

**Knolton Hall
Nr. Overton
Wrexham
Flint**
NGR: SJ 352 405

**A
Photographic
Survey of Outbuildings**

December 2019
Mercian Heritage Series No.1497

P a g e 1

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1. Introduction

Planning permission has been granted for repairs and minor alterations to the outbuildings of Knolton House, a large Grade II* listed house set in extensive grounds just to the west of Overton-on-Dee and on the edge of Flintshire, close to the Shropshire border.

The earliest parts of the house probably date to around 1600 and are of timber-framing, probably with a hall and cross wings. It was remodelled and extended, in brick, at least twice in the 18th century and further remodelled between 1857 and 1868 to the designs of the architect John Cunningham of Liverpool for a Mr R C Cotton.

One of the suggested conditions from the local archaeological advisors, Clwyd-Powys Archaeological Trust, for the planning consents for the works to the outbuildings was that an appropriate photographic record be made of the outbuildings to ensure a degree of 'preservation by record'. The advice recommends this be done to Historic England standards but no level is mentioned.

However, it is assumed that a Level 2/3 is needed. This consultancy was commissioned to undertake the necessary work, which was completed in December 2019.

2. Specifications

The standard of the photographic record required was that of Historic England's (but formerly of the RCHME) Level 2/3.¹ As outlined in the main guidance, the general outline for a Level 2 survey is that of:

*'...a **descriptive record**, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, described and photographed'.*

This level requires the following sections of the 'menu' of photographic recording outlined in that document, viz.:

- 1. A general view or views of the building (in its wider setting or landscape if 2 (below) is also to be adopted).*
- 2. The building's external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information it may also be appropriate to take views at right-angles to the plane of the elevation.*
- 4. The overall appearance of the principal rooms and circulation areas. The approach will be similar to that outlined in 2.*

Additional detail, if appropriate, and additional views, are required for a Level 3 survey.

3. The Photographic Survey

The survey was undertaken using professional grade Nikon DSLR cameras with a minimum of 12mp resolution using NEFF (or RAW as required) and compressed JPEG file formats. The photographs are reproduced in this report. The location of the viewpoints of the photographs, and their directions, are shown on Fig.3 below.

¹ Historic England, 2016, *Understanding Historic Buildings: A Guide to Good Recording Practice*



Fig.1: Location plan (OS OpenData)

