT ASSESSMENT

The new stair should be a simple design to reflect the design of the Stables and historic stair to be removed. The historic fabric to be removed is not in itself significant, but the addition of the stair, subdivision of the space and new openings will alter the layout and circulation of the stables and will have a **medium adverse impact** on the illustrative value of the Stable Block.

## *Tack room and check-in retail unit*

The tack room to the north of the central range will become the link to the proposed new stair to the north, whilst the stables to the west will become a guest check-in and retail unit. As the tack room retains many features such as a fireplace, tongue and groove wainscot and saddle racks, the majority of features will be retained and refurbished. Similarly, the stable to west retains much of an earlier (possibly original) stable fit-out with later 19<sup>th</sup> century alterations to the stalls. It is proposed to retain and refurbish much of the interior fixtures and fittings. The staircase from the outer courtyard will be removed and a more suitable stair installed; this will require the removal of the present stair and a blocked fireplace below. It is clear that the latter underwent significant alteration possibly in the later 19<sup>th</sup> century when it was blocked and the chimney flue removed to allow for the installation of the present stair landing. This is likely to have taken place to provide the first-floor staff accommodation with a secondary access. The new openings and staircase will alter the layout of the stables and have a **low adverse impact** on the illustrative value of the Stable Block which is mitigated by the retention and refurbishment of many fixtures and fittings with high illustrative and medium aesthetic interest.

## **Stable Block: First Floor - North wing and west extension**

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### *Creation of Suites 04 – 09*

These are to be located on the first floor of the north wing and within the west extension in the outer courtyard. Suites 04, 08 and 09 are located within former haylofts whilst, the remaining suites are located within former staff accommodation. All floors and ceilings, and the majority of partitions have been removed by the previous owners and flooring has been replaced with a modern chipboard. A few historic features remain, including several fireplaces within the former accommodation areas, but the spaces have lost much of their integrity and illustrative interest. Conservation roof lights are proposed in a number of discreet locations to improve natural light; evidence of earlier roof lights, now covered up by modern roofing felt in a number of locations support their reintroduction and minimises the need for new openings through the wall fabric. Further the blind windows in the hayloft and accommodation, will be opened up and fitted with timber windows to match existing.

The proposals to subdivide the spaces into suites of rooms will be of **negligible impact** on historic fabric, whilst enhancing spaces aesthetically by putting them back into good order and use which will be overall of a **positive benefit**.

## **Stable Block: Ground Floor – South wing**

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It is proposed to convert the south wing former servants' quarters (wash house, bake house and servants' hall / laundry) carriage house, loose box and tack room into a member's club with bar and club rooms on the ground floor along with a new circulation arrangement and toilets. Above on the first floor there will be a further club room, library and private dining room.

## *Flooring*

It is proposed that for the comfort of visitors and guests, flooring on the ground floor will be lifted, and underfloor heating system installed. The existing stone floor in the laundry, bakehouse and wash house have already been installed with new flooring in concrete. Elsewhere, the flooring of brick in the tack room, carriage house and stable will be lifted and re-laid on a breathable subbase reusing existing materials where possible. It is proposed that the existing concrete floor which does not have LBC is replaced by a limecrete floorslab and underfloor heating which is more appropriate and less damaging to the historic fabric.

The removal of existing flooring will have a **medium adverse impact** on the illustrative, aesthetic and evidential value of the building. The loss of historic fabric is mitigated by the reuse of some historic surfacing and the installation of suitable substrate.

## *Club room reception area, circulation, toilets and club rooms*

The proposals create a new entrance foyer into the members' club in the west elevation (see above 'exterior' for impact) into the former carriage house, which is a largely featureless space with a lath and plaster ceiling. The carriage opening to the east will be retained and glazing inserted. A change in floor level requires a number of steps to be installed.

Toilets will be inserted within the existing loose box which has limited features of interest and was probably refitted in the later 19<sup>th</sup> century. The cast-iron trough and manger will be removed for reuse if possible. The toilet arrangement ensures minimal impact to historic fabric which is reversible.

The present staircase will be removed, and a new staircase inserted in the tack room. The external evidence would suggest



## HERITAGE IMPACT ASSESSMENT

that the existing staircase is a later feature of the 19<sup>th</sup> century, and the original location of the staircase was likely to have been in the south-west corner of the building, as evidenced by walling and an extant balustrade embedded within the first-floor lath and plaster wall. Within the tack room, the lath and plaster ceiling and historic floor joists will be removed to form a new opening. The flooring above, is, however modern. Whilst the change in position of the staircase is detrimental to the present illustrative value, the current staircase is narrow and not suitable for reuse.

