

Milton Hall

new porch
replacement conservatory



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july 2012

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listing

- grade 2*
- listed 16 November 1954
- English Heritage Building ID: 183259
- OS Grid Reference: SD7152538923
- heritage asset appraisal to be undertaken by JWRC



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1912

1932

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SD 73 NW LITTLE MITTON SD 716 385

10/90 Mitton Hall (formerly listed as Little 29-12-1952 Mitton Hall)

- II*

House, now used as restaurant, c.1844 (VCH), with timber-framed hall of c.1500. Sandstone rubble, partly pebbledashed, with slate roof. 2 storeys with attic. Comprises a central hall, now with external walls of stone, and 2 cross-wings. The left-hand (south) cross-wing has a 10-light mullioned and transomed window on each floor, and a 3-light mullioned attic window. The right-hand cross-wing has a 2-storey mullioned and transomed bay window added in 1874 (VCH). The hall has 2 2-storey gabled projections. The left-hand one has a window on each floor lighting the hall. The right-hand one is a porch which has a doorway of C17th type, with cyma-moulded semicircular arch and moulded imposts. On the 1st floor of the hall are 3 mullioned windows of C17th type. Chimneys on outer walls of cross-wings and at rear of hall.

Interior. The hall was restored in 1874. The spere truss has large moulded timber posts with carved braces to a cambered tie. Between tie and principals are thin straight intersecting braces. The central truss has a moulded cambered tie beam with carved braces and moulded principal posts, the rear one terminating over a lateral fireplace. At the high end is an aisled truss with moulded half columns. The 2 intermediate trusses have arch braces. At the low end are 4 moulded timber doorways with Tudor-arched heads, the 2 left-hand ones now blocked by a stair to the later gallery. At gallery level the low end wall has square panels with moulded studs and rails and decorative corner braces. The gallery runs around 3 sides of the hall and has a timber balustrade, partly C17th. The hall fireplace has a Tudor-arched head, and casement moulding.

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planning history

- over 20 planning and listed building applications for Milton Hall in the last 30 years.
- the most relevant to this part of the Hall are :-

Extension to function suite kitchen

3/2007/0815 Listed Building Consent
3/2007/0816 Full Planning
Refused

Relocation of part of kitchen to rear of building

3/2007/0817 Listed Building Consent
Refused

Internal alterations to bar and adjacent rooms

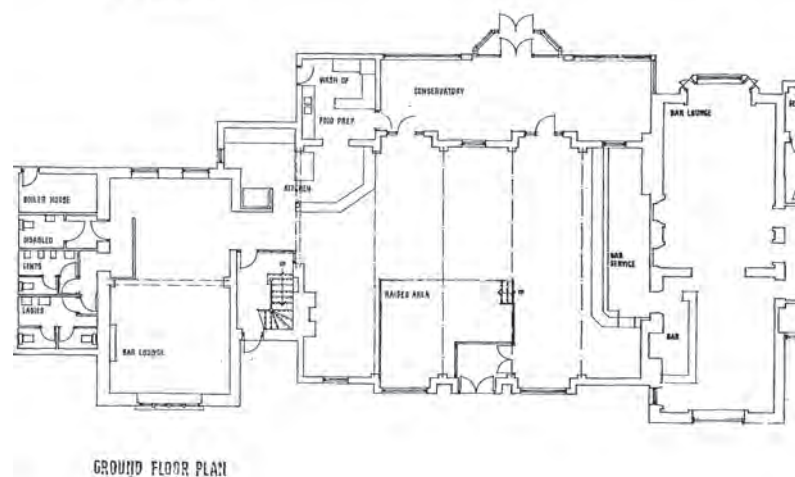
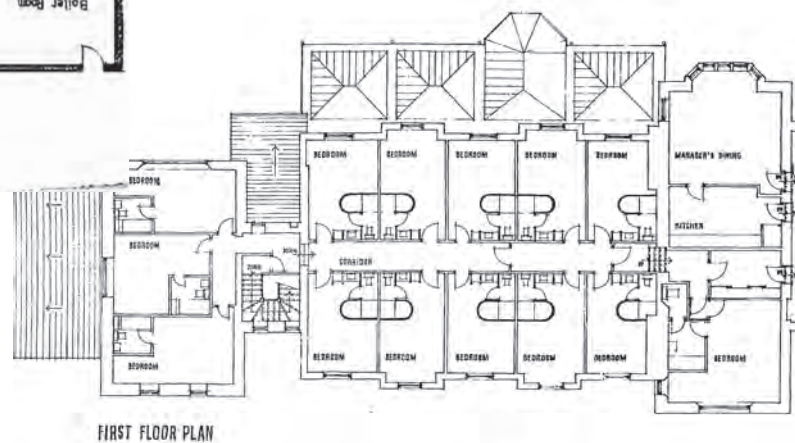
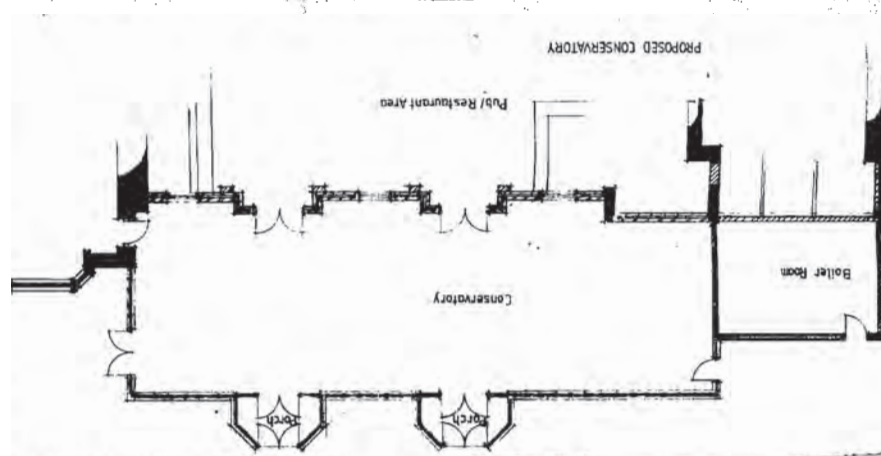
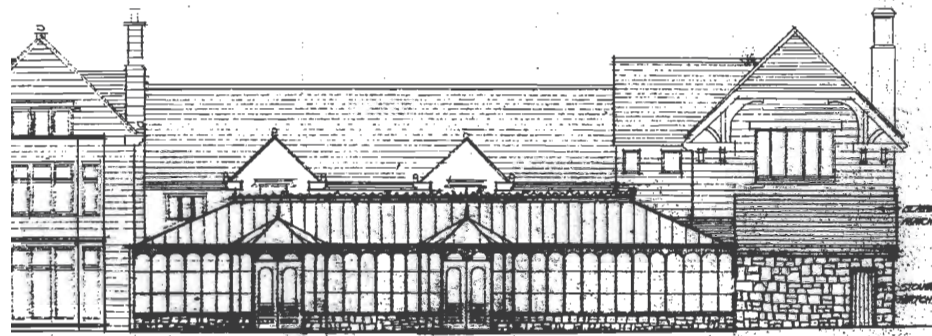
3/98/0045/P Listed Building Consent
Approved

