storah architecture

Job No. 24-027
18 September 2024

Heritage Impact Assessment
Proposed Works to Hopton Hall, Mirfield

1.0 Introduction

This assessment has been prepared in relation to proposed alterations at Hopton Hall, Hopton Hall Lane, Mirfield. The property consists of an early 17th century Hall with substantial 19th-century alterations.

Hopton Hall is listed Grade II under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest (List Entry Number: 1183916) and is therefore a designated heritage asset. Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building. For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948. The site lies within the Upper Hopton Conservation Area, an area designated by Kirklees Council as an area which it is desirable to preserve and enhance, under the Planning (Listed Buildings and Conservation Areas) Act 1990.

This Heritage Impact Assessment has been prepared by Richard Storah and Chris Mace of Storah Architecture to meet the requirements of the National Planning Policy Framework (NPPF) and Kirklees Council's Local Plan. This is to inform the client, their agents and the planning authority of the historical significance of the site, together with the impact of proposals on its heritage value and significance. It will consist of two sections. Firstly, it will consider the importance of the buildings, and the principal parts affected by the works and advise on their relative historic and cultural significance. This will meet the requirements set out in paragraph 200 of the National Planning Policy Framework (NPPF), and then it will consider the effect of the proposals on designated heritage assets, as required by paragraphs 203, 205 and 206 of the NPPF.

The process will allow the consideration of any 'harm' created by the proposals and the benefits of the project. This will allow the LPA to make a judgement in respect of this as required by the conservation policies in the Kirklees Local Plan and Section 16 of the NPPF.

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2.0 Location

Hopton Hall lies on Hopton Hall Lane in the semi-rural village of Upper Hopton, 1.6 km (1 mile) SW of Mirfield Town Centre, centred at SE 19670 18461. The geology of the site is formed by the Pennine Lower Coal Measures Formation - Sandstone. A sedimentary bedrock formed between 319 and 318 million years ago during the Carboniferous period.

