

# WHITE LION, PAILTON CONSERVATION MANAGEMENT PLAN



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**BURRELL | FOLEY | FISCHER**  
ARCHITECTS AND URBAN DESIGNERS

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## List of Abbreviation

RBC	Rugby Borough Council	As the local authority, it is RBC who will grant permissions for any works to the White Lion building and grounds.
PWLWG	Pailton White Lion Working Group	The working group of the Parish Council established to preserve and restore the White Lion in Pailton.
CMP	Conservation Management Plan	The following document with purpose to consolidate existing research into White Lion into one accessible report. This document should be recognised as constantly under review and works should be undertaken to update it as knowledge is obtained and circumstances evolve. All research into the historical, cultural, social and ecological significance of the site should be recorded to inform future decisions into White Lion's maintenance and conservation.
HE	Historic England	The authoritative body on the significance of historic buildings and landscapes in England. HE has listed White Lion as Grade II listed.
NLHF	National Lottery Heritage Fund	The works due to be undertaken to restore and improve the accessibility of White Lion are funded by the National Lottery and the project is an NLHF scheme.

## 1.0 Executive Summary

This Conservation Management Plan (CMP) forms part of an overall Masterplan commissioned by the Pailton White Lion Working Group (PWLWG). It will form an integral part of the PWLWG's strategic view on its approach to Conservation and its responsible stewardship of the Grade II Listed White Lion building.

Burrell Foley Fischer LLP has focused on producing a document that will be useful and not consigned to the bookshelves. The CMP endeavours to provide accurate information and a statement of good practice in relation to the fabric, and the upkeep of White Lion building and grounds.

This CMP is a working tool. It should be regularly consulted, and no less regularly updated. It is intended to be comprehensive enough to be useful without being so detailed as to be impractical.

## 2.0 Introduction

### 2.1 Context, Purpose & Aims of Conservation

The Conservation Management Plan's purpose is to provide guidance for the day-to-day management of The White Lion building and grounds, future planning for change and development, and continuing programmes of maintenance, repair and refurbishment. It is meant to especially guide the PWLWG in the development of design proposals, and operational strategies for works that could affect The White Lion building and grounds, and to serve as a basis for discussions with Historic England (HE), the Local Planning Authority and the amenity societies as statutory consultees. It also is to serve as a supporting document for the Delivery Phase of the National Lottery Heritage Fund Grant.

The Conservation Management Plan (CMP) collates and summarises existing information (plans, photos & general archival material) to create an understanding of The White Lion's heritage and its significance through time. It assesses the value and importance of the building and its site and its various elements and previous activities; defines issues that might have impacts on them; and proposes policies to guide future management and help protect character and significance.

Conservation aims to restore The White Lion and the story of its existence alongside the need to protect valued and significant heritage. By identifying risks that make the site vulnerable to loss of significance, it proposes policies for that look to support appropriate and desirable change and development, as well as minimising risks and protect from damage. The purpose of the policies is to encourage good standards of protection, through careful conservation and site management. They aim to ensure that what is valuable survives intact for the benefit of future generations as well as serving the present day needs of The White Lion for learning, hire and visitor experience. The project is encouraged to adopt said plan as the basis for long term conservation and management, and to review the Plan as appropriate and in any case at no more than 5-year intervals, in order to reflect changing circumstances.

### 2.2 Basis & Structure

The Plan is based on Conservation Plans in Action: proceedings of the Oxford Conference, ed. Katherine Clark, English Heritage, 1999 and Conservation Plans for Historic Places from the Heritage Lottery Fund. The underlying principles are drawn from The Conservation Plan, James Semple Kerr, 1996, and takes account of the series of international charters on the built heritage (summarised in the Guide to International Conservation Charters, Historic Scotland, 1997) of which the most important for Conservation Plan purposes is the Charter for the Conservation of Places of Cultural Significance, Australia ICOMOS, 1999 (the Burra Charter).

### 2.3 Limitation of the Conservation Management Plan

Existing documentation on the White Lion is fairly limited. New research has been carried out by Kate Andrew to inform this document and the wider design process, although there are still some limitations to our understanding of the site.

### 2.4 Consultation, Acknowledgement and Authorship

The Statement has been compiled in consultation with a number of individuals, their assistance and advice are gratefully acknowledged.

The summary of heritage within the CMP has been developed by Kate Andrew MSc FMA ACR with the assistance of Aidan Ridyard, RIBA, Conservation Architect of Burrell Foley Fischer LLP.

Further material can be found in the appendices of this document. Any requirements for specialist input are identified within the Statement.

## 3.0 Summary of the Heritage

### 3.1 Setting of Pailton

The White Lion Public House is situated on Coventry Road in the village of Pailton in North Warwickshire.

The village of Pailton lies a mile or so north of the M6 motorway in the triangle of land enclosed by the M6 to the south and the point where the Roman roads, the Fosse Way and Watling Street cross. It is close to the geographic centre of England.

The underlying bedrock formation around Pailton is the Triassic Mercia Mudstone group, creating a gently undulating landscape. A mapped change from a mudstone unit to a more dolomitic unit forms the slight ridge upon which the pub is built, and which divides the upper and lower sections of the car park.

### 3.2 Listing Description

The pub was first listed on 27th August 1986 – the description is inaccurate but probably reflects what was at that time visible under decades of cream painted woodchip and black gloss paint. The following is taken from the Historic England listing.

Listing Grade II

List entry 1233573

Listing detail

PAILTON COVENTRY ROAD SP48SE (South side) 3/62 The White Lion Public House - II Public House. Mid C18. Brick, the front facade rendered, with plain tile roof and brick stacks to ridge and end. Two storeys plus attic; 4-window range. Part-glazed door to left within plain rendered surround; door to right within C19 gabled porch. 2 and 3-light casements to ground and first storeys with 4 hipped dormers of 2-light casements to roof. Rendered plinth and a storey band, shallow hood above left door. Interior: altered inglenook and some chamfered beams. C19 wing to rear.

Listing NGR: SP4705281969

### 3.3 Development of Pailton from Saxon Period to the Present Day

Roy Bourne, a local historian, published a detailed local history of Pailton in 1984. This references both primary sources, indicating a considerable amount of original research, and secondary sources such as The Victoria County History and Dugdale's 1730 "Antiquities of Warwickshire". A copy has been made available to assist with research for this document and a PDF scan made.