The tack room fireplace will be retained as a feature and the block window on the west elevation will be modified and a new circular window inserted; this matches another which already exists on this elevation with the intention to provide a symmetrical appearance of windows and central door.

The creation of bar area reuses the full height space of the wash house, although removing the lath and plaster walls at first floor. Part of the first-floor wall is believed to be a later insertion, installed when the staircase was removed. The bar will be located to the west by partially removing the wall of the former stair enclosure. The bar will be linked to the adjacent outer courtyard machine sheds / workshops through a historically blocked doorway which will be reopened.

The conversion of these spaces has a **low adverse impact** on the illustrative value of the Stable Block but is required as part of the proposed new use.

Four new internal openings will be required to link the ground floor spaces resulting in some loss of historic fabric. Additionally, there will be a loss of some fixtures and fittings, lath and plaster ceilings, the removal of the present stair and alterations to a wall to create a bar, which will result in a loss of historic fabric and will alter the original circulation of the Stable Block. The proposals will result in

a **medium adverse impact** on the illustrative value of the building. This is partially mitigated by bringing the spaces back into use and into good repair and the retention of some features ensuring some illustrative and aesthetic interest is retained.

### Stable Block: First Floor - South Wing

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To create usable spaces, it is proposed to remove a number of lightweight, lath and plaster partitions on the first floor. These are, however, in poor condition. Internal doors will be reused where possible, fireplaces and stoves will be refurbished and reinstated where they exist. The lime-ash floors will be retained where possible and lightweight flooring laid above. The loss of some historic fabric is mitigated by the retention and refurbishment elsewhere and will have a **low adverse impact** on the illustrative value of the building.

### Outer Courtyard: North range and yard

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A range was shown in this location on the 1813 estate map, and the present building may contain some of this early fabric, likely represented by the stone external walls. It has recently been used as a log store and storage within two earlier loose boxes. The roof structure has been replaced. The forge contains no features of interest. It is proposed to create a cafe, bakery, office and laundry.

The interventions proposed remove the brick stable frontages, and replace the garage and log store openings with glazing, whilst one garage door opening will be infilled. Internally, the timber partitions separating the loose boxes will be removed which are of limited significance. Additionally, a new opening will be formed in a brick wall where a doorway already exists. A further door on the rear wall will be reopened.

The forge is of limited interest and will be refurbished as a laundry with minor interventions. Within the service yard onto which the forge faces, a new opening will be made in the stone wall which is required for service access, negating the need for service vehicles accessing the outer courtyard, but with some loss of fabric of some value. The gates to be installed, however, will be in keeping with the overall appearance of the service range, limiting impact on the appearance of the elevation from the approach road.

The proposals will alter the appearance and character of this range although the fabric loss is minimal. The proposals will have a **low adverse impact** on the illustrative and aesthetic value of the range, partially mitigated by putting the range back into use and in sound repair, which could be further mitigated by installing the existing external doors in front of the glazed openings.

### Outer Courtyard – Southern range

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#### *Machine sheds / workshops*

The range comprises several interlinked buildings of brick with a complex of pitched roofs. Beneath are open spaces open to the rafters with concrete floors. Walls are painted brick and are currently used for storage and as workshops for the estate. The buildings probably date from the later 19<sup>th</sup> century and have few features of interest. Fabric evidence suggests they have undergone various alterations over time. The interventions proposed are relatively minor and include the installation of a Plant Room and creation of an event space. For the event space to operate profitably, an internal wall needs to be removed to maximise the space available, a small number of new openings are required on the south elevation, and the floors will be renewed. Analysis of fabric of the spinal wall proposed for removal suggests this wall has been altered historically, with evidence of blocked openings and also that this wall, whose width reduces above head height, may have been infilled or the roof has been raised. This wall

# HERITAGE IMPACT ASSESSMENT

will be replaced with simple structure of steel beams reflecting the utilitarian character of the space. The proposed plant room will be installed in the western-most space, in an area which has already undergone alteration. The redundant chimney with blocked opening, would suggest it may have once served a similar purpose to that proposed.

Positive interventions proposed include the retention of carriage doors overlooking the courtyard and the restoration of openings. On the north elevation, clear evidence shows that the openings with top-hung sliding doors, were once arched. Between the two openings, a blocked opening with arched head will also be restored. On the south elevation, a number of windows will be lowered – here the evidence in the brickwork also suggests these were once doors. Several new pedestrian doors will be required to access the proposed Spa and the proposed toilets with a very minor loss of historic fabric of low significance.

Overall, the proposals are of **low negative impact** to the illustrative value of the building due to the loss of historic fabric, but the proposals will also enhance its appearance internally and externally, restoring openings and putting the space back into full use, whilst preserving its character as a former service building.