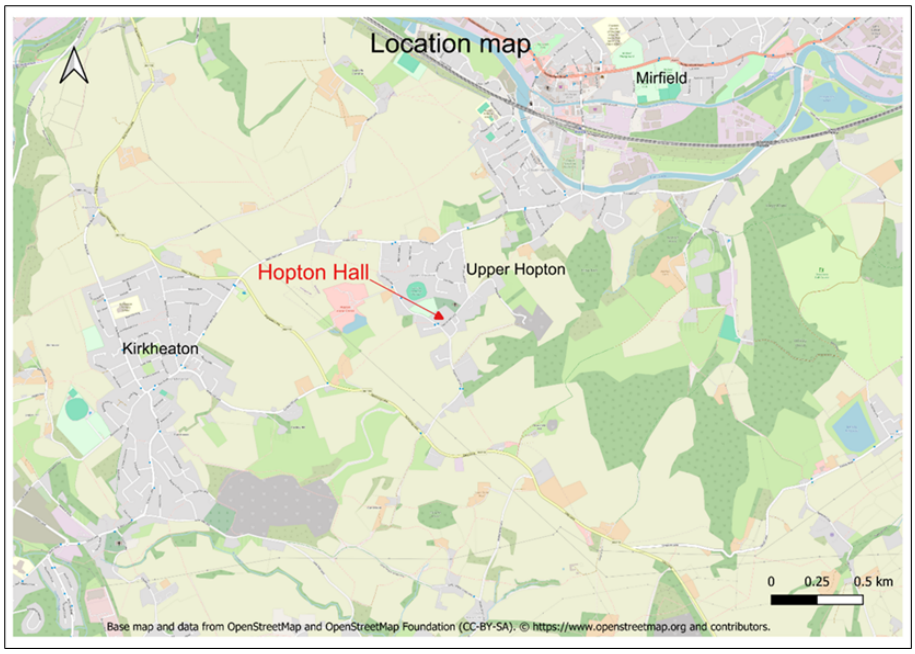


Figure 1: Location plan

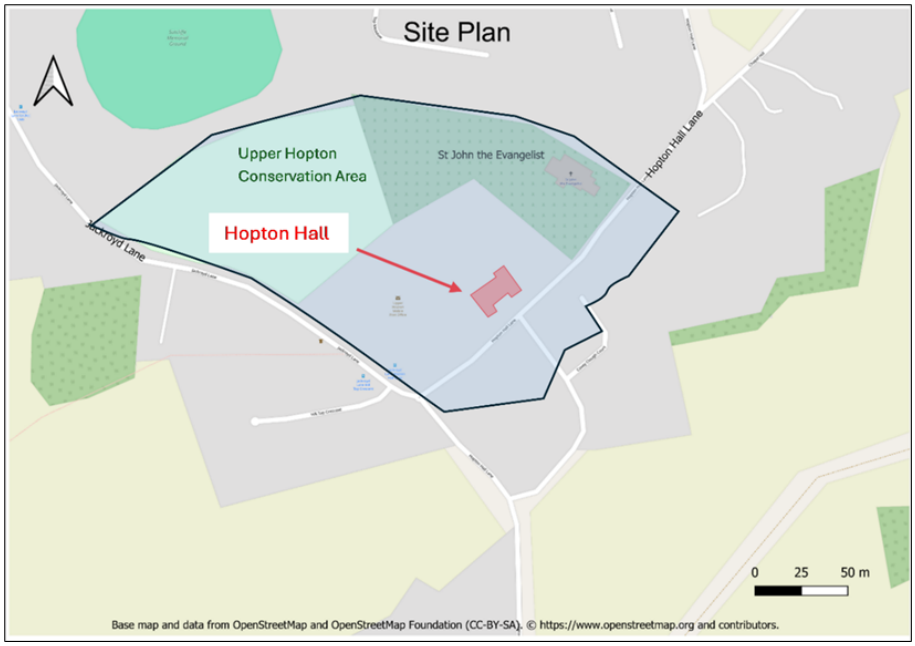


Figure 2: Site plan

3.0 History & Significance

3.1 Site description

Hopton Hall is located in Upper Hopton to the southwest of Mirfield, a small village that grew with woollen production, farming and coal production. Part of the village is now a conservation area which includes Hopton Hall and two other Grade II listed buildings the Church Of St John (List Entry Number: 1134680) and the Main Barn To Hall Farm (List Entry Number: 1134681), identified by red stars in Fig. 2.

The Hall is a late Jacobean, H-plan, two-storey house with half-timbered gable and plaster infilling. It is stone-clad, with timber framing visible to gables and a stone slate roof. The hall was predominantly constructed in the late 16th Century. Though some C15 elements to the southwest wing may have been retained from an earlier house. The house is surrounded on two sides by a partially filled moat, considered to date from around 1619.

The two-storey hall has a timber-framed gable with cross wings which have close set studding and herringbone strutting above and 3 light casements. The cross wings have jettied gables with oriel windows below them (Photo 1).

The hall was partially clad in stone in the 18th Century. In the C19, the northeast wing was substantially altered with replanned larger reception and bedrooms, new stone cladding, dormers and a bay window added (Photo 2). The second range to the rear of the main hall is considered to be contemporary with these additions (Photos 3 and 4).
The grounds have been altered, with a driveway added to the southwest, and a 19th century garden laid out to the northeast. Beyond the moat to the north is an access way and tennis court.

The hall was first listed, at grade II in March 1966, the listing description has since been revised in July 1985. It is in Upper Hopton Conservation Area.

The hall was substantially restored and remodelled around 1996-2000 with parts of the southwest wing considerably rebuilt to address stability concerns (Photos 5 and 6). At this time the floor over the kitchen was removed to create a double-height space (Photo 7). Timber framing is visible in this section of the house. Some timber panelling is also retained to the central range.

There is an outbuilding, within the curtilage to the north which was converted to a separate dwelling in 1996 (96/93156) but retained within the same ownership. A large garage was added to the southwest in 1998 (97/92417).

3.2 Historical background

3.2.1 Previous buildings on the site

Hopton Hall is reportedly on the site of an earlier house from prior to the Norman Conquest as the manorial seat of Alric. This would have been a farmstead, the agricultural component is likely to have been the present Hopton Hall Farm across the road immediately to the southeast. Subsequently, the hall and lands were given by William the

Conqueror to his Tenant-in-Chief, Ilbert de Lacy, Baron of Pontefract and Lord of Bowland. Hopton was a separate vill in 1086, shortly afterwards being amalgamated with Mirfield. The Hall passed to the Mirfield family and then the Wentworths. A brief search of the West Yorkshire Archives Catalogue revealed a first mention of the property in 1486 when Richard Leigh, of Hopton Hall, had died. In 1560 Richard Thorpe, clothier, of Southowram purchased Hopton Hall and part of the ancient barn from Thomas Wentworth. It then remained the property of the Thorpe family for almost two centuries.

