



# Draft Conservation Area Appraisal and Management Plan Supplementary Planning Document

## Cottingham & Middleton



September 2015

3.2.57 The original CA boundary runs along its SE boundary, behind the Manor House, and now includes a recent small housing development has been built to the south of its boundary wall, appropriately called **Manor Court**. This is accessed via Bury Close that lies outside of the original CA boundary.

Comment on the new development: While traditional brick and stone materials have been used, which provide interest and contrast; the differing styles and heights have resulted in a disjointed development that lacks organic cohesion due to a confused view of the local vernacular style of building. However, they are built along a curving cul-de-sac so are completely screened from the Main Street.

### 3.3 Audit of Heritage Assets (No. 2)

#### A detailed Appraisal of Cottingham village

##### The Western Approach to Cottingham from Middleton Main Street

3.3.1 **Introduction:** The two original CAs were separated by Bury Close, a suburban housing development of the 1960s built on land that once formed part of the grounds of *Cottingham Hall* (originally called *Bury House*, hence the name of Bury Close). At the road junction with the Mill Road the B670 takes a right-hand bend and becomes High Street at the foot of a hill before Cottingham village. The road gradually climbs up-hill to the junction of 5 roads in the centre of the village where the Cottingham village sign is set on a bank in front of no. 1 Corby Road, identifying this as the heart of the village. The original CA boundary cut across the back of Bury Close on the boundary of the Hall's grounds and across the road close to the entrance to the Hall, and the Hunter's Lodge development immediately adjacent to the east. The fine shelter belt of trees on the north-side of High Street are included within the CA boundary, but not the houses behind the boundary wall. The fine mature trees on both



sides of the road junction (outside of the original CA boundary) form a magnificent framework to the entrance to the CA where immediately on the right-hand south-side of the road are a pair of small limestone gate-piers set to either side of the wide entrance to Cottingham Hall and Hunter's Lodge, the later currently being redeveloped from a former hotel to apartments.

##### High Street (south side):

3.3.2 **Cottingham Hall:** (Grade 2\* Listed as '*The Bury House*', and described in the listing as a "*Country house*") This is the most important and historic dwelling in the Cottingham and Middleton CAs, and the only one given the higher listing of Grade 2 \*. As such it merits particular consideration and evaluation.

**Setting** The main entrance is set back from the broad entrance off High Street

its grounds defined by a dwarf-wall and Georgian-style black-painted iron railings with dog-bars and arrow-head finials. Square ashlar-block gate-piers with a simple cap



match those on the road-side front and have double iron-gates through which a view can be had of the lawn to the left of the elegant sweeping gravelled drive that curves to the south-east behind a magnificent mature tree that effectively screens the Hall from view; other mature specimen trees line the drive bounded by a stone wall on the west side. This provides a fine setting for the entrance front to the Hall.

**Architecture:** It is a large house of complex development originally starting as a mid-17<sup>th</sup> century

L-shaped 2 1/2-storied house that was remodelled and extended in the early 18<sup>th</sup> century. The existing L-shaped range was retained and a new wing parallel to the other added

with a recessed centre between them that became a new entrance hall. Together the wings formed an H-plan with a U-shaped front and back, the house then being raised to a full 3-storeys. In the 19<sup>th</sup> century the building was again subject to further alteration, restoration and additions to the designs of architect William Parsons, in accordance with plans drawn up in 1835 for the Honourable Mrs Cockayne Medlicote, Lord of the Manor. 21<sup>st</sup> Century



alterations: in more recent times the house has been subject to modest change: in the

West Wing a new double-door opening has been cut in the centre of the spine-wall



between the two formerly separate Drawing Rooms. This opening is boxed in with attractive panelled sides and soffit, and framed by moulded architraves; the double-doors on each side fold back (like folding-shutters) against the panelled walls. This has been sensitively achieved without damage to the integrity of the house the cornice remaining intact on each side and permits greater flow between the two rooms of the west wing that can now be opened from one end to the other; the fine floor laid

with pine boards continues between the two rooms.