Proposed Conservatory to rear

3/88/0597/P Full Planning
Approved

Extension to form 22 bedrooms

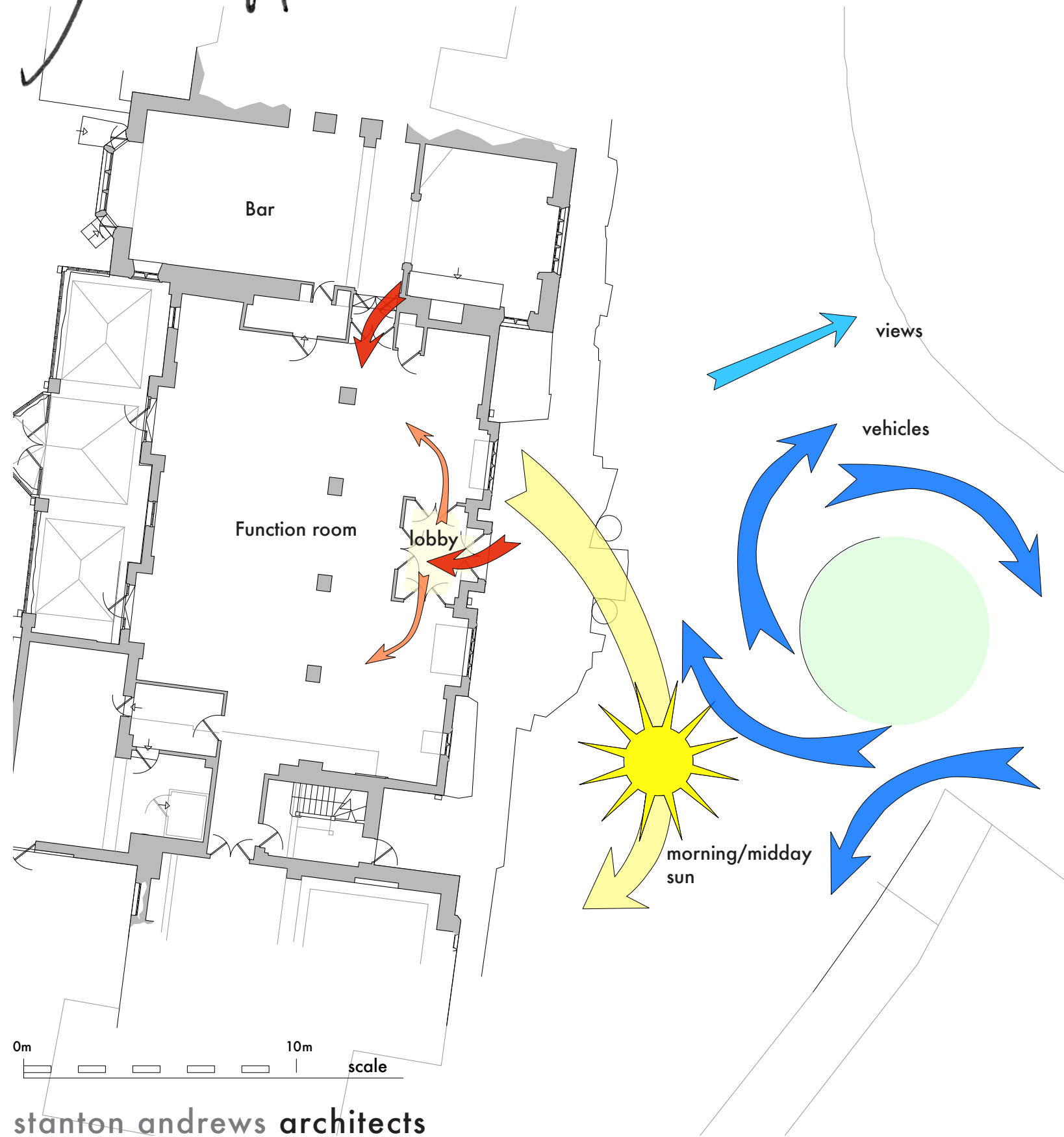
3/86/0273/P Listed Building Consent
3/86/0276/P Full Planning
Approved