3.2.2 The present house

It is reputed the present house was rebuilt by Richard Thorpe (a descendant) in 1619. Richard Thorpe (1569-1622) purchased further property in the early 1600s from the Hopton family and it is considered possible he then rebuilt the property. It was to a H-plan and surrounded by a moat with a bridge that was still in position at the beginning of the 20th century. Richard Thorpe (1718-1741) mortgaged, and then presumably sold, the property to various parties including Dinah Mann of York for £1500 in 1738.

Hopton Hall passed to the Micklethwaite family. From around 1740 the family begin to appear in Mirfield Church registers, the male members often described as clothiers. Later the family also became farmers and maltsters. Fig. 3 shows the property as surveyed around 1850-1 with a large malt kiln to the south. On the building itself an addition is shown to the northeast of the original H-plan. In 1848 the Hall was described by Lewis as ‘an ancient edifice partly modernised’ (Lewis, S . A Topographical Dictionary of England, 236). In 1841 James Micklethwaite described himself as a manufacturer and maltster. By 1851 he was living in Wakefield and was mayor. That year the property was occupied by Martha and Sarah Micklethwaite, annuitants and spinsters, along with a maltster.



Figure 3: Yorkshire Sheet 247 Surveyed: 1850 to 1851, Published: 1855

By 1861 Sarah Micklethwaite described herself as a farmer of 30 acres and maltster. There were then two older spinster sisters living with her as well as several servants. In 1871 she was living at the Hall with a nephew and niece, a Trade Directory for the previous year described her both as a farmer and a maltster. Fig. 4 shows Hopton Hall as

depicted on the Ordnance Survey map of 1888. Sarah Micklethwaite died in 1872, and it is considered that the Hall was remodelled after this date. The property passed to the Marriot family, considered to be related to the Micklethwaites, who occupied the new property of Hopton Grange built just to the east. The Hall was considerably altered with a rebuilt northeast elevation replacing the earlier addition. To the northwest a cottage was formed by subdivision. It is possible the Hall was remodelled to provide family accommodation for let. Already by late 1872 the Hall was described as having four sitting-rooms, two kitchens and six bedrooms. The modern Hall Farm was also offered along with the maltkiln (Dewsbury Chronicle and West Riding Advertiser, 23 Nov 1872).