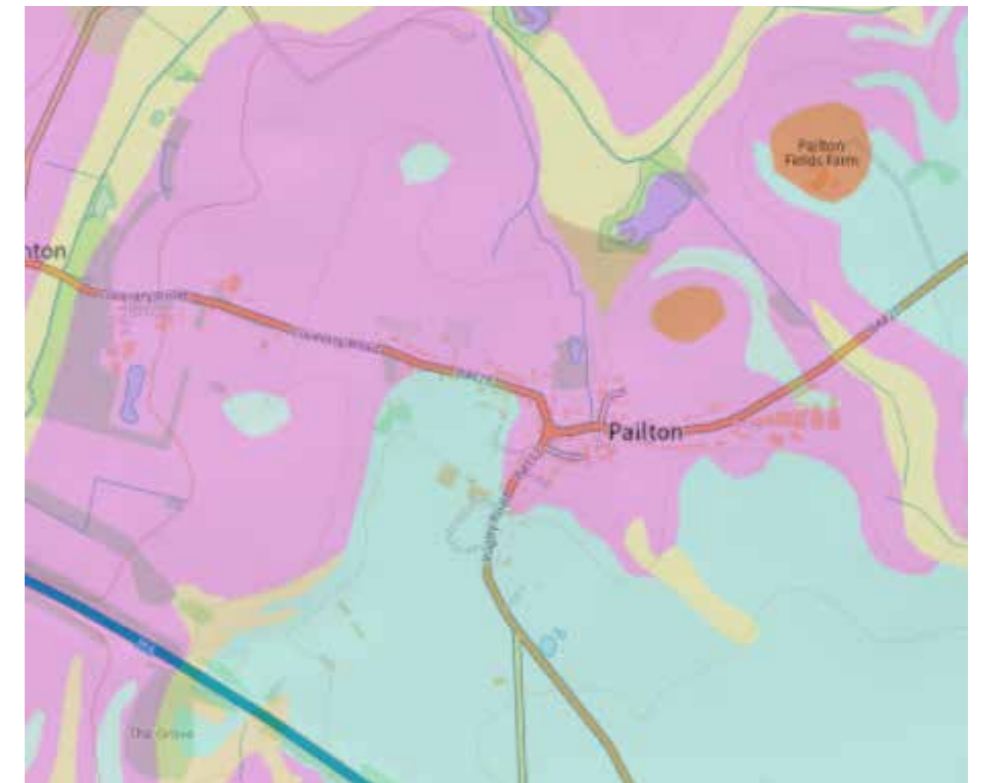
The commissioned search of the Historic Environment Record for a 1km radius search centred around the site, identified prehistoric worked flints recovered from field walking in Monks Kirby and some Roman-British small finds reported to the Portable Antiquities Scheme. Cropmarks seen in aerial photographs in one of the surrounding fields indicate some kind of enclosure. Watching briefs and archaeological excavations linked to development at properties, including the former Baptist Chapel, along Coventry Road reported only post-medieval structures such as pits and ditches and no finds of significance.

Pailton is a Saxon name meaning a homestead or enclosure (ton) belonging to Paeili or Paegel. During the period of the Danelaw the area around Pailton remained Saxon controlled, but the Danes took over nearby Churchbury with its Saxon Church and re-named it Kirkby from the Danish Kyrka (church) and bi (a place of residence) or Kirby. (Bourne, 1984, Simpson, 2021).

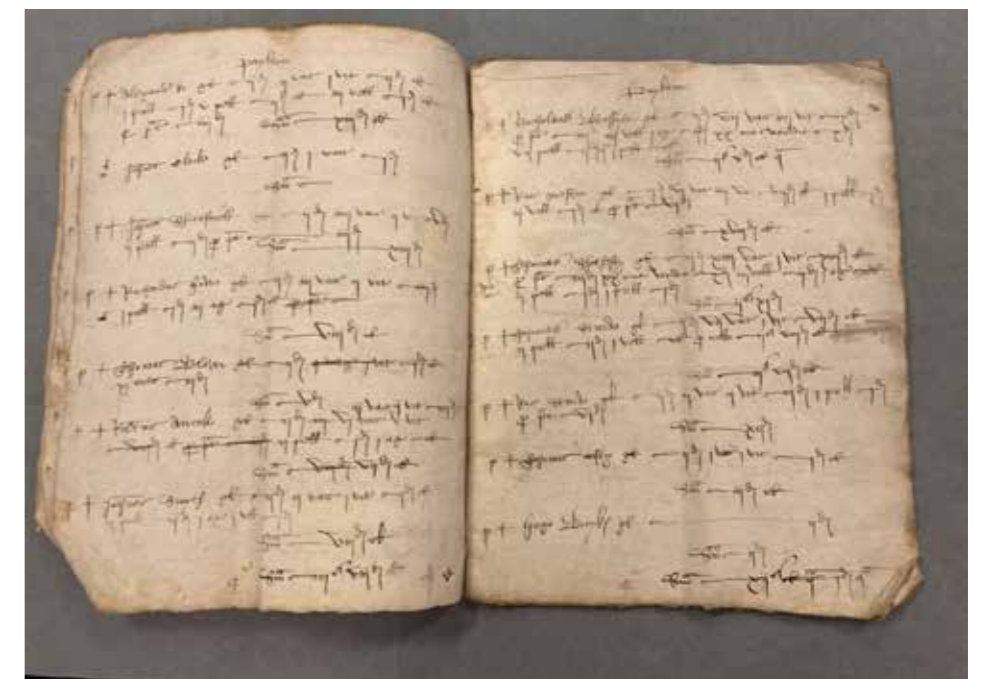
After the Norman conquest, land in Pailton became the property of the Benedictine Priory founded in 1077 at Kirby (hence Monks Kirby). Pailton or Paylington (as spelt by Dugdale) is not recorded in the 1086 Domesday survey. [Monks] Kirby with 80 households, Newnham [Paddox] with 24 households and Newbold [Revel] with 37 households were the nearest settlements recorded. In addition to the church, Leofwin, father of Leofric had been Lord of all three at the time of the Norman conquest but by Domesday Geoffrey of la Guerche was the lord and chief tenant. The HER records medieval ridge and furrow in open fields that surround the site of a medieval nucleated settlement, these fields can still be identified on the 1732 Pailton enclosure map. Bourne (1984) references an Edward III 1332 lay subsidy roll with fourteen residents. Many of the surnames indicate Norman settlers and some of which were still present in the 18th and 19th century.