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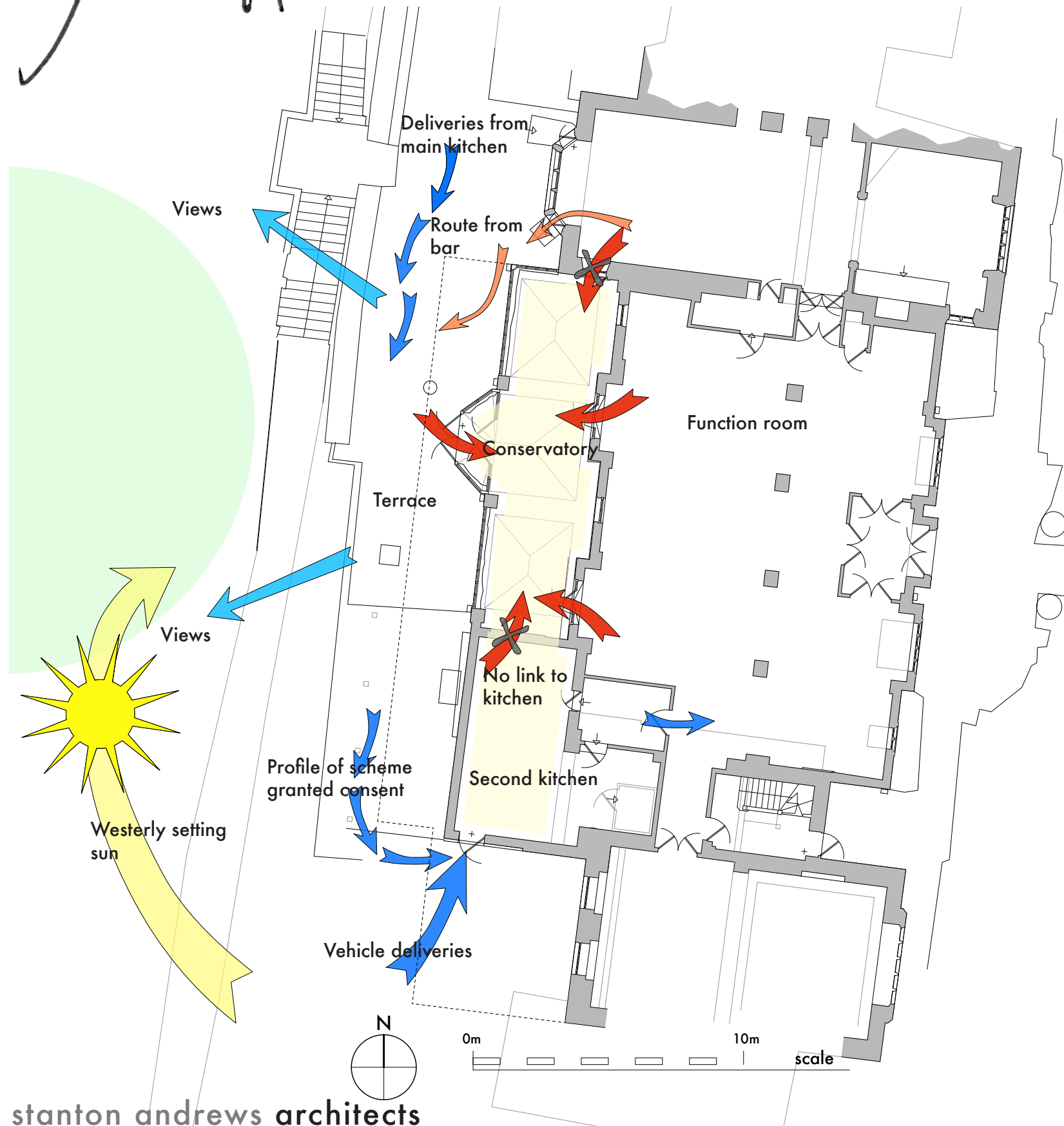
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existing porch

- takes a 'big chunk' out of the function room
- does not fully create a linger or 'meet and greet' space
- creates uncertainty with the numbers of door available and reduces the wow factor on arrival in the function room
- the entrance appears dated



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existing conservatory

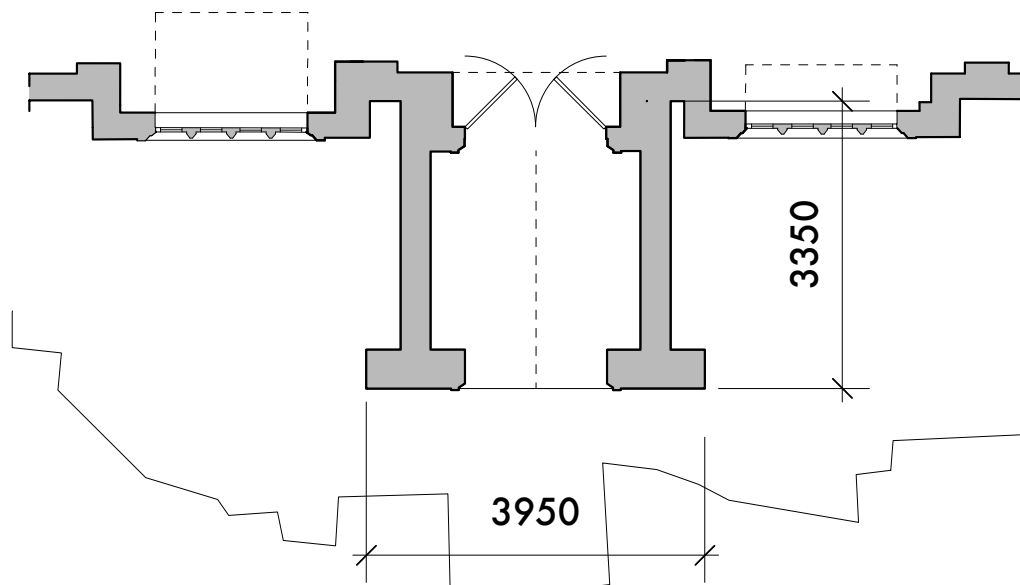
- Is over 30 years old and in need of replacement
- Is much smaller than the consented scheme
- The conservatory at 3.4m is not wide enough to be useful
- Can only be accessed from the function room or from outside
- It does not allow the Function Room to be extended
- There is no direct connection to the second kitchen
- The second kitchen is too small and is expanding onto the terrace



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porch - option 1/1A



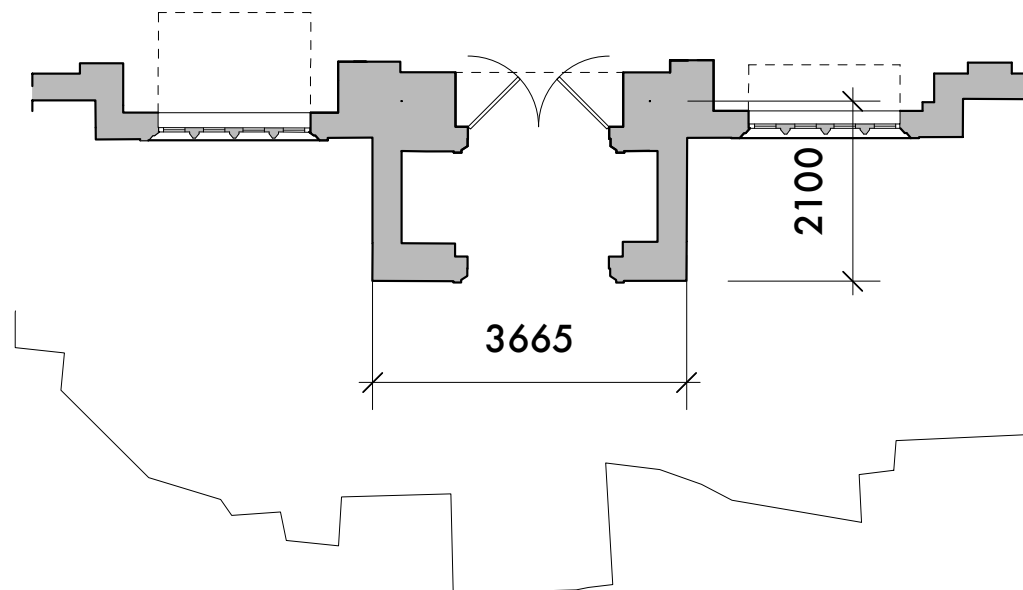
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porch - option 2