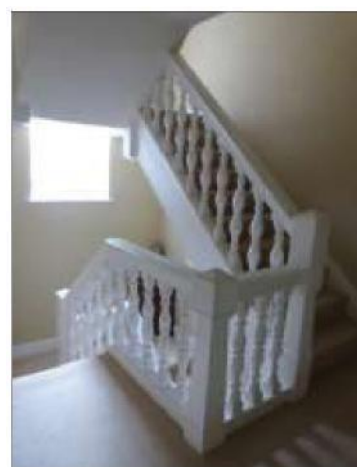
**The 17<sup>th</sup> century house: Eastern range** is constructed from ironstone banded with limestone; still visible on its U-shaped front in the inner return wall of the east wing, and along its outer east wall where there is a projecting lateral-chimney



stack, but with ashlar Weldon-stone double-flues, a replacement of 1835/6 when the windows were also replaced with square (rather than chamfered) quoined block surrounds, and glazed with small-paned 3-light timber windows with *Yorkshire sashes*, i.e. where the middle section slides side-ways (horizontally rather than vertically) behind one of the fixed windows to the side.

**Interior:** within this eastern range the original late-17<sup>th</sup> century staircase survives. It is a dog-leg close-strung stair (painted white) with chunky double-balusters separated by a reel turning that rises through 3-stories, having a

spectacular 'flying' top-flight carried across the stairwell to the attic storey. Some of the ground and first-floor rooms retain large oak spine-beams with a broad-chamfer and *lamb's-tongue* stops. The attics are floored with gypsum-plaster laid on reeds, and feature a corridor circling around the outer walls enclosing a number of small back-to-back chambers separated by plaster stud-walls (for servant accommodation and storage); the roof is constructed with simple principal-rafter oak trusses having a single high collar, the plaster ceiling underdrawn above the collar; perhaps an original feature. The front ground-floor reception room (of the earlier East Wing) is the Dining Room; this retains 17<sup>th</sup>-century oak panelling (painted white) cut-down as a panelled dado, the upper walls being plastered, a later modification of the 18<sup>th</sup> century.



**The 18<sup>th</sup> century house: North Entrance Front** has a symmetrical 7-bay (A, B, A) U-shaped Classical façade of 3 storeys: A has 2-bays of windows in the outer projecting wings set under hipped roofs; B is the recessed centre having 3 bays of



windows and the central door. It is constructed from coursed ironstone with ashlar limestone dressings (probably Weldon stone) and features a plinth course and a deep projecting plat-band that runs across the façade at the first floor. It has 12-paned sashed windows to the ground floor, with 9-paned sashes above to the 1<sup>st</sup>-floor, and with smaller 6-paned sashed windows to the 2<sup>nd</sup> floor, all are set within a raised architrave carved with moulding; the façade terminates with a cornice the roof mostly hidden behind a low parapet (largely covered by Virginia Creeper); this particularly screens the hipped roofs of the outer 2-bay wings when seen from directly in front of the house as seen by visitors arriving at the house. These have various twin-flued

chimney stacks constructed in Weldon-stone (part of the 1835 restoration, as indicated on the plans). The recessed central 3 bays feature a central entrance set in a stone architrave surround with a margin-glazed over-light, having double-doors constructed with 6 raised-and-fielded panels. The doors fold back against the inner side-wall to reveal another door set within an internal timber porch (also probably part of the 1835 alterations). The right-return of the West Wing has a well-proportioned façade having 4 bays of sashed windows matching those on its entrance front, but totally obscured by Virginia creeper.

**Interior:** The Front Door leads into an inner porch with richly-moulded timber surround, the half-glazed door with 9 panes above a single raised-and-fielded lower panel. The Entrance Hall is an elegant well balanced room paved with large square limestone blocks inset with small black-stone diamonds, and is heated on its west side by a large stone fireplace with a bolection-moulded surround.