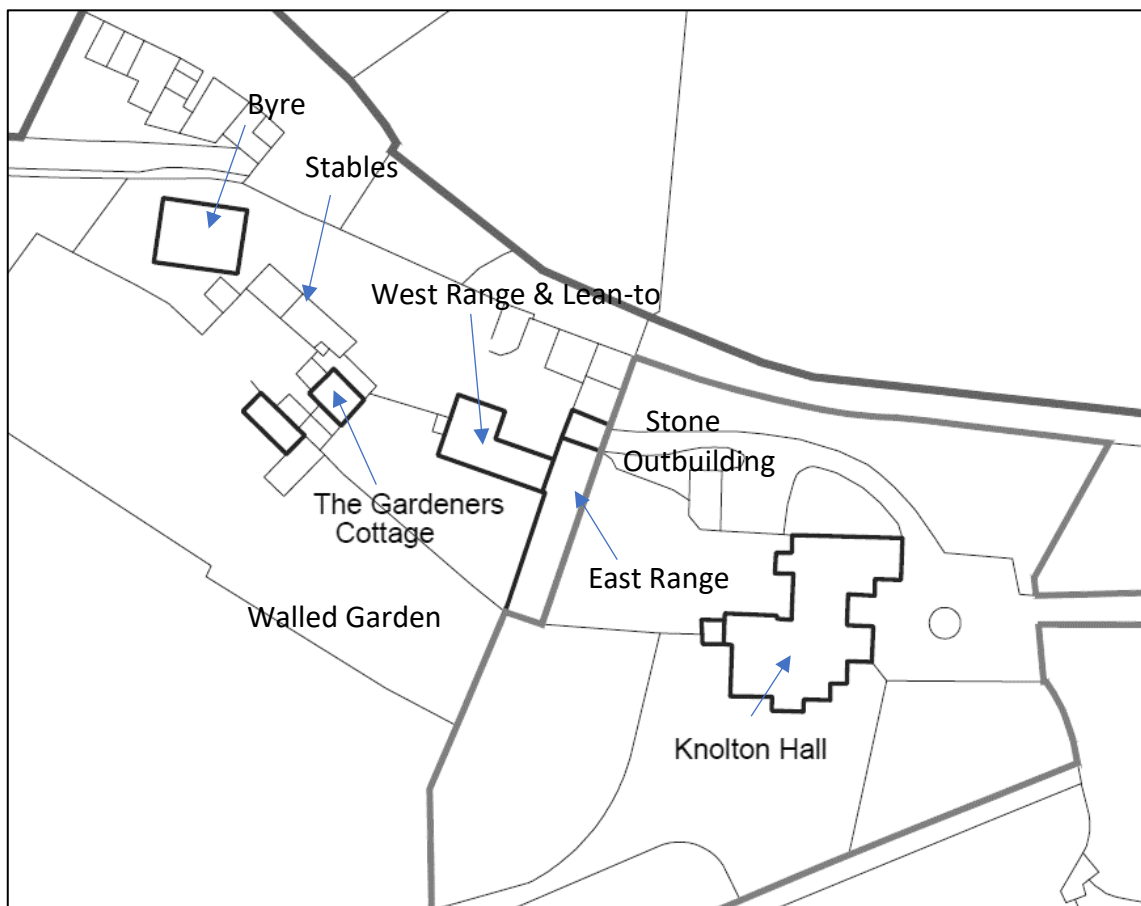


Fig.2: Outline site plan.