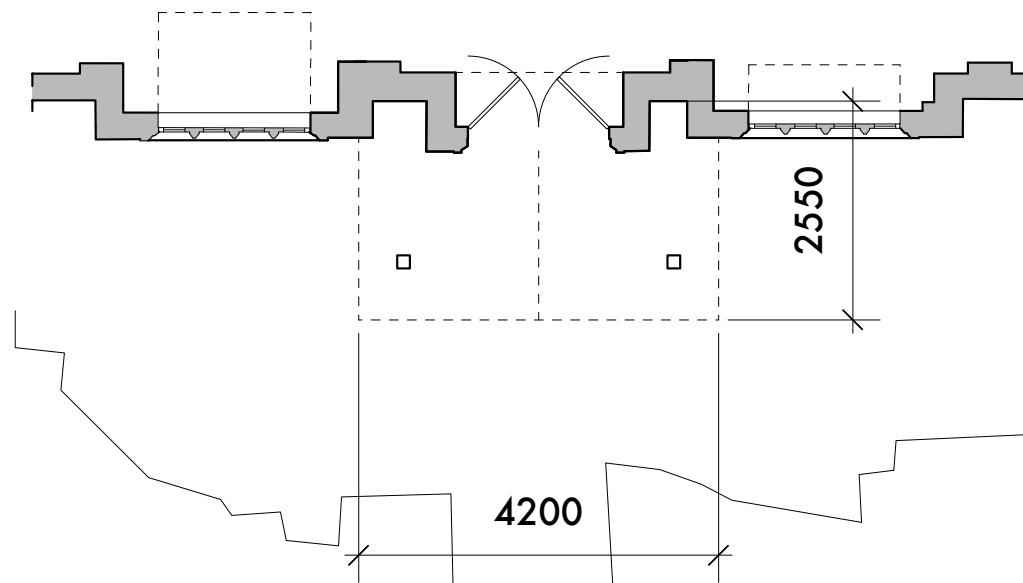
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porch - option 3



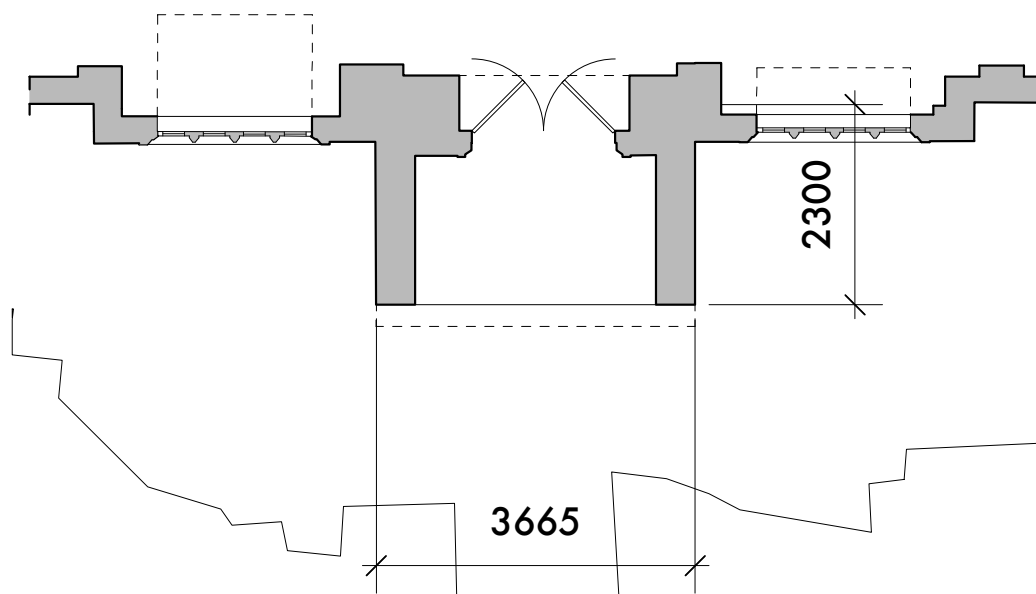
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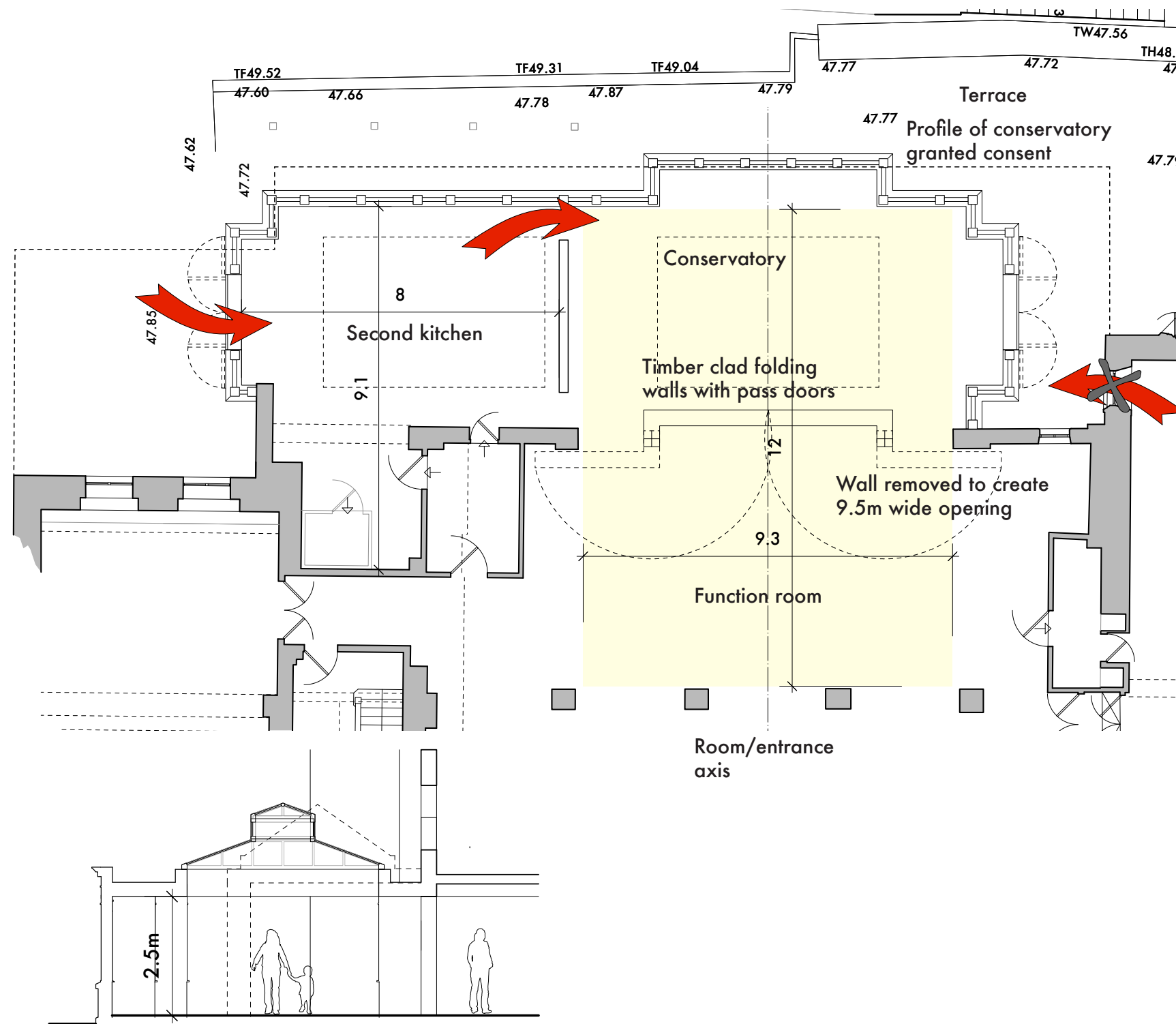
porch - option 4