The tithe accounts for Monk's Kirby and its hamlets in 1528-29, the 20th year of the reign of Henry VIII and predating the dissolution of the monastery indicate that the village had:

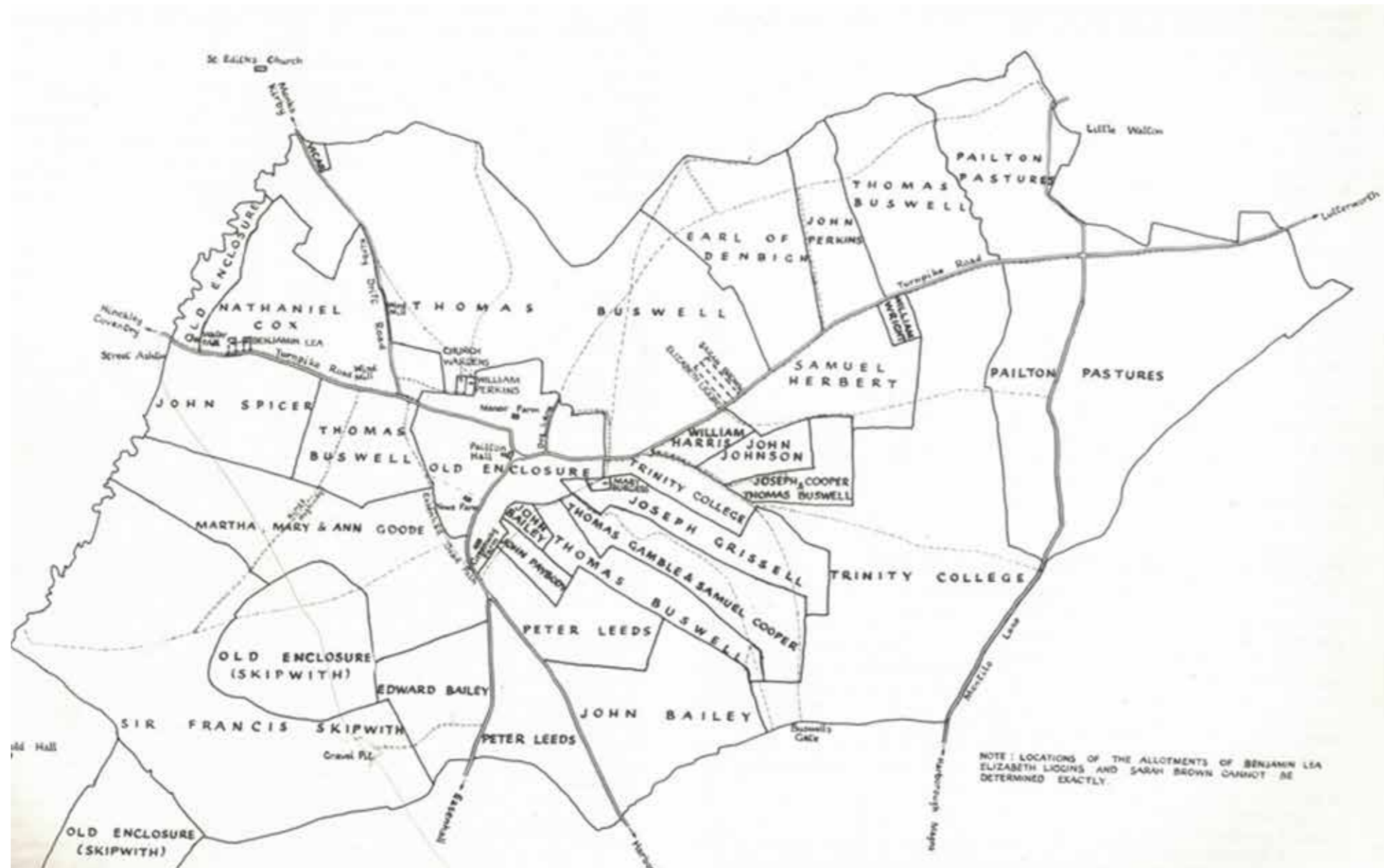
- 39 houses taxed for garth (garden) and lath (smoke/ hearth) 2d (1d each)
- Most but not all have a cow and calf and some have sheep and lambs
- 14 people taxed for chickens which suggests slightly bigger houses/ small holdings
- 17 tithes include barley – so growing crops rather than just providing labour
- 1 tithe for honey
- Chicken and barley growers are not a complete sub set of each other



Geological map of the area around Pailton – Triassic bedrock - green is dolomitic mudstone, pink is red clayey mudstone, orange is a sandy mudstone. Pale yellow alluvium forms the river valleys



Two pages for Paylton from the 1528-29 Monk's Kirby tithe accounts Warwickshire Record Office CR2017/E40



Map based on the Pailton Enclosure Award Dated 20th January 1762, following the Act of Parliament given Royal Assent on 3rd March 1761 (From Bourne, 1984). Both the White Lion and the Plough Inns lie on the Hinkley to Coventry road within the area marked "Old Enclosure"

The central part of the village bounded to the west by the old route of the Monk's Kirby to Easenhall and Harborough Magna roads was enclosed at an early stage. The plots within this area became homesteads and small home fields associated with farms within the nucleated settlement. This may have been as a result of the 1739 enclosure act, but the suggestion is that this area was enclosed far earlier. The number of households in the village was 79 in 1666 but decreased to 71 by 1785.

In 1728, Sir Francis Skipwith of Newbold Hall, 3rd Baronet (c. 1705–1778), inherited the Lordship of the Manor of Pailton. This baronetcy had been established in 1670. A number of exchanges of land occurred as a result of the enclosure with the plot later occupied by the White Lion forming part of the Skipwith land holdings.

Bourne (1984) references the areas under tillage of the common fields in 1740 as 27% and 1748 43% from the tithe terriers. This demonstrates an increase in growing of crops rather than grazing sheep and cows. Three named farms Manor Farm, Yews Farm and Greenway Farm can be identified in the old enclosure at the time of the 1761/1762 enclosure award.