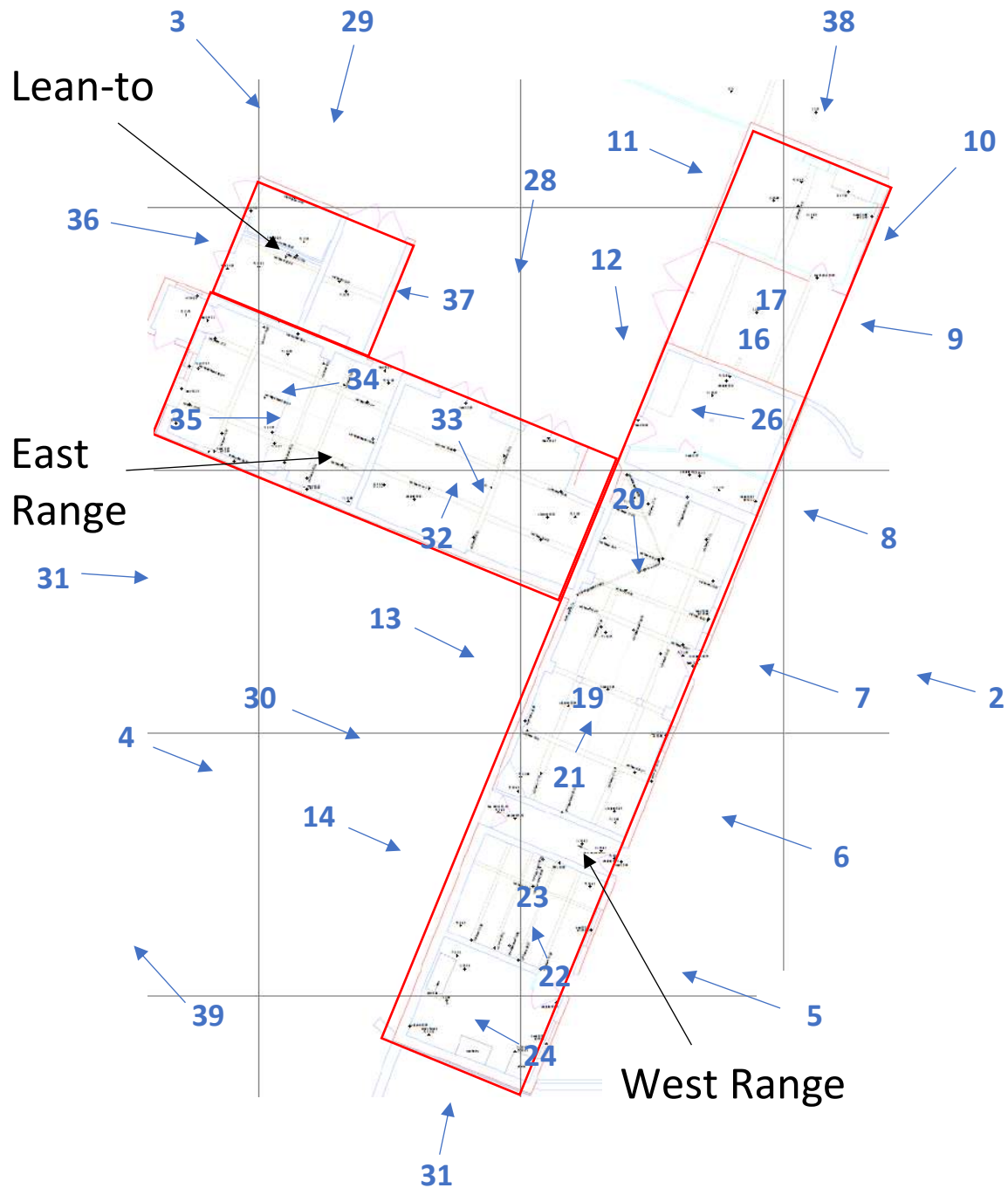


Fig.3: Ground-floor plan of main outbuildings, showing photo views.



Pl.1: The east, or entrance front, of Knolton Hall viewed from the drive.



Pl.2: The east elevation of the East Range.



Pl.3: The main outbuilding complex from the north-west.



Pl.4: The southern end of the west elevation of the East Range.



Pl.5: Southern end of the east elevation of the East Range.



Pl.6: Part of the southern part of the east elevation of the East Range.



Pl.7: Part of the east elevation of the East Range.



Pl.8: Part of the central section of the east elevation of the East Range.



Pl.9: The east side of the drift-way through the East Range.



Pl.10: The northern end of the east elevation of the East Range.



Pl.11: The northern end of the west elevation of the East Range.



Pl.12: West elevation of the East Range to south of the drift-way.



Pl.13: West elevation of the East Range south of the West Range.



Pl.14: Southern end of the west elevation of the East Range.



Pl.15: South gable of the East Range.



Pl.16: South side of the drift-way through the East Range.



Pl.17: North side of the drift-way through the East Range.



Pl.18: Roof of the drift-way through the East Range.



Pl.19: Roof structure over the barn section in the East Range.



Pl.20: Barn section of the East Range, looking south-east.



Pl.21: Barn section of East Range, looking north.



Pl.22: Penultimate southern ground-floor space in the stable of the East Range, looking north.



Pl.23: Roof and louvre over the penultimate southern room in the stable of the East Range.



Pl.24: Southernmost ground-floor room in the Barn Range, looking west.



Pl.25: Southern loft space in the Barn Range, looking south.



Pl.26: Stable south of drift-way in the East Range.



Pl.27: Part of loft above the northern half of the East Range.



Pl.28: East end of the north wall of the West Range.