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conservatory option 1

- 2m wider than the existing but narrower than the consented scheme
- Conservatory bay on the function room entrance axis
- Kitchen area increased from 52 sqm to 72 sqm
- Conservatory pulled away from the main building
- Can only be accessed from the function room or from outside
- The function room ceiling could be continued through at the same height

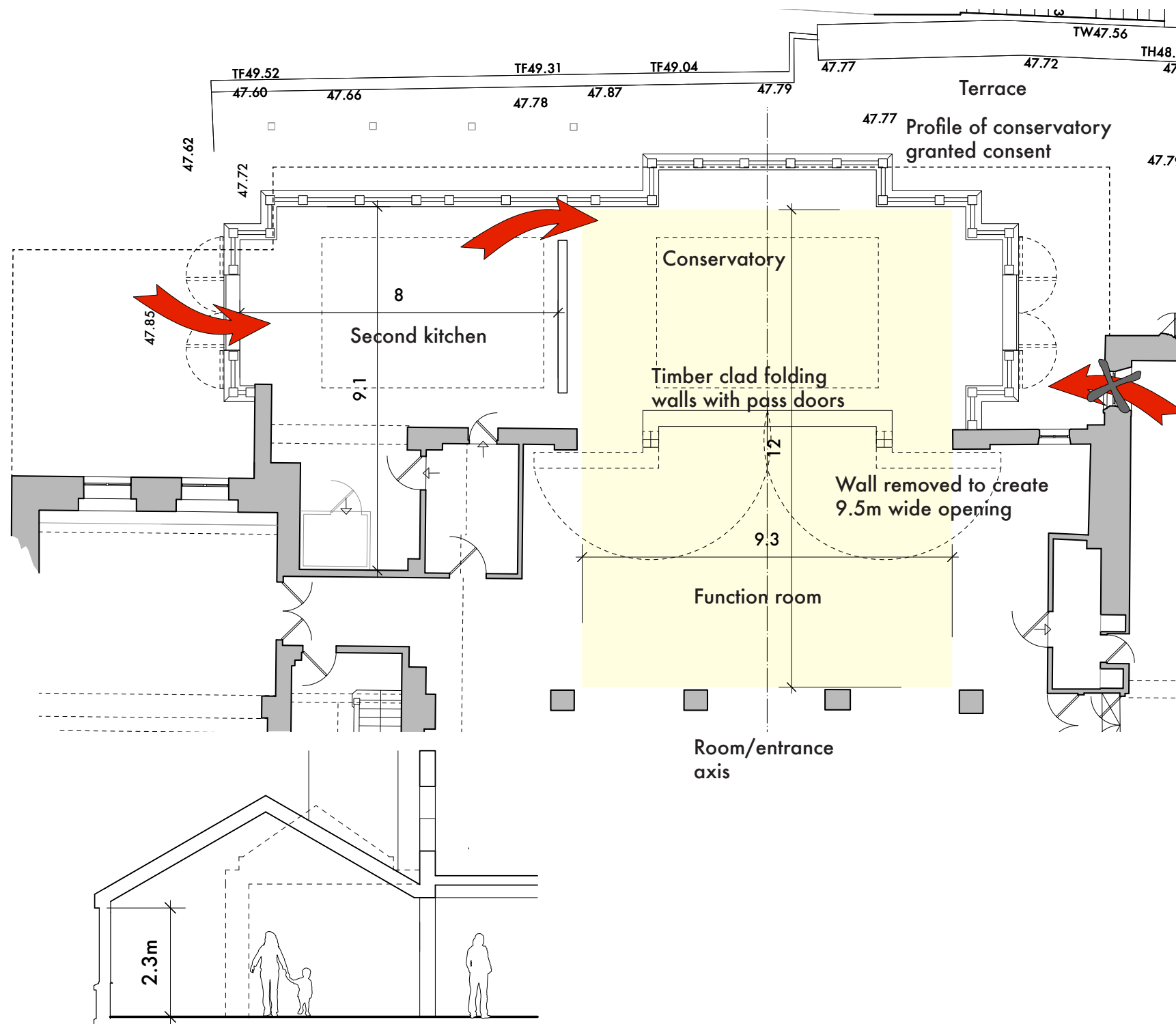


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conservatory option 1A