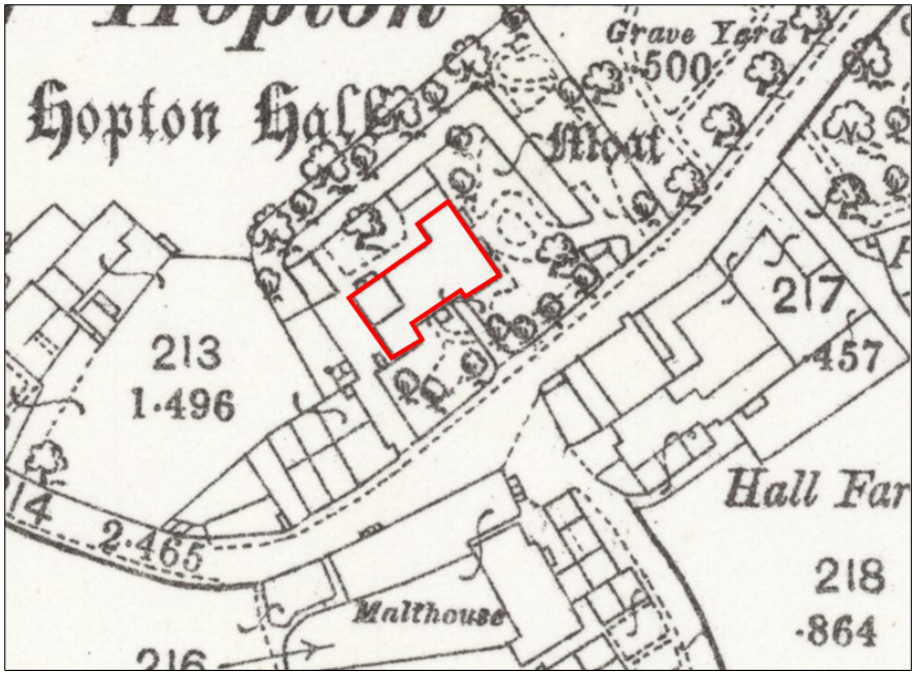


Figure 4: Yorkshire CCXLVII.9 Surveyed: 1888, Published: 1893

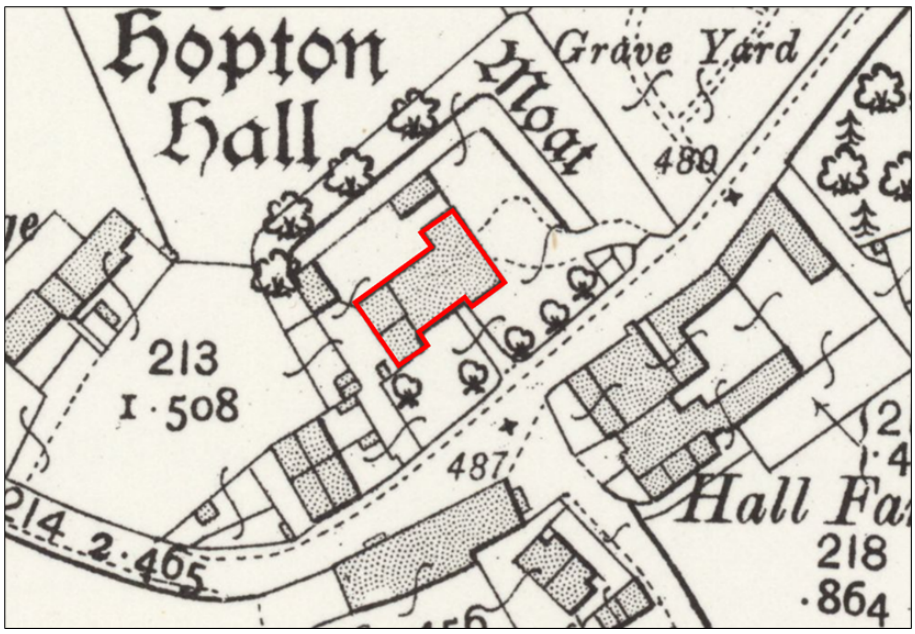


Figure 5: Yorkshire CCXLVII.9 Surveyed: 1904, Published: 1907

A series of professional gentlemen, with their families and a considerable number of servants, occupied the Hall for several decades. Although depicted on the 1888 Ordnance Survey map (Fig. 4) the cottage formed internally was not mentioned until the 1901 census when a separate household was listed. By 1911 the Hall was subdivided into three properties as shown in Fig.5, the revised map of 1904. The two cottages each had three principal rooms, while the remainder consisted of nine rooms. Sometime after 1911 the internal division of the Hall was altered leaving only one cottage. In 1960 the Hall was described as Hopton Old Hall when the cottage was offered to let. The cottage consisted of living room, kitchenette, two bedrooms and bathroom (Huddersfield Daily Examiner, 8 July 1960). This configuration still existed when Ordnance Survey maps were revised in 1967, Fig. 6.