It is likely, due to the distance from the road of the house and the arrangement of outbuildings that both the Plough and The White Lion were built originally as small farms. In 1754 to 1755 an act for the construction of a turnpike road from Market Harborough to Coventry via Lutterworth was passed and shortly afterwards, the road was built, and much faster and effective communications came to the village. Several older roads within the settlement were abandoned.

Significant further change came to Pailton following the 1762 Enclosure Award. It may have taken until this point for the inns to become fully established. Bourne (1984) gives 1762 as the date the White Lion was built, but the oldest parts of the timber frame construction are 150 to 200 years older than this. The first newspaper reference located to The White Lion is from the Northampton Mercury of Saturday 18th April 1789 and the earliest reference to Pailton more generally located is from 1763.

It is probable that The White Lion served traffic going in the direction of Coventry and Hinkley (as it's on the left of the road) and the Plough Inn, on the right-hand side, served the traffic traveling towards Lutterworth and Market Harborough. The presence of a large painted sign advertising the inn as having "good stabling" in the earliest located photograph supports this – there is nothing painted on the other outbuilding that can be viewed travelling from the opposite direction.

Other significant transport links arrived with the Oxford canal opening in 1790 with a wharf at Stretton and in the late 1830s the start of the construction of railways through the area.

Construction of the first sections of the M6 started in the late 1950s, but the route from the M1 at Cathorpe to Birmingham opened in 1971. Considerable change has come to the village in the 20th century with many older buildings demolished and new infilling of housing.

### 3.4 Construction and Evolution of The White Lion

Eleven phases of construction have been identified from a combination of a detailed inspection of the building and photographs taken and sketches made, a map regression, a thorough search of all newspaper citations for Pailton White Lion on the National Newspaper on-line database from 1762 to the present day, searches for on-line images of the White Lion and two visits Warwick Record Officer. Roy Bourne's extremely well researched 1984 local history provided a starting point to understand the history of the parish.

#### 3.4.1 Phase 1 | Late 16th or very early 17th century

It is likely that the White Lion began life in the late 16th or early 17th century as a small two bay timber framed farmhouse with a large brick external chimney at the left hand (east) side, built on a brick or stone plinth.

Locating the build on the change in slope caused by the junction between the soft red mudstones and harder dolomitic mudstone stone may have provided the means to win the raw materials from the ground (stone or clay to make bricks on-site) to build the plinth and the chimney stack and later to use the hole created as the cellar.

Initially, it had been assumed that the original chimney stack was a central one, allowing the ground floor rooms either side to have a fireplace. However, different styles of build in the roof, the pronounced vertical step in the frontage and change of levels of the roof around the chimney indicate that the original two bays in fact ran to the right of what is

currently the front door. The curved post next to the bar is the only remaining vertical part of a removed end wall at ground level evidenced by the mortice holes in the joist that runs front to back across the room for upright timbers from now lost framing. The ground floor was probably divided into two rooms along the joist running east west with the back room used for cooking and accessing a bread oven within the width of the chimney.

The original entrance door was most probably located where one of the ground floor windows to the right of the current front door is now situated and explains why there is an uneven pattern of fenestration, the narrower window would be the correct size for a door. The pattress plates above these widows testify to the impact of cutting the timber frame.

The ground floor rooms were high status, as evidenced by chamfered joists with curved step stops on both the main and cross beams. Centuries of use of the fireplace has deposited a considerable amount of soot on the both the joists and underside of the oak floorboards, hidden by a later sawn lathe and plaster ceiling and overlain again by a second 20th century plaster board ceiling. This indicates that there was no ceiling originally. Lack of soot blackening on floors above and the inside of the roof indicates that the building always had a chimney.

The extent of the two bays is most clear at attic level where the roof above these bays is one large open space. At first floor level, it is the space between the chimney and the partition cut by a central door.

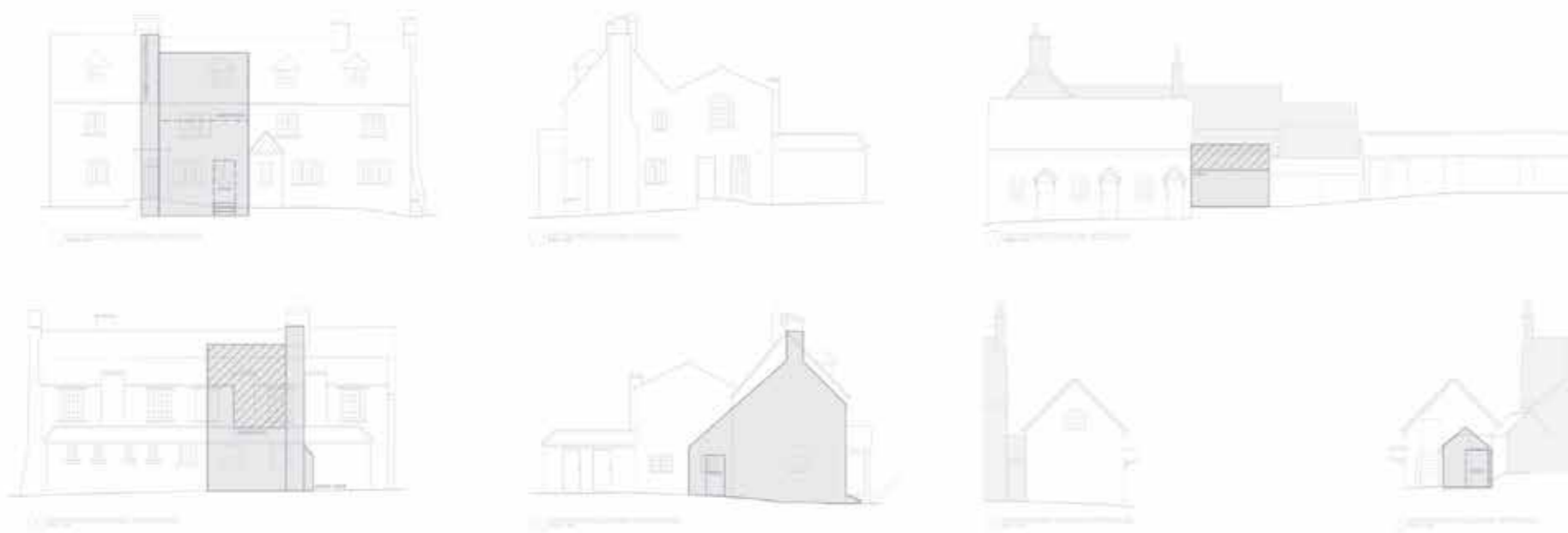
The roof was lower, as evidenced by where the roof on the rear elevation joins the chimney and the house had a rear outshot, behind the original two bays which follows in part some remaining sections of internal walls. It had a cat-slide roof as evidenced by the shape of the south side of the chimney in the attic space, this was at a slightly less steep pitch than the main roof. The roof structure is of Queen struts with trenched purlins.