The original doorways to the principal reception rooms retain their original 6-panelled doors with bolection-moulded architraves, whereas the 19<sup>th</sup> century inserted ones (to the new stair-hall) have more elegant 8-panelled doors set in casement-moulded architraves. The Dining Room in the East Wing has a particularly fine early-18<sup>th</sup> century stone fireplace (painted white), with an open hearth and a dog-grate, the hearth-stone set flush within its attractive old floor-boards. The fireplace has an



architrave surround, pulvinated frieze and a dentil-cornice below a projecting shelf, and is typical of other Queen Anne Classical period fireplaces commonly found throughout



the country. The best Drawing Room (facing south) in the West Wing has a fine Georgian Classical marble and statuary fireplace with Ionic columns, Sienna marble slips, a carved tablet with figures, and a white-marble corniced shelf. The raised white-marble hearth stone suggests that it is not original to the house, which would have had its hearth-stone recessed into the timber floor, but is in-keeping with the room, except that it belongs in style to the 3<sup>rd</sup> quarter of the 18<sup>th</sup> century, so does not belong to any of the periods when the house was altered; almost certainly this is a 20<sup>th</sup> import (mentioned in the listed building description of the 1980s).

**The early 19<sup>th</sup> century house:** the house was substantially altered during the period 1835/6 to the designs of the architect and surveyor William Parsons for the Honourable Mrs Barbra Cockayne Medlicote, who as a wealthy widow desired to modernise the older house. His detailed plans survive (Northamptonshire Record Office: *Plans for alterations to Bury House for Mrs Cockayne Medlicote March 1835 by William Parson Architect & Surveyor*, Ref. NRO: Map 639) and have been carefully examined to provide a better understanding of the development

of the Hall. The year before, in 1834, Lady Medlicote commissioned an Estate Map entitled "*An Estate in the Parish of Cottingham-cum-Middleton*" (Ref. NRO: Map743) that showed her property in colour and detailed a list of 13 tenants and the size of their landholdings, occupying between them some 568 acres of land throughout the Parish, with 39 acres retained by her, i.e. kept "*in hand*". It would appear that the new internal porch in the entrance hall was created at this time; this would have made the house less draughty. The architect cleverly devised a new stair-hall to the rear of the Entrance Hall, utilising the external area between the older U-shaped wings. This stair is an elegant oak quarter-turn open-well stair arranged around three sides with half landings and turned newel-posts with ball-finials. At its base is an elegant curved curtal-step for the base of the curling wreathed-and-ramped handrail, the stair being open-strung with two turned balusters to each shallow riser; it was set within a top-lit stair hall, originally with a spoked oval light (now altered to a plain moulded light). This stair only leads to the first floor the top floor only being reached via the original dog-leg 17<sup>th</sup> century stair that was retained as a *Servant's Stair*. Set between the new stair and the front bedrooms an arcade of basket archways was created with a new corridor providing access to



the upper section of the 17<sup>th</sup> century stair in the adjacent East Wing. The rear of the West Wing was extended to provide a larger Drawing Room with a new pair of French-doors with margin-glazing leading onto the terrace at the south end. Above at the first floor, an enlarged principal '*Bed room*' provided room for a new integral '*Dressing room*'. A small extension at the rear was built to provide a new '*W.C*' (Water Closet) at the 1<sup>st</sup>-floor landing with another on the ground-floor, the rear of the building being extended to accommodate it. The rear of the house was largely rebuilt at this time and extended to provide better facilities with an enlarged '*Butler's Pantry*' and '*Kitchen*', and a new '*Scullery*' and a '*Pantry*'. A new corridor on the north side of the Kitchen lead to the '*Servant's Hall*' in the rear 17<sup>th</sup> century section of the L-shaped wing. The front '*Entrance Hall*' became a dual-purpose room serving also as a '*Billiard Room*'; the former central rear-doorway was blocked and a new one opened up adjacent to the West Wing doorway to provide access to the new stair-hall. The original 17<sup>th</sup> century stair was retained as a back-stair, with a new doorway inserted to provide access to the Kitchen and a new '*Housekeeper's room*' in the East Wing. The new build and Drawing Rooms were provided with suspended timber floors, some with red Deal floor-boards imported from Riga. The solid flagged floors in the Entrance Hall and original stair-hall were retained. The rear of the house was mostly rebuilt at this time with banded ironstone walling having a mix of 12-paned sashed windows in the formal rooms, and small-paned transom windows and casements in the service rooms. At some point during the 18<sup>th</sup> or 19<sup>th</sup> century an avenue of trees was planted in the field immediately to the south of the Hall to define a gradual down-hill approach