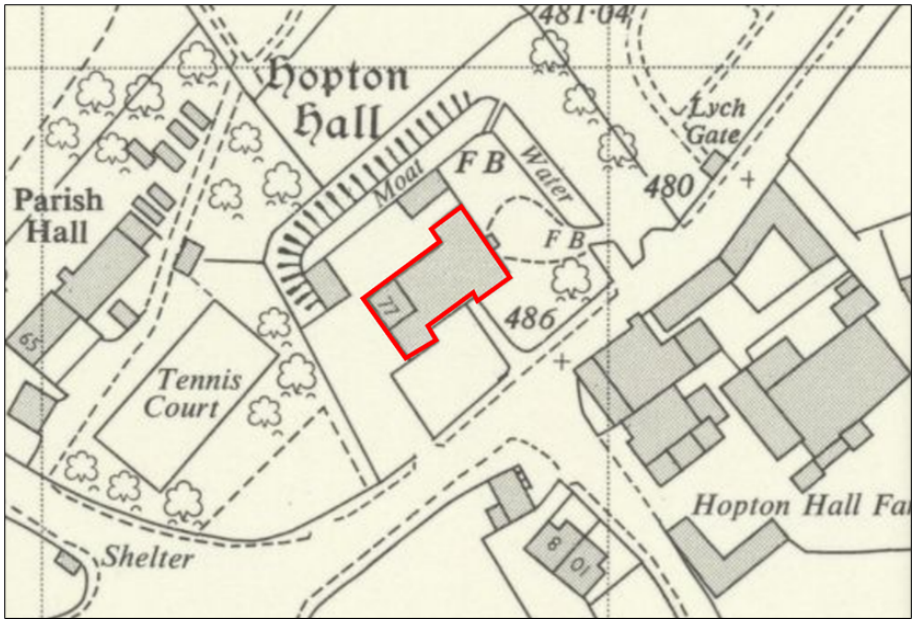


Figure 6: SE1818-SE1918 – BB Revised: 1967, Published: 1968

Information related to development at the site in the late 1990s is held in the West Yorkshire Historic Environment Record at WYHER/2279. Details suggest the refurbishment work to the southwest wing was substantial. Listed Building Consent was granted FOR ALTERATION OF GABLE WALL, NEW WINDOW OPENINGS, REBUILDING CHIMNEY STACK AND INTERNAL ALTERATIONS (97/65/93071/E4) and FOR DEMOLITION AND REBUILDING OF WEST ELEVATION WALL TO WEST WING (99/65/92897/E4). A watching brief (PRN 7396) was undertaken by West Yorkshire Archaeological Service between October and December 2000 when a wall was located below the southern gable of the building. A photographic survey was also made during repairs to the timber frame of the wing. Copies of the photographs are on file but were not consulted for this assessment. Further work at the time included Listed Building Consent being approved for LISTED BUILDING CONSENT FOR 2 NO. REPLACEMENT ROOF LIGHTS AND INSTALLATION OF NEW ROOF LIGHT AND CASEMENT WINDOW (96/65/93431/E4).

4.0 Significance

This section assesses the relative significance of the site and its key significance values. 'Conservation Principles' (English Heritage, 2008) sets out a range of heritage values that can be used to establish the significance of a building or place. These include **evidential** value (the physical aspects of a building that yield evidence about its past), **historical** value (the extent to which a building is associated with or illustrative of historic events or people), **aesthetic** value (includes design, visual, landscape and architectural value) and **communal** value (includes social and commemorative value and local identity). These values may be tangible, for example, the listed building's grade or they may intangible, for example, the site's association with a past event or group of people.
Significance is a concept for measuring the cultural value of a place, using judgement to assess the place and its various aspects in a hierarchy. The established levels of significance are

- Exceptional – important at national to international levels, reflected in statutory designations, such as Grade I listed buildings and scheduled ancient monuments
- High – important at regional or sometimes a higher level, e.g., Grade II listed buildings
- Medium – important at a local level, and possibly at a regional level, for example for group value
- Low – of no more than local value
- Negative or intrusive features – features which in their present form detract from the value of the site.

4.1 Hopton Hall

The site of Hopton Hall is considered to predate the Norman Conquest when Hopton was possibly a manorial seat. The history of the present building begins with the purchase of the site by the Thorpe family in 1560. It is considered Richard Thorpe built a timber-framed Hall to a H-plan, surrounded by a moat around 1619. The barn to Hall Farm may already have existed. The property passed to the Micklethwaite family in the early to mid-18th century. Sometime in the 18th century, a large part of the Hall was clad in stone.

In 1848 a commentator suggested the property was partially modernised. This may refer to the rectangular cell to the northeast shown in Fig. 3 above. The Hall was offered to let in 1872 after the death of the last of the Micklethwaites to reside at the property. The description of the property suggests that the northeast wing had already been remodelled with replanned larger reception and bedrooms. Later changes affected the southwest range when internal subdivisions formed two cottages more than likely either side of the chimney breast. The hall was substantially restored and remodelled around 1996-2000 with parts of the southwest wing considerably rebuilt to address stability concerns (Photos 5 and 6). At this time the floor over the kitchen was removed to create a double-height space (Photo 7). The works in the late 1990s appear to have been quite extensive. However, it is still considered Hopton Hall holds historic and architectural interest and it is listed at Grade II and has **High significance**, important at regional or sometimes a higher level. It also holds heritage values.