Vertical step in the frontage between the two 17th century phases of build.



Vertical timber remains of the end wall at ground level with chamfers either side, that in the original phase is much deeper. Mortice holes from the original ground floor end wall visible.



Phase 1 - Historical Elevation Development



Phase 1 - Historical Plan Development

The inside of the western wall at first floor level is protected by two sets of apotropaic burn marks on the horizontal timbers, opinions vary as to whether this was against fire or witchcraft. The presence either side of the later door perhaps suggest that this space was also divided into two rooms front to back. There is also the suggestion of the remains of a decorative wall painting in dark blue or black pigment on the lowest layer of limewash. The "grisaille" style was popular in the Elizabethan period of the late 16th century and start of the 17th century.

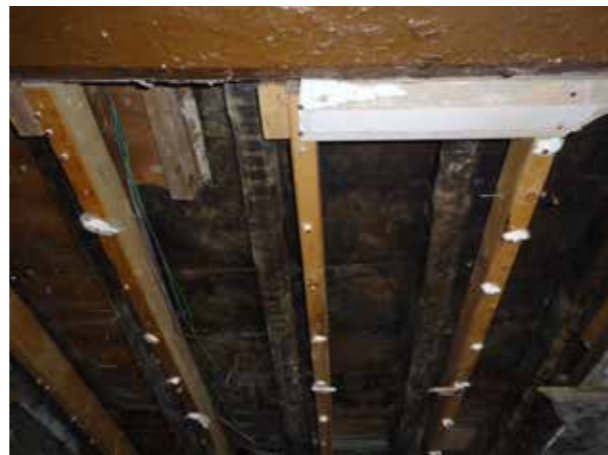
There was space for three to possibly four rooms on the ground floor, three bedrooms at first floor level and probably one large room in the attic. Steep steps would have wrapped around the chimney stack.

The former original outside late 16th or early 17th century west wall was rendered over the timber frame, as evidenced by the gouge marks in the horizontal timbers, created to form a key for the render. At attic level, the timber frame is infilled with what appear to be split (rather than sawn) laths and coated on what was the exterior (western side) with a thick pinkish mud rich lime render with straw fragments mixed into it. The timber framing is not visible on what would have been the exterior wall of the top of the gable, unlike at first floor level.

Restaurant advertisements up to 1994 for the pub describe it as 18th century but in 1995 it starts being described as 17th century, suggesting that the timber framing and blocked central door at first floor level was uncovered during a refurbishment in the early part of 1995.

A 2004 guide to dining, visiting and accommodation states that the pub dates to 1620.

The south somewhat curved wall of the outbuilding with the external steps probably also dates from the late 16th century, one section is constructed from very thin and strongly weathered Tudor style bricks, but this range, (now named the Brewhouse), has been subject to numerous additions and partial rebuilds up to the current century, so little historic fabric is visible.



*Above - Stepped stop to chamfer on the main beam running east west from the fireplace. Below - soot covered floorboards and chamfered joists running north south with curved ends and stops, evidence of later lathe and plaster and then plaster boards ceiling applied on top of these.*



*Above – apotropaic burn marks on inside end wall of the original timber framing. Below - specs of dark blue or black pigment of the lowest layer of limewash may be the remains of a decorative grisaille wall painting.*



*Above - original external timber frame at first floor level keyed to enable render to be applied. Below - split lathe and thick lime render to what was the external wall visible in the attic space.*



### 3.4.2 Phase 2 | Mid 17th century

A cellar, ground floor, first floor rooms and an attic above were added to the east of the chimney stack later in the 17th century and access stairs down to the cellar created behind the lobby. The cellar door with its blacksmith made hinges is probably original and its top is shaped to fit beneath stairs. However, 20th century rebuilds of the stair treads possibly combined with some structural movement has stopped this door opening properly.

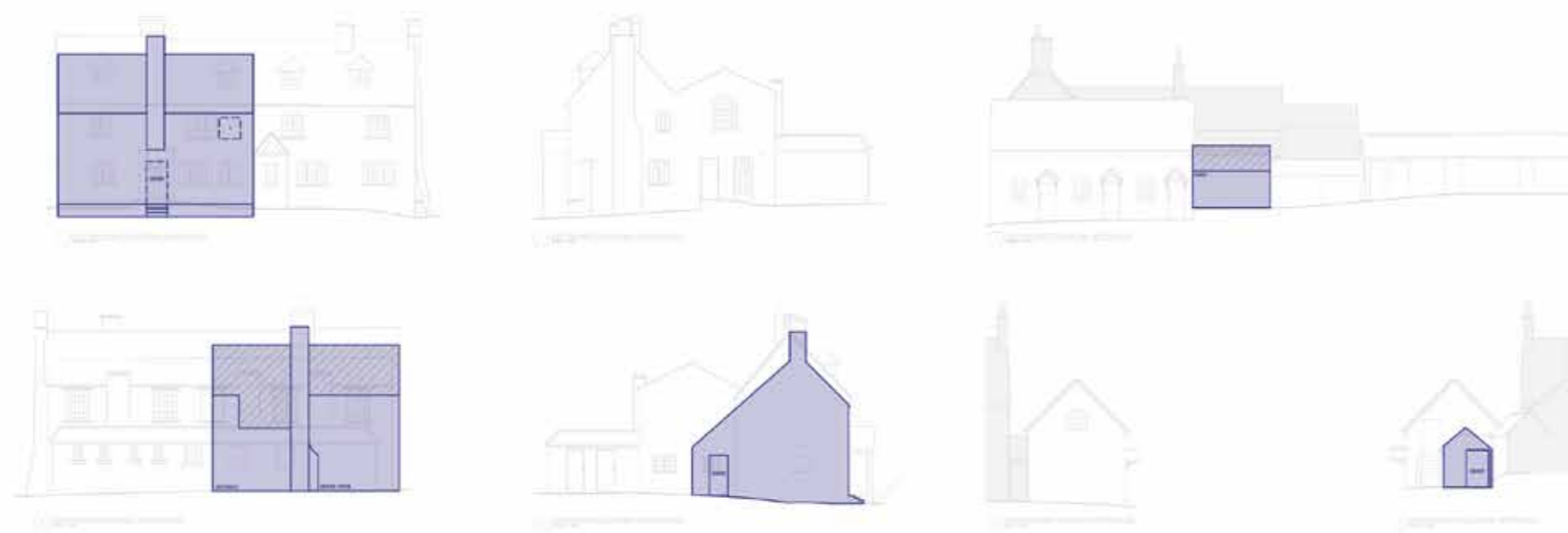
Re-used timbers were used for part of the eastward extension as mortice holes are visible on the underside of the purlin by the eastern dormer. In other areas of the Midlands, there was an extreme shortage of new structural timber in the 17th century resulting in a lot of re-use older pieces of timber framing.