- As option 1 but has a 30 deg pitched roof, view from bedrooms compromised

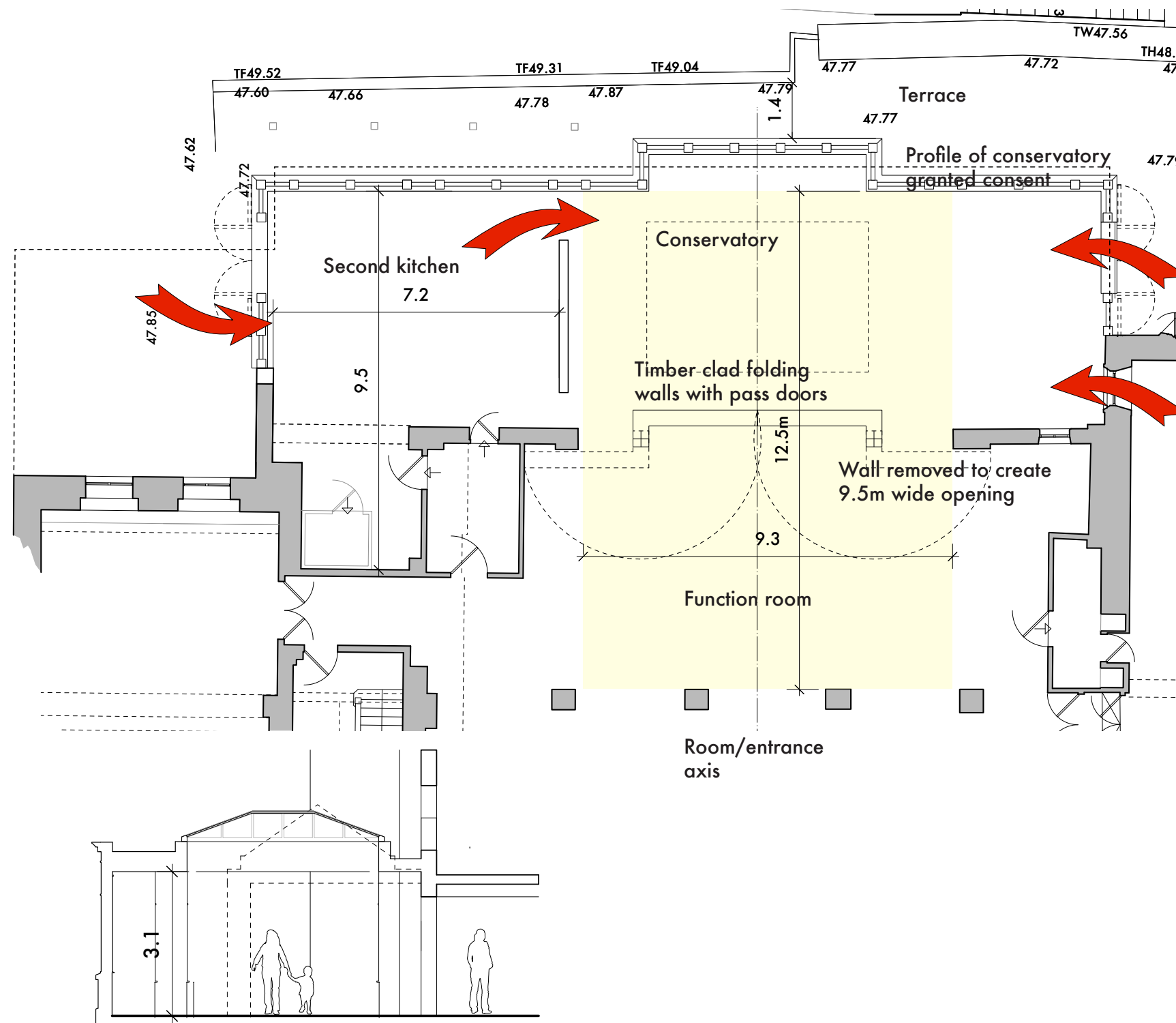


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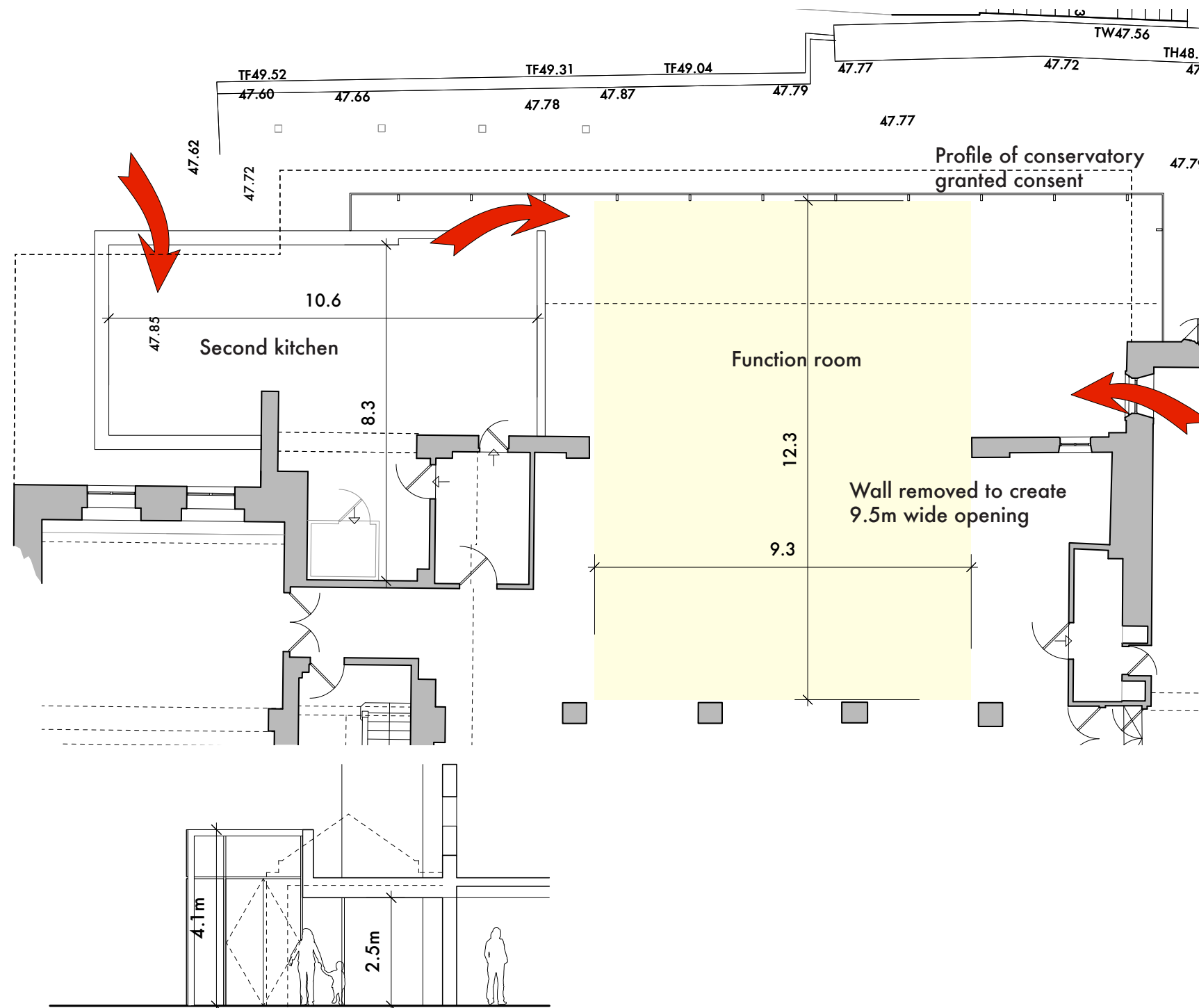
new porch
replacement conservatory

conservatory option 2

- 2m wider than the existing but narrower than the consented scheme
- Conservatory bay on the function room entrance axis
- Kitchen area increased from 52 sqm to 72 sqm
- Can be accessed from the function room, bar or from outside
- The conservatory ceiling is stepped up from the function room
- View from the bedrooms maintained