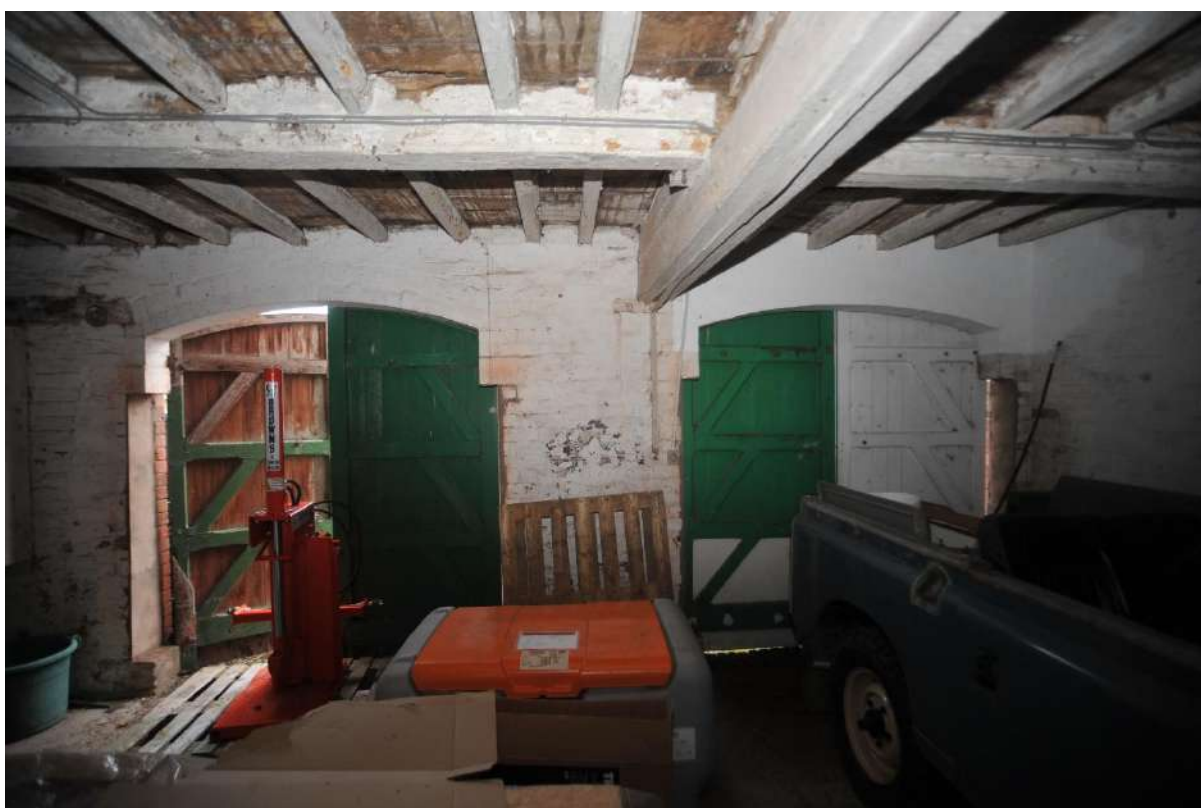
Pl.29: West end of the north side of the West Range, including lean-to extension.



Pl.30: South elevation of the West Range.



Pl.31: West Range from the south-west, with East Range to right.



Pl.32: Interior of the eastern end of the West Range, the former coach house, looking north.



Pl.33: Ground-floor interior of the east end of the West Range, looking south-east.



Pl.34: West end of the West Range, looking south-west.



Pl.35: West end of the West Range, looking east.



Pl.36: West elevation of the lean-to attached to the West Range.



Pl.37: East elevation of the lean-to extension of the West Range.



Pl.38: North side of outbuilding to north of East Range, with East Range gable beyond.



Pl.39: View of south yard area westwards towards converted cottage in background, left.



Pl.40: North side of Cottage converted from coach house, with Stables to the right.



Pl.41: East side of Cottage converted from coach house.



Pl.42: Modern Stables towards western end of outbuildings.



Pl.43: Modern stables at west end of complex, viewed from the west.



Pl.44: Typical interior stall in the modern stables.