There are original plank doors with handmade hinges in the eastern part of the attic and the remains of the top of the access stair. The east gable may have been constructed in brick originally or rebuilt in brick at a later stage.

The front door was then relocated opposite the north, short side of the chimney stack to create a typical layout for a 17th century lobby entry house. The steep stairs to the first floor would have been built between the door lobby and the chimney stack with a ladder or very steep steps to access the attics.



Above left - 17th century cellar door with blacksmith made hinges and shaped top. Above right – mortice holes in the underside of the purlin made from re-used timber close to the eastern dormer and round wood timber used to infill timber frame.



Phase 2 - Historical Elevation Development



Phase 2 - Historical Plan Development

### 3.4.3 Phase 3 | Early 18th century (c. 1730)

In the early 18th century, possibly shortly after Sir Francis Skipwith inherited the estate in 1728, the house was extended westwards by a new brick-built bay with a protruding storey (or platt) band at the junction between the ground and first floor and a narrower chamfered extension to the joist running east west. An additional chimney was added at the west end. A brick face was probably added to the timber framed north front at this point and the roof height seems to have been raised at the same time to make the attics more useful as there is some rather odd round wood infilling above the queen struts in the framing by the chimney. There is evidence of framing for a possible skylight on the south facing roof elevation that presumably provided light to this new bay, which suggest the dormers may have been added a little later. By 1790, a canal wharf was situated fairly close by allowing easy transport of coal to fire bricks, so phase 3 may have been built 60 years later.



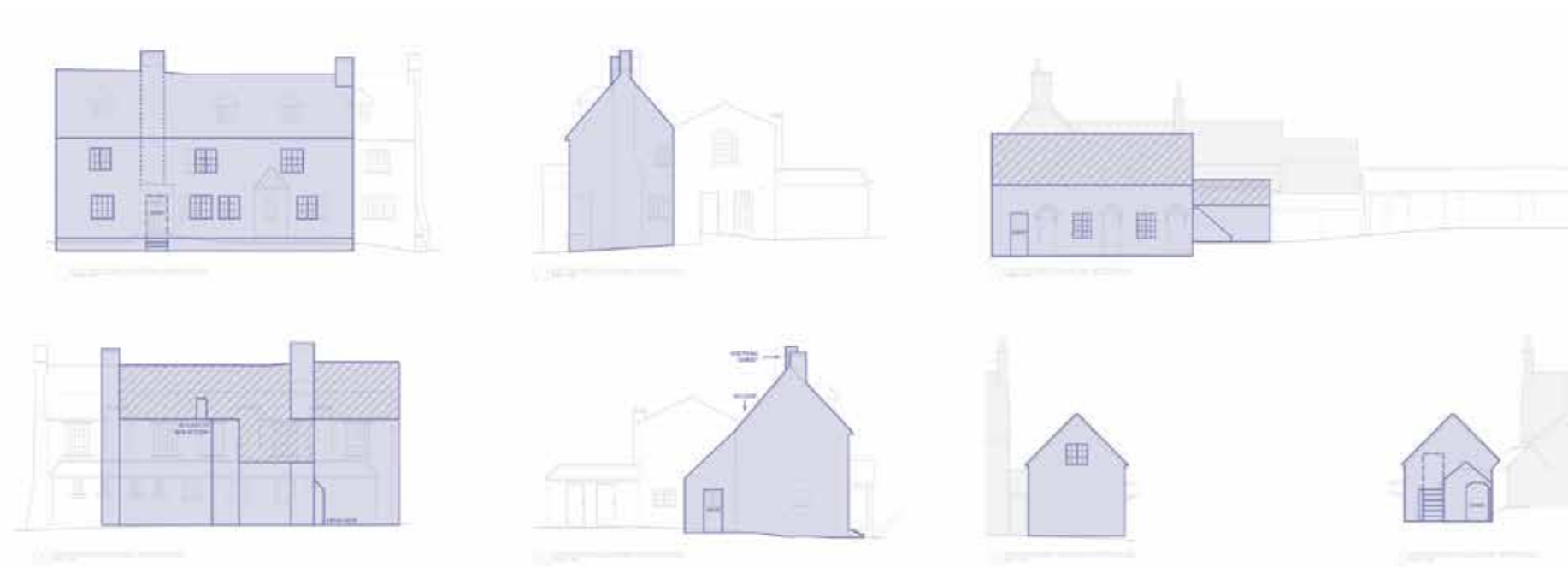
Left - possible frame to skylight in attic. Right - early 18th century fireplace in eastern most bedroom.

A doorway was cut through the timber frame at first floor level to enable the extra first floor room to be accessed and a six-panel door inserted. In the attic, a doorway was created between the Queen posts without disturbing the framing. Later removal of the wall below the cut frame is what is likely to have contributed to the structural instability. The additional horizontal bars added on the east side on this 18th century door may be to assist with structural stability or simply to allow the door to be blocked and hidden by new plaster when an access corridor was added at a later stage.



18th century six panelled door into new bedroom, the door is heavily re-enforced on the east side.