## **Boiler House Toilets**

The introduction of the toilet block in the outer courtyard has been carefully considered. To maximise the size of the event space, it was realised that a new toilet block would have to be constructed in the courtyard. Its design is contemporary and is not intended to be a pastiche of the other service buildings. Unfortunately, its position in front of the boiler house will fully obscure this elevation. However, the building is of low value overall, and the position has no intervisibility with the Hall. Overall, the toilet block is reversible, and the proposals will have a **low negative impact** on the illustrative and aesthetic value of the boiler house and outer courtyard.

## **5.4.2 IMPACT ON SETTING**

### **Stable Block**

Relatively few changes are proposed to the exterior of the Stable Block which are likely to impact on the setting of the Hall and its overall form remains largely unchanged. The new colonnade will change the way the south elevation appears and is used, but its design is lightweight and contemporary, retaining the hierarchy between the Hall and Stables. Its location and design ensures limited visibility in key views, and also reduces any potential impact. It will not be seen from any principal rooms in the Hall and may be glimpsed obliquely from the main entrance to the Hall. A number of new openings are proposed externally, but these will have little impact on the Hall and its understanding and appreciation. The introduction of the toilet block in the outer courtyard has been carefully considered where there is no intervisibility with the Hall; its low minimalistic design is contemporary and largely reversible.

Overall, the impact on the setting of Hotham Hall has a **low negative impact** largely through the modernisation of the structure, the installation of toilets in the outer courtyard and replacement of many external doors which otherwise add to the character of the outbuildings. These negative impacts are partially mitigated by the repair of the external stonework and reinstatement of chimneys. The repair and reinstatement of windows and reinstatement of arched openings to the machine sheds / workshops in the outer courtyard will also help preserve the buildings external appearance, helping to maintain the setting of Hotham Hall.

### **Spa**

The Spa is of an innovative design with a focus on wellbeing. Its design is intended to be minimalistic utilising natural materials in its construction and is therefore light-weight and transitory. The design is an interesting modern interpretation of the lightweight structures of the Orient rather than a pastiche of the Hall or Stable Block. To an extent it reflects the 18<sup>th</sup> century interest in Oriental

buildings and interiors as expressed in the fashion of Chinoiserie which in the past included garden buildings within country house landscapes

The location of the building has been carefully chosen to ensure it is easily accessible from the Hall and Stables, but also is the least impactful on the setting of the Hall and Stable Block. It lies within Character Area 2 (see Understanding section) and historically was more closely associated with the Stables and with nearby garden outbuildings than the formal gardens; it was probably more recently used as a paddock. It remains separated from the gardens and Hall by a garden wall. Additionally, the design of structural piles gives the building a floating and temporary appearance which also limits impact on surrounding tree roots.

The most significant views at Hotham Hall capture the main building across its parkland and gardens from the north and the south, rather than from the south-west where the Spa will be located. Proposed enhancements to planting and the extant garden wall will ensure limited intervisibility between the Spa and the Hall. From the permissive footpath there are low-value, glimpsed views of the Hall, albeit at an acute angle, and low-value views of the south elevation of the Stables. The building will limit views of both buildings to some extent, although it should be reiterated that it will not impact on the most significant views from and to Hotham Hall.

Whilst the design of the building does not intend to reflect local character and distinctiveness, its low structure, the breaking up of its mass into individual units, its position near the stable yard and through the choice of materials ensures its impact on the setting is minimised and it remains subservient. It is ultimately reversible. Overall, its impact on the setting of Hotham Hall and Stables will be a **low adverse impact**.

## 5.5 AVOIDING HARMFUL IMPACT(S)

Harm may be mitigated by a careful recording of all features which are to be removed, and also in recording of features revealed during works. The results could be assimilated into a report and the results lodged in an archive.

## 5.6 ENHANCING SIGNIFICANCE

The repair and restoration of the Stable Block and the proposals to put the building into use can be defined as environmental benefit which enhances the significance of the Stable Block. Repairs include the making good of the roof, stabilisation of the structure and the removal of harmful cement pointing which will be replaced by more suitable lime mortar. Economic benefits of the scheme have been summarised elsewhere but comprise significant benefits to the local economy and to employment by opening the Hall and Stables to the public for special events, wedding and as a health club.

## 5.7 JUSTIFICATION FOR HARMFUL IMPACTS

According to the East Riding Local Plan (2016), the council will work proactively with applicants to secure development that improves the economic, social, and environmental conditions in the East Riding of Yorkshire. In compliance with policy the proposals at Hotham Hall aim to contribute to the diversification of a key sector, the visitor economy, whilst reusing existing buildings, therefore supporting Policy ECI (supporting the growth and diversification of the East Riding economy which aims to strengthen and encourage growth of the local economy).