Pl.44: West gable of modern stables and adjacent section of garden wall.



Pl.45: East gable of mid-20th century byre at west end of the complex.



Pl.46: South elevation of the mid-20th century byre.



Pl.47: Derelict timber shed at west end of the complex.



Pl.48: Part of the north side of the north garden wall south of the outbuildings complex.



Pl.49: Inner, or west, side of the east wall of the walled garden south of the complex.



Pl.50: General view of the complex from the north-west with walled yard in foreground.



Pl.51: Outbuildings in the rear yard area to the north-west of the house.



Pl.52: Stone outbuilding to north of house from the east.



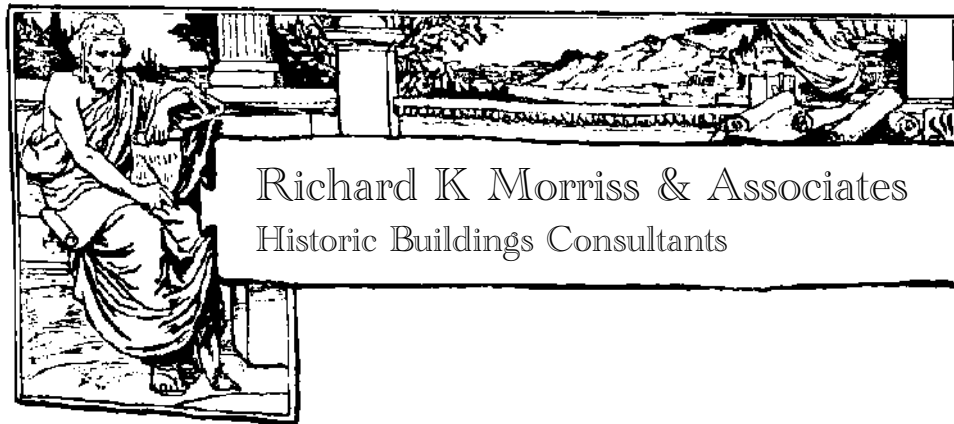
Pl.53: Stone outbuilding from the west, viewed through the driftway.



Pl.54: Gateway into the rear grounds of the house, east of the East Range, looking north.



Pl.55: North side of the wall and gateway to the rear of the main house, East Range to right.



The Consultancy

Richard K Morriss founded this Consultancy in 1995 after previously working for English Heritage and the Ironbridge Institute of the University of Birmingham and spending eight years as Assistant Director of the Hereford Archaeology Unit. Although Shropshire-based the Consultancy works throughout the UK on a wide variety of historic buildings for clients that include the National Trust, the Landmark Trust, English Heritage, the Crown Estates, owners, architects, planning consultants and developers. It specialises in the archaeological and architectural analysis of historic buildings of all periods and planning advice related to them. It also undertakes broader area appraisals and Conservation Management Plans.

*Richard Morriss is a former Member of the Institute of Field Archaeologists and of the Association of Diocesan and Cathedral Archaeologists, archaeological advisor to four cathedrals, occasional lecturer at Bristol and Birmingham universities, and author of many academic papers and of 20 books, mainly on architecture and archaeology, including *The Archaeology of Buildings* (Tempus 2000), *The Archaeology of Railways* (Tempus 1999); *Roads: Archaeology & Architecture* (Tempus 2006) and ten in the *Buildings of series: Bath, Chester, Ludlow, Salisbury, Shrewsbury, Stratford-upon-Avon, Warwick, Winchester, Windsor, Worcester* (Sutton 1993-1994). The latest work is an Historic England funded monograph on the *Houses of Hereford* (Oxbow 2018). He was a member of the project team responsible for the restoration of Astley Castle, Warwickshire, winner of the 2013 RIBA Stirling Prize.*



BROMLOW HOUSE
BROMLOW
SHROPSHIRE
SY5 0EA

rkmbromlowhouse@gmail.com