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

4.2 Setting

Hopton Hall lies within the Upper Hopton Conservation Area, an area designated by Kirklees Council as an area which it is desirable to preserve and enhance, under the Planning (Listed Buildings and Conservation Areas) Act 1990, a designated heritage asset. Immediately to the south is another designated heritage asset, the Main Barn To Hall Farm (List Entry Number: 1134681), a site closely associated with the Hall. To the northeast is the Grade II listed Church Of St John (List Entry Number: 1134680). Therefore, the setting of the Hall has **High significance**, important at regional or sometimes a higher level.

4.3 Heritage Value

4.3.1 Evidential value

Hopton Hall holds evidence of a timber-framed H-plan hall built within a moated site of around 1619. As with many regional halls, it was later partially clad in stone. Evidence of later interventions to modernise the building is retained in the eastern parts of the building dating to the mid to late 19th century.

4.3.2 Historic value

Set within the Upper Hopton Conservation Area close to the related barn of Hopton Hall Farm and the Church of St John Hopton Hall retains its historic value as a link to the past, when local halls were the hubs of village life.

4.3.3 Aesthetic value

Aesthetically, the value of the building is in its architectural character with a timber-framed building later clad and partially rebuilt in local sandstone. Later rebuilding reflected the architecture of the 19th century, again in local sandstone. The Hall is still a good example of a local early 17th-century hall with later additions. Its external appearance has survived remarkably well.

4.3.4 Communal value

The property has communal value in relation to the landscape as part of the South Pennines' historical development around small towns in predominately rural areas,

centred on ecclesiastical and locally important estates of the gentry. It contributes to a sense of place and the social, domestic, and architectural history of the area. This is reflected in the recognition of Upper Hopton as a Conservation Area.

4.3.5 Conclusion

Hopton hall is listed Grade II (List Entry Number: 1183916), and therefore is of High significance, important at regional or sometimes a higher level. It lies within the Upper Horton Conservation Area, also a heritage asset with High significance. As an early-17th century timber-framed building it has survived remarkably well externally. Its later cladding in stone and remodelling in the 19th century is also significant. However, the work carried out in the late 1990s, although carried out with good craftsmanship and materials, is considered to have substantially affected the southwest range of the building. Other work including the insertion of roof lights and windows also impacted on the significance of the building.

The significance of the building is principally it's timber frame construction, particularly of the main body, centre front and the much altered southwest kitchen range. The northeast range and rear of the main body have been substantially altered in the 19th century and the northeast range, in particular, has a lesser significance. The double-height space in the northeast range is considered detrimental to the understanding of the building, as the floor in this area has been removed.

5.0 Legislation, planning policies and guidance

As noted above any proposed works would affect designated heritage assets, therefore, works which affect the character or the setting of a designated heritage asset should be assessed against the relevant legislation and policies contained in the NPPF and in the local plan.

The legislative framework for the preservation and enhancement of listed buildings and conservation areas is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990. Legislation, Sections 16, 66 (1) and 72 of the above Act, and national policy set a strong presumption in favour of protecting, conserving and where possible enhancing the significance of heritage assets. The weight to be attached to that presumption, when assessed against meeting other needs, will be dependent on:

- The significance of the heritage asset; whether it is designated or non-designated and its grade.
- The contribution of that part of the asset to be affected by the proposed development to the significance of the asset, including its setting.
- The scale of any harm or loss that will be caused to significance; and
- The degree of public benefit that will result from the development.

Any development will also affect the Upper Hopton Conservation Area. Local authorities have a duty to designate areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance under Section 69 of the above Act.

Under Section 71 Local Planning Authorities are under a duty to formulate and publish proposals for the preservation and enhancement of conservation areas. Policies need to be developed which clearly identify what it is about the character or appearance of the

area which should be preserved or enhanced and the means of achieving that objective. In the exercise by local planning authorities of planning functions within the conservation area 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

The relevant section of the National Policy Planning Framework is 16. Conserving and enhancing the historic environment. In particular paragraph 200, which states 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, and paragraph 205 which addresses the issue of the impact of proposals on the site's heritage value and significance.