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conservatory option 3

- 2m wider than the existing but narrower than the consented scheme
- Contemporary option
- Kitchen area increased from 52 sqm to 70 sqm but could be increased further
- Conservatory and function room become 1
- Can be accessed from the function room, bar or from outside
- The function room ceiling could be continued through at the same height

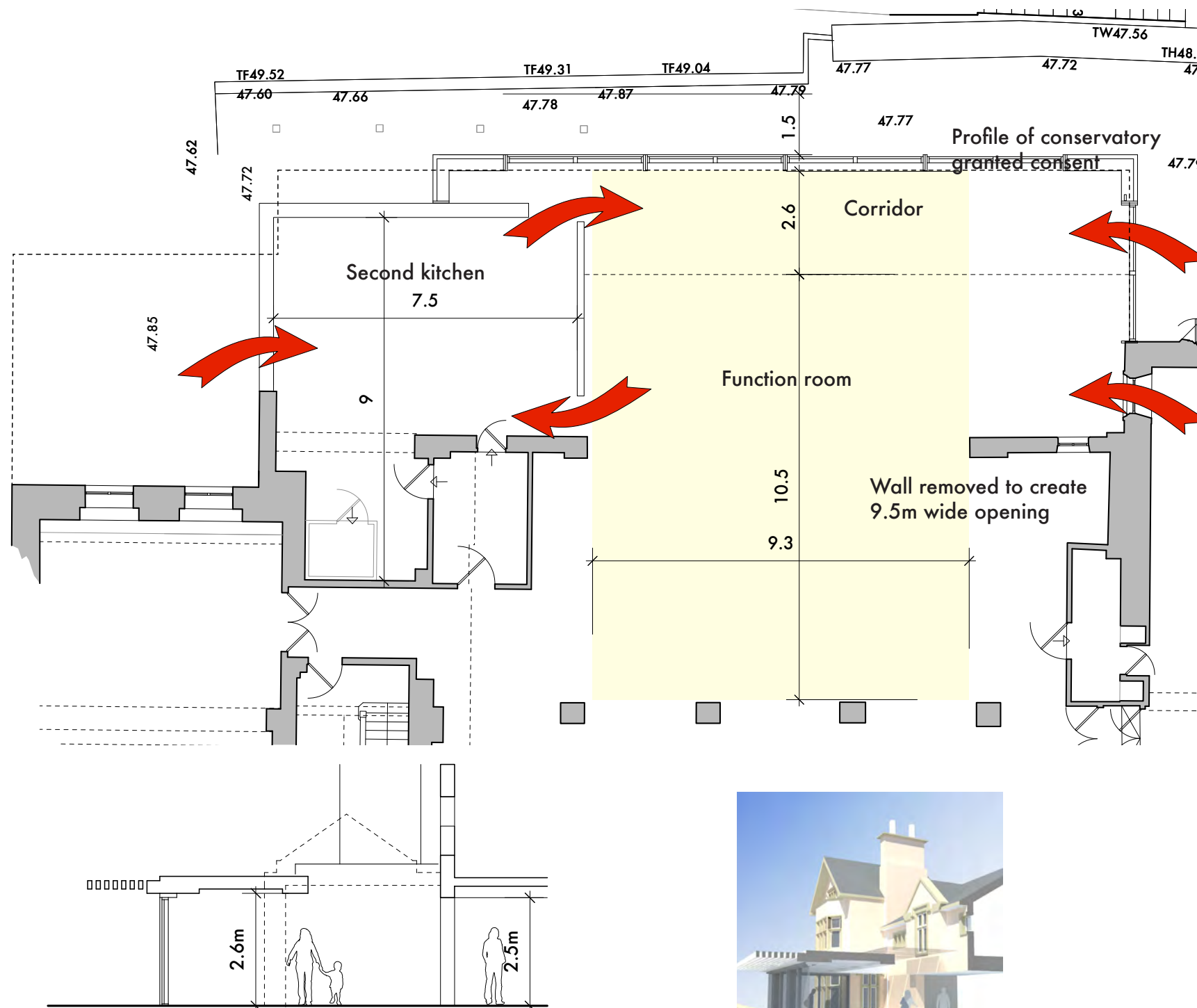


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conservatory option 4

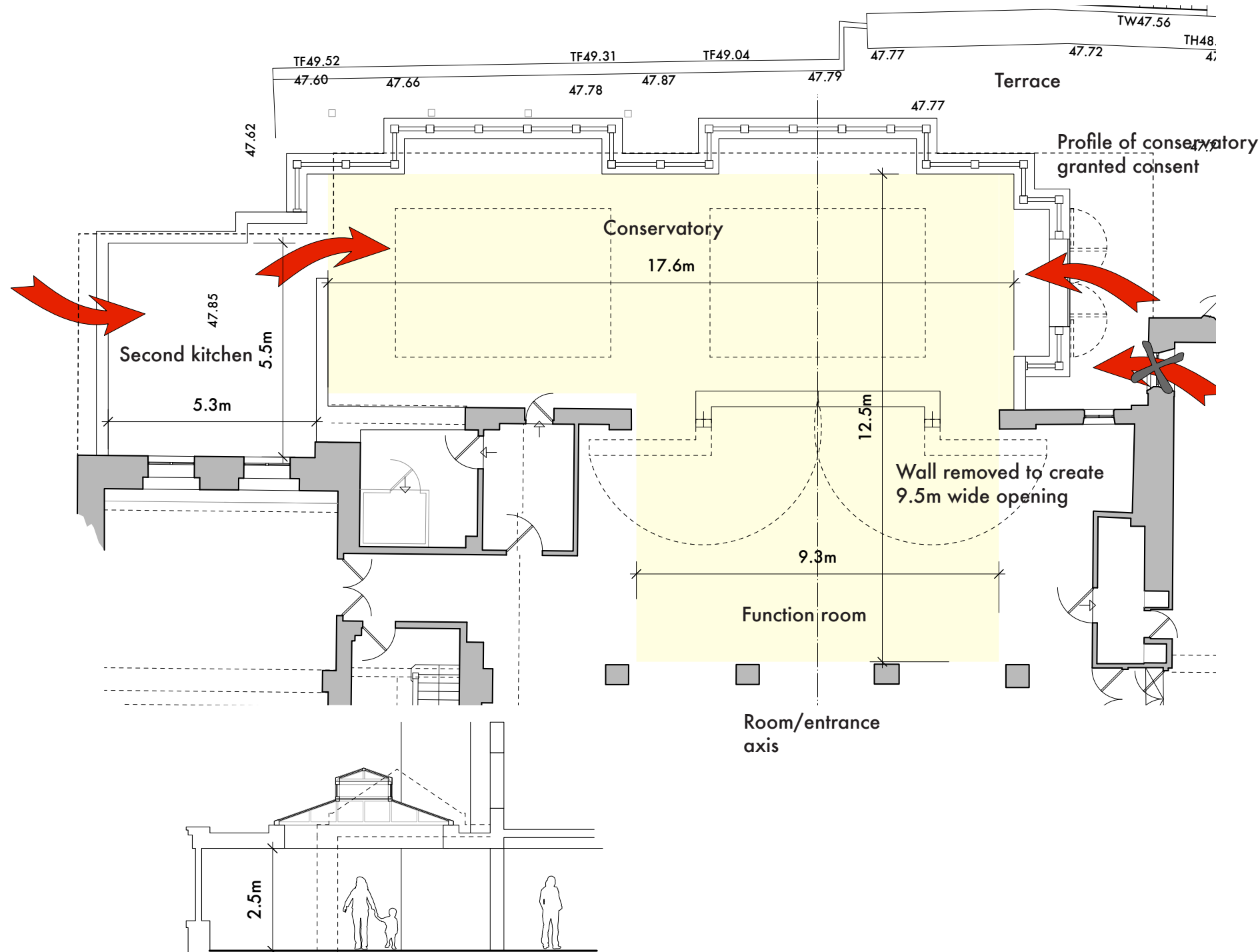
- Slightly wider than the consented scheme
- Contemporary option
- Kitchen area increased from 52 sqm to 60 sqm but could be increased further
- The glazed front can be retained as a corridor
- Can be accessed from the function room, bar or from outside
- Conservatory and function room become 1
- The function room ceiling could be continued through at the same height



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conservatory
preferred option

- Slightly wider than consented scheme