Additionally, the proposals are compliant with policy ENV 1 (Integrating high quality design) in the approach to the repair and conversion of the Stables. The reuse of the stalling, hay lofts and former service areas and accommodation and former workshops and garages is an example of optimising the potential for the site, whilst having regard to the specific characteristics of the Stable and Hall and its wider context.

The proposals are compliant with local and national which encourage the reuse of heritage assets to 'assist in the delivery of the economic well-being of the area'. At Hotham Hall the proposals put a redundant building back into a viable and sustainable new use, providing access to members of the public to enjoy, whilst delivering economic benefits. The proposals will preserve and better reveal the significance of the Stable Block. The proposals represent less than substantial harm and any potential harmful impacts through the modification or removal of historic fabric can be justified by the significant public benefits of the scheme. The proposals are therefore compliant for local policy ENV3 and the NPPF.

## 5.9 CONCLUSIONS

### 5.9.1 STABLES

The Stable Block at Hotham Hall is nationally listed as a reflection of its significance. The building has been largely redundant for many decades which has led to a degradation of its condition and appearance. The buildings have undergone significant removal of historic fabric prior to the purchase by the present owner, and any historic fabric which remains tends to be in fragmentary form or in poor overall condition. Elsewhere historic fabric has already been lost and replaced by modern materials. With its original use for stabling and as service rooms no longer required, it is clear that a viable new use must be found to ensure a long-term sustainable future for the building and in support of the Hotham Hall Estate - the present proposals will secure this.

The extent of change is necessitated by the requirements of turning a functional 18th century outbuilding into 21<sup>st</sup> century high-quality accommodation and event space ensuring the building will be open to visitors for the first time.

There is greater capacity for change within areas which have lost floors, ceilings and partitions, such as the first floor of the north

range; these areas are easily adapted to form suites of rooms. There is also high significant capacity for change within the western workshop/machine shed ranges and the range to the north of the outer courtyard where historic features are limited or of low value. Elsewhere, spaces will be adapted to support the Hotham Hall Estate Business Plan, including a clubroom, library and private dining spaces. The most significant area (the stabling to the outer courtyard) will be repaired, restored, and adapted, retaining much of his historic fabric and character.

In adapting the spaces, care has been taken to minimise the loss of historic fabric, re-use features where possible and using appropriate breathable materials, whilst ensuring adaptation is aligned to a successful new use. The removal of some historic fabric, such as doors, floors, stairs and ceilings, is proposed where they are in poor condition, unsafe or non-compliant. A number of new openings will be required to provide access, circulation and sufficient light to make the proposals viable. Where historic features survive, such as fireplaces, floors, stalls or feeding racks, every attempt will be made to incorporate them into the proposals, ensuring the character of the building is retained.

The proposals represent substantial interventions, but the overall form and design of the Stables will be retained whilst its appearance will be maintained and improved through the restoration of windows, roof repairs, repointing of stonework in lime mortar and the reinstatement of chimneys. Impact on its character and appearance could be further reduced by the reuse of existing external doors. The overall impact of the proposals on the fabric of the building is therefore **low adverse impact**.

## HERITAGE IMPACT ASSESSMENT

### 5.9.2 SPA

The Spa is of an innovative design with wellbeing at its heart. The design is intended to be light-weight and transitory, a modern interpretation of an Oriental building rather than a pastiche of a country house or stables. It will be set in its own landscaping which will screen the site and is also separated from the Hall's gardens by a garden wall and planting, ensuring it remains subservient and does not divert views from the Hall and Stables - its location south of the Stables avoids key views of the Hall but its position allows glimpsed views of the west elevation. It limits impact on surrounding trees by being constructed on piles and is ultimately reversible. Overall, the proposals will have a **low adverse impact** on the setting of Hotham Hall.

### 5.9.3 IMPACT SUMMARY

The Stable Block at Hotham Hall is nationally listed as a reflection of its significance. The building has been largely redundant for many decades which has led to a degradation of its condition and appearance. The proposals represent substantial interventions, but the overall form and design of the Stables building will be retained and will be open to visitors for the first time. The extent of change is necessitated by the requirements of turning a functional 18th century outbuilding into 21<sup>st</sup> century accommodation. The less than substantial harm to the significance of the Stables and setting of the Hall through the new Spa is outweighed by the benefits of the scheme; the proposals retain a redundant Grade II\* listed building improving its condition and external appearance whilst securing the long-term future for the Stables and the Hall through a viable new use, supporting the local economy and providing increased public access to the site. Ultimately, the proposals stand the tests of the NPPF and are compliant with local and national policy.



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# APPENDIX A

## LIST DESCRIPTION

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### 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.

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## 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.