An elegant cast iron fireplace was added to the extended chimney stack in the first-floor eastern bedroom to provide upstairs heating in this room. The new west room was built with an upstairs fireplace and a hidden cupboard for valuables or cash disguised as part of the chimney although this may be a later 18th century feature. An empty packet of Teddy Gray's herbal tablets and bell wire and a brass swivel were found inside, so it was clearly still in use in the 20th century.



Phase 3 - Historical Elevation Development



Phase 3 - Historical Plan Development

### 3.4.4 Phase 4 | Late 18th century (c. 1760)

The first newspaper reference to the White Lion as an inn dates from 1789 and the first record of a landlord is John Reader in 1793. The final westerly brick bay in Flemish bond looks to be late 18th century in style and was probably built around this point as a private sitting room for travellers using the inn and to provide additional bedroom accommodation upstairs. It was accessed internally by a door on the south side of the internal wall as the brick wall can still be seen down to floor level beneath the banquet seating.

With three rooms in a row at first floor level, an access passageway to the bedrooms was then required, this seems to have been constructed by adapting a partition about 3 feet west of the chimney thought to have allowed access to a small rear bedroom. The first-floor fenestration was probably already a three-casement window with one casement to light the passageway and the other two, the bigger bedroom. The door into the front facing room is fitted with blacksmith made butterfly hinges and probably dates from phase 2.

Since it then became necessary to further cut through the original timber frame to access the new upper floor room via the rear access corridor, two substantial squared joists, with a slight chamfered edge were inserted, running the full width of the building front to back, to counteract the effect. The western end of the passage is lit by an elegant window suggesting that this new room was not the full width of the building. Although this does not make the best use of space, it would have been very difficult to introduce light to the passage without this window.

It was probably at this point that a new front door with its elegant stone door frame, three steps and wrought iron handrails was inserted in the position now occupied by the gabled porch. The lobby entry door was probably then blocked.

The outshot at the rear was modified and extended across the three easterly rooms to allow ground floor access into all three of the older rooms.

At attic level, a pozzolanic hot limecrete with obvious unslaked lime and brick pozzolan chips to promote a rapid set was poured over the floorboards in the two most westerly end rooms and the easterly end room. This would have created sound insulation between areas occupied by servants and the smarter bedrooms below. The new bedroom also had a sawn lath and plaster ceiling below the joists.

The dormers were probably added to the attic to give the building more of a Georgian appearance at this point. In one the most easterly dormer, the wind brace was trimmed back to create the necessary space. The position of the two eastern dormers suggests the symmetry that windows below are likely to have originally mirrored.

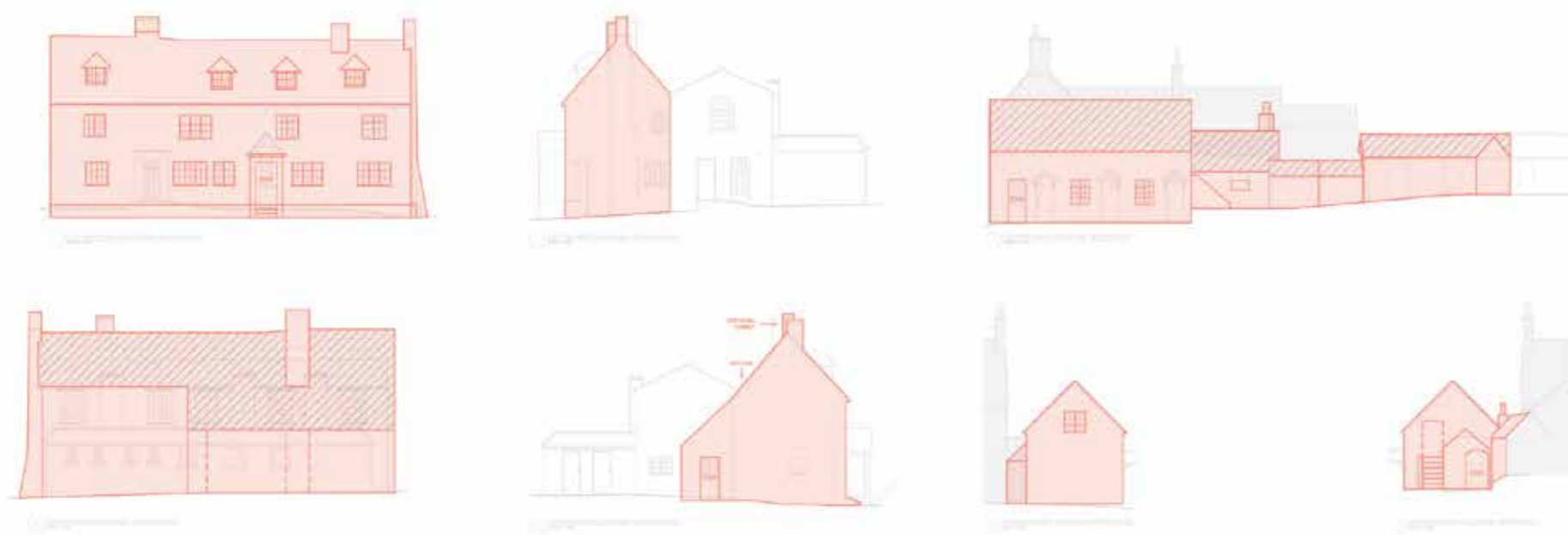
The copper was probably added to the brewhouse at this point on land aquired from the access between this property and the one to the east.



*In the foreground, one of two new joists spanning the building front to back inserted to allow the rear access passageway to be cut through the timber frame, the second black painted "beam" is fake.*



*Limecrete over elm floorboards to create some sound proofing between the attic rooms and the bedrooms below.*



Phase 4 - Historical Elevation Development



Phase 4 - Historical Plan Development

### 3.4.5 Brewhouse group of outbuildings

The footprint of this building with its external steps and other outbuildings on the site was established by the early 18th century during the last stage of use as a farm. This range of outbuildings, due to the unusual footprint, are clearly identifiable on the 1843 tithe map and first edition OS map of 1880. Once the site became a pub, beer must have been brewed on site unless it was supplied by one of the other village pubs. There was a malting house in Pailton (listed in particulars for an 1811 property auction), so raw materials for brewing could be sourced locally. The large number of pubs in the village may be linked to the poor quality of drinking water locally – an 1890 postcard of Pailton House that includes the pump in the foreground shows a notice fixed to it indicating that the water was unfit for drinking unless first boiled.