- Existing staff areas replaced with new kitchen
- Larger conservatory
- Conservatory bay on the function room entrance axis
- Conservatory and function room become one space
- Can only be accessed from the function room
- The function room ceiling could be continued through at the same height



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precedents



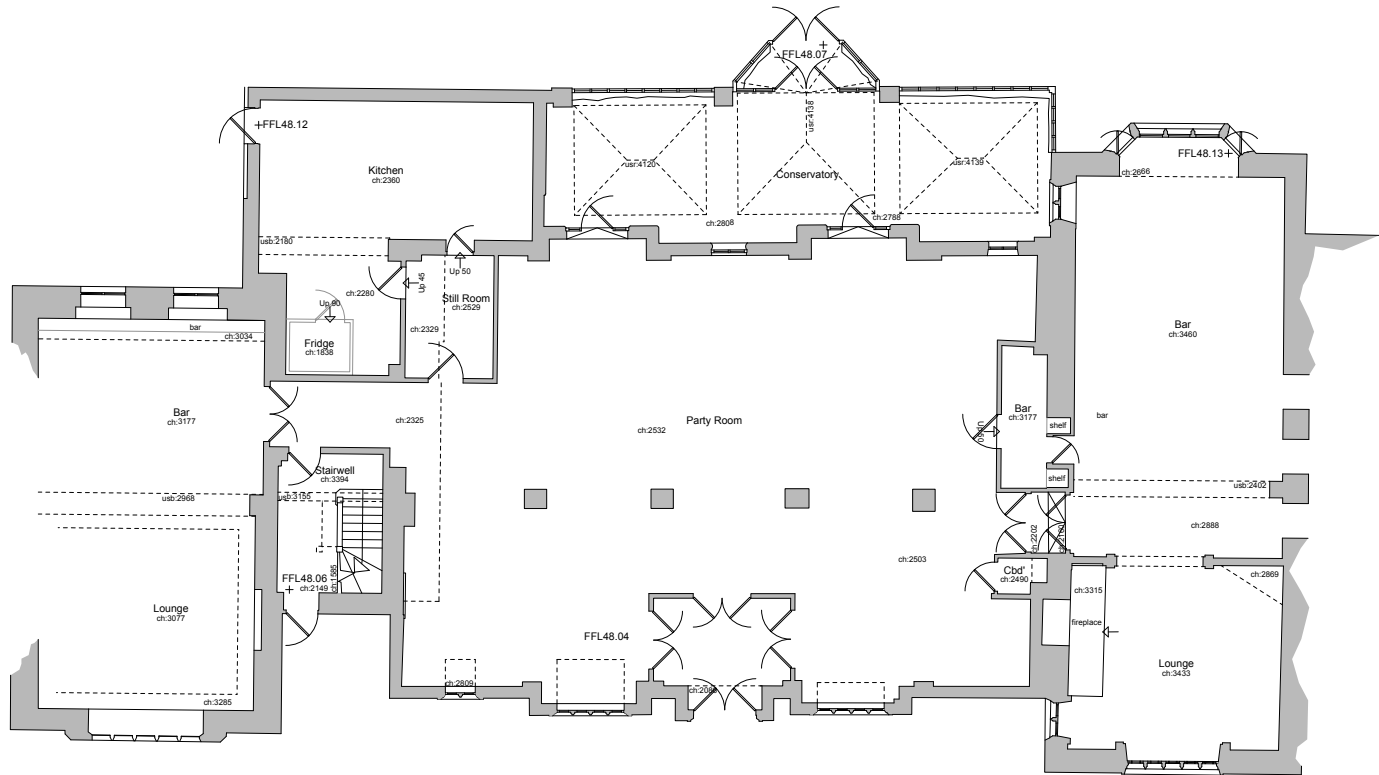
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drg.no.	12/35 Ex 0	rev.	-
cs	july 2012	1 to 100	@A1
drawn.	date.	scale.	1 to 200 @A3



this drawing is to be read in conjunction with all relevant consultants and specialists drawings. the architect is to be notified of any discrepancies before proceeding. do not scale from this drawing. all dimensions are to be checked on site. this drawing is subject to copyright.



Ground Floor Plan



East Elevation



West Elevation



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Emporia Leisure Limited
Milton Hall

Ground Floor Plan and
elevations

12/35 Ex 1 rev. -

drawn. cs date. july 2012 scale. 1 to 100 @A1
1 to 200 @A3