5.1 Local planning policies

As well as national planning policies relating to the historic environment, the Local Planning Authority (LPA), in this instance Kirklees Council, also have relevant policies in their Local Plan.

In February 2019 Kirklees Council adopted the Kirklees Local Plan: Strategy and Policies. The Local Plan is the statutory development plan, and its purpose is to set out the policies necessary to achieve the strategy and how much new development there should be in the district and where it will go. The Local Plan covers the administrative area of Kirklees Council except for that part within the Peak District National Park. The Plan covers the period 2013 – 2031. National Planning Policy Framework (NPPF) states that local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. Guidance for the historic environment is laid out in Chapter 14 in particular:

Policy LP35: Historic environment. Section 1 of the policy states:
Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:

- the nature of the heritage asset prevents all reasonable uses of the site;
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

Section 3 of the policy states:
Proposals should retain those elements of the historic environment which contribute to the distinct identity of the Kirklees area and ensure they are appropriately conserved, to the extent warranted by their significance, also having regard to the wider benefits of development. Consideration should be given to the need to:

- ensure that proposals maintain and reinforce local distinctiveness and conserve the

- significance of designated and non-designated heritage assets;
- ensure that proposals within Conservation Areas conserve those elements which contribute to their significance;
- secure a sustainable future for heritage assets at risk and those associated with the local textile industry, historic farm buildings, places of worship and civic and institutional buildings constructed on the back of the wealth created by the textile industry as expressions of local civic pride and identity;
- identify opportunities, including use of new technologies, to mitigate, and adapt to, the effects of climate change in ways that do not harm the significance of heritage assets and, where conflict is unavoidable, to balance the public benefit of climate change mitigation measures with the harm caused to the heritage assets' significance;
- accommodate innovative design where this does not prejudice the significance of heritage assets;
- preserve the setting of Castle Hill where appropriate and proposals which detrimentally impact on the setting of Castle Hill will not be permitted

Policy justification includes: The basic test for a building or area to be considered a heritage asset is that it must have special historic or architectural interest or significance. Development proposals affecting heritage assets will have a greater likelihood of being accepted when applicants have taken account of the significance of the heritage asset affected and incorporated the appropriate level of importance of conserving the asset into any development proposal. Understanding the extent of the fabric that holds the historic interest is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve the prospects for long-term conservation. Developers should consult the West Yorkshire Historic Environment Record held by WYAAS to help ascertain significance if they believe that their proposal may have an impact on a designated or non-designated heritage asset in Kirklees.

Some historic assets are less sensitive to change than others and can be altered without damaging their significance. Alterations and extensions to historic buildings should in the main make use of traditional materials and craftsmanship. However, in some cases, where there is less significance, modern innovative design should not be disregarded.

6.0 Proposals

The proposal is to semi-divide the house to allow family living in the main body and the northeast range and form an annex within the southwest range for grandparents.

6.1 The Need for the Works

The works are required to allow family living in the main body and the northeast range and form a linked but independent, self-contained living space within the former cottages of the southwest range for grandparents. There is a need for this partial separation to ensure the continued viable use of the house which has been marketed as a single dwelling for a long period without a purchaser being found.

6.2 Proposed works

6.2.1 South West Range

It is proposed to infiltrate the double height kitchen, restore the floor and provide an additional bedroom, with bathrooms and en-suite.

It is proposed to re-introduce a stair within the southwest range in its former position. In order to provide adequate headroom and a reasonable pitch for the stair this will cut through a timber beam installed in the 1990's remodelling.

The opening between the dining (main body) and living (SW range) will be relocated to allow the provision of the stair.

6.2.2 Main Body of House

The utility room to the rear of the main body will be initially subdivided by a partition to form separate utility rooms for each of the two living units, with the option in the future being to block the opening from kitchen to utility space and restore the room as a single space as living requirements of the two generations adapt.

6.2.3 North East Range

It is proposed to form a kitchen/ dining room in the rear living room, providing kitchen fittings on internal walls and altering the bay window to provide external doors.

6.2.4 Moat

It is proposed to provide a metal fence to the moat, set in the garden alongside the coping stones to the moat's wall and braced to the coping stones at intervals to provide a guarding to maintain the safety of toddlers and young children within the garden.