to the Hall from the south by horse and trap, perhaps trying to avoid some of the steeper hills in the villages. The trees are shown on the 1<sup>st</sup> Edition O.S. map of c.1885 leading down from the footpath of the *Jurassic Way*; the landscape still has trees in this location, grouped in pairs as a planned feature; they remain a significant feature of the landscape, but may be 20<sup>th</sup> century replacements of the original trees that may have been limes or elms lost to blight and storms in the second half of the century.



**The 20<sup>th</sup> century house:** in 1918 the “Bury House Estate” was auctioned off and the Hall sold. The sale not only included the Hall but other property and land in the two villages; lot 1 was *Manor House Farm* in Middleton. The owner of the Hall in the 1960s decided to develop the land for housing on Bury Close, on land that once formed part of its formal gardens. At this time a new drive was created with a tree-lined edge, and a swimming-pool was built in the grounds to the south of the Hall. This breaking-up of the Estate led to other developments including the Council Estate on Berryfield Road, and the building of a new Church of England Primary School that in turn lead to further expansion that joins both villages together.

**The 21<sup>st</sup> century house:** a new owner of the hall initiated a programme of restoration of the fabric including sympathetic re-decorating with period-style paints. The fine oak staircase had been painted with gloss-paint in the recent past, but after many months of painstaking stripping has been fully restored back to its original golden-oak condition. The original floors have been revealed and repaired, the timber floor-boards exposed and polished, the house now looking much as it might have done some 150 years ago. The W.C.s created in the 1830s still serve as toilets, but one is now a wet-room with a shower. In recent years the grounds and garden around the Hall have been subject to improvement, an attempt at formalisation to provide a more appropriate setting for the Hall featuring gravelled paths lined by low box hedges to the edges of neatly clipped green lawns, with some informal flower beds on the rougher ground; this work is on-



going. The formal terrace on the west side of the West Wing (shown in a photograph of the Hall on the cover of the 1918 Sale Catalogue) has been restored, now with steps down to a lower level, where a formal landscaped rectangular water-feature is set within a geometric grid of paths. The original driveway leads from the front of the Hall to the

north-east around an oval area of lawn, down a neat gravelled driveway edged with stone, to the access road close to the entrance to *Hunter's Lodge*. On the right of this drive are a number of trees protected by individual Tree Preservation Orders (TPOs).

3.3.3 *Hunter's Lodge* is a mid-20<sup>th</sup> century former hotel that incorporates part of the former 17<sup>th</sup> century L-shaped stable/service-range (Local Interest Building) of the former *Bury House* (now *Cottingham Hall*) subsequently converted to a dwelling or rooms associated with the hotel. It is now in the process of conversion to an attractive row of terraced houses using the original openings. Constructed of an orange-coloured ironstone, with darker brown-stone ashlar quoins and Tudor-arched door-lintels, it has a number of later inserted windows with limestone lintels with a keystone, and three circular windows on the west side facing towards the Hall that date from the 1835 alterations to the Hall, and feature a Collyweston stone-slate roof with a hipped northern end. The hotel is a detached building on the west side of the site constructed of brick with red tiled roof. It has a large central gable with a clock to its apex with a mock timber-framed open porch set before it.



**Setting:** an attractive mature tree forms a round-about for the car-park where a new timber portal-framed garage-block with clay-pantile roof has been constructed close to its entrance off the drive. The openness of the car-park area to its front, that is currently a sea of tarmac, helps to mitigate the effect of the bulky design of this former hotel that is being subdivided into dwellings; the preserved tree greatly improves its general setting.