6.2 The Impacts of the works

The works to the southwest range restore the original floor plates and volumes, reintroducing a stair within the range. There is minor harm in the cutting of a recently replaced timber beam and the relocation of a door opening. It is considered that this is outweighed by the benefit in replacing the remainder of the first floor and the reintroduction of the staircase.

The works to the utility room and kitchen allow the partial sub-division of the house to suit multi-generational living. There is a need for this in the area, there is also a need for this to ensure the continued viable use of the house which has been marketed as a single dwelling for a long period without a purchaser being found.

The fence to the moat will be dark-coloured and fit discretely within the shadows of the trees. Fixings will be into shallow pads within the ground and are reversible.

7.0 Conclusion

The proposals should be considered in the context of national guidance in the National Planning Policy Framework.

Paragraph 203 of the NPPF states that 'In determining applications, local planning authorities should take account of:

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
c) the desirability of new development making a positive contribution to local character and distinctiveness.

The proposals respect the significance of the existing building, its setting, and its historic features. The proposed works enhance the functionality to the existing building allowing it to remain in use as a dwelling, its optimum viable use. Reinstating the stair and floor in the southwest range restores volumes and circulation, enhancing understanding and reflecting the history of the hall, and the past use of this zone as a separate dwelling.

The impact on the heritage asset (the listed building and curtilage) is minimal as has been demonstrated. There are benefits in the proposal in terms of replacing damaged fabric, reinstating original features and improving the use and circulation of the building.

The fence to the moat is a fully reversible solution to a safety concern. Its visual and heritage impacts are minimal and not considered to harm the significance of the hall nor the conservation area.

The proposal is considered acceptable in terms of the NPPF, as there is no negative impact on the significance of the heritage assets.

All materials used in the development reflect the existing materials used on site.

The advantages of the proposed development are as follows:

- Improving the internal circulation and usable space throughout the building.
- Restoration of volumes and circulation patterns to aid understanding.
- Maintaining the hall as a dwelling, its optimum viable use.
- Allowing children safe use of the family garden.

It is considered the proposals meet the requirements of the NPPF and Local Plan Policies.

Report prepared by

Redacted

Richard Storah

Sources

Historic England (2008) Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment, Swindon

Historic England (2017) The Setting of Heritage Assets Historic Environment: Good Practice Advice in Planning Note 3 (Second Edition), Swindon

Kirklees Council (2019) Kirklees Local Plan: Strategy and Policies

MHCLG (2023) National Planning Policy Framework

Appendix: List entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1183916
Date first listed:	14-Mar-1966
Date of most recent amendment:	03-Jul-1985
List Entry Name:	HOPTON HALL
Statutory Address:	HOPTON HALL, HOPTON HALL LANE
District:	Kirklees (Metropolitan Authority)
Parish:	Mirfield
National Grid Reference:	SE 19670 18461

Details
MIRFIELD UD HOPTON HALL LANE SE 11 NE (Upper Hopton)

4/120 14/3/66 Hopton Hall (formerly listed its No 6 G.V. (Hopton Hall))

II

Hall. C16 with C19 substantial alterations. Timber framed gables and hammer dressed stone. Stone slate roof. Two storeys. H-plan, though left wing does not project at rear. Central part is double pile with central stacks, symmetrical, and is part of the C19 rebuild. 2 bays of 3-light windows with entrance to left and right. Left wing timber framed with projecting gable, vertical studding and diagonal strutting. Projecting 1st floor 3-light bay window and 3-light ground floor window both with some early glazing. Later stone plinth obscures footings of posts. Right gable the same except ground floor is in C19 stone, and ornamental barge board with pendant finial at apex. The rear of the left wing has a timber framed gable and 1st floor part infilled with brick. The rest of the rear elevation is C19. Left elevation has 2 and 3-light C19 windows. Right elevation also C19 with central gabled porch and gable to each side with mullioned and transomed bays to ground floor and similar flush windows to 1st floor.

Interior: Some oak panelling in entrance. Rest said to be modernised and not accessible at time of survey.

N. Pevsner, The Buildings of England, 1967.

Listing NGR: SE1967018461

Legacy System number:	340807
Legacy System:	LBS

Sources - Books and journals
Pevsner, N, Radcliffe, E, The Buildings of England: Yorkshire: The West Riding, (1967)