The single-story building may have become the brewhouse for beer from the late 1780s. Until at least 1975 it had a pitched roof and a short chimney with a conical chimney pot. The square section extending beyond the eastern boundary is the right size to hold a copper and is equipped with a stoke hole accessed from outside. Once brewed, beer was probably stored in this space and carried into the pub in jugs rather than being pumped up from barrels in the cellar.

The steep external steps to the upper floor of the adjacent building suggest that this was used to store grain and other food stuffs including possibly game, away from rats. Blocked ventilation holes can be seen in the southern gable and there has been a widow in the street gable from at least 1900. This building has queen struts and trenched purlins, but the intermediate rafters have been replaced in a twentieth century re-roofing.

John Reader, landlord in 1798 held a game certificate and was described as a victualler and chapman (a merchant) so also sold goods from the premises. His son Thomas Reader was the Skipwith's gamekeeper and later tenants of the inn were also the estate gamekeeper so probably continued to store and sell game. John Reader's daughter Mary married Samuel Arnold in 1791. Samuel Arnold succeeded John as landlord by 1801 and on his death in June 1820, his daughter Miss Anna Arnold took over.

The 1842 tithe map suggest that the narrow range with a fenced enclosure may have been dog kennels for the gamekeeper's working dogs.

In 1939, the ground floor of this building had a door at the street end and two small windows. A photo thought to date from 1953 shows a door at the pub end too. In the 1985 under Bernard Brindley this building was converted into a games room with a pool table and small bar and in the 1996 into a three en-suite bedrooms.



Above left – notch cut into the wind brace to allow insertion of the eastern dormer window. Above centre – Hidden cupboards in a false extension to the chimney within another cupboard (door now missing) in the late 18th century upper room. Above right - the blocked fireplace appears to be located centrally in the chimney breast to mislead the eye but in fact the cupboard extends as far as the left-hand side of the chimney piece.



Above left – single storey brew house and two storeys outbuilding beyond – ventilation holes blocked by a single header can be seen either side of the iron cross at the top of the gable. Above right - stoke hole to fire the copper located within the brewhouse.

### 3.4.6 Phase 5 | Mid-19th century (c. 1850)

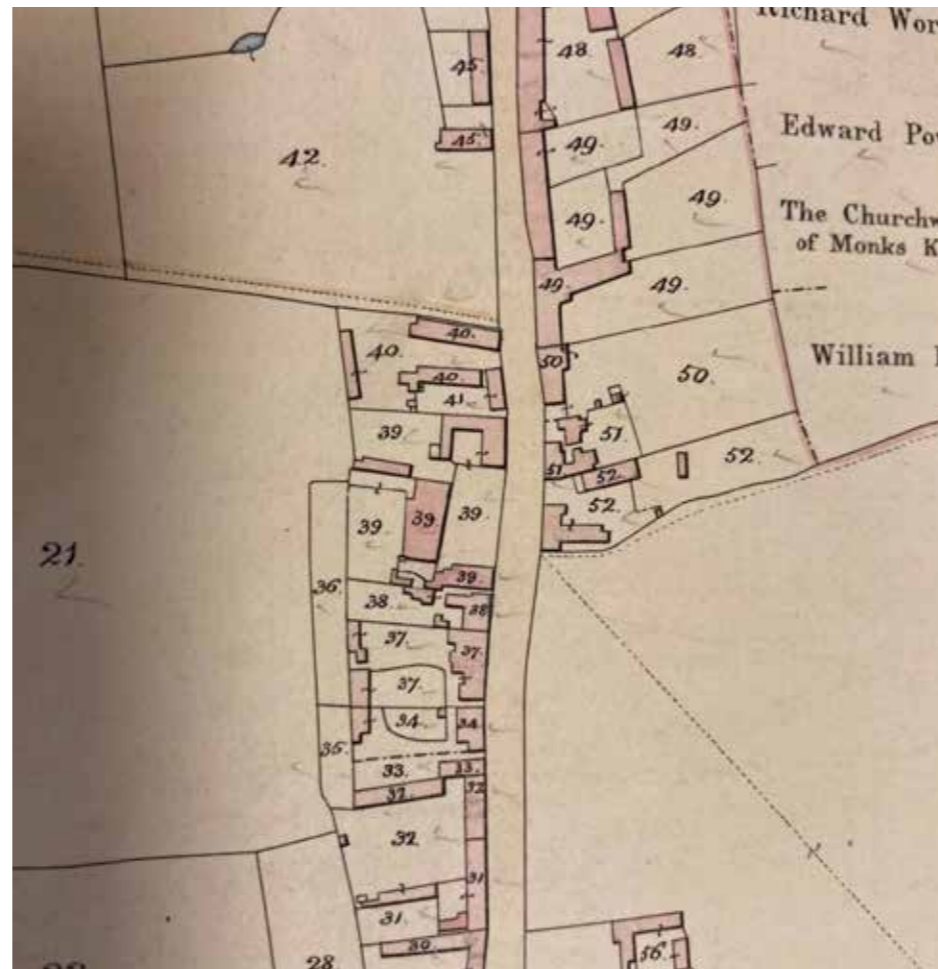
The map drawn for the 1842 tithe apportionment provides a very detailed plan of the White Lion (plot 39) and indeed the entire settlement. The occupier of the pub is listed as William Bryan, the owner was Sir Grey Skipwith Bart.

By 1842 a small building on the back of the courtyard range of outbuildings was probably privies. The L-shaped building with the curved line around it may have been kennels. Comparison with the first edition OS map from 1880 suggests that the former farmyard was in the form of two loose boxes and a tack room in the south range. The barn may have served to house coaches and the linking block against the western boundary of the plot used as stabling.

A narrow range running north south behind the western end of the inn extended to the south boundary and looks to be the right size for further stabling.

Plot 41 and its associated garden was occupied by William Smith but owned by Hannah Stachwell. Plot 40, owned by and occupied in part by George Bailey was made up of four houses, outbuildings, yard and garden. The row of what were three small houses on the south side plus plot 40 were demolished the mid twentieth century to extend the pub car park.

In 1850, the village post office operated from the inn and was run by William Bryan, the landlord (White & Co Directory, 1851 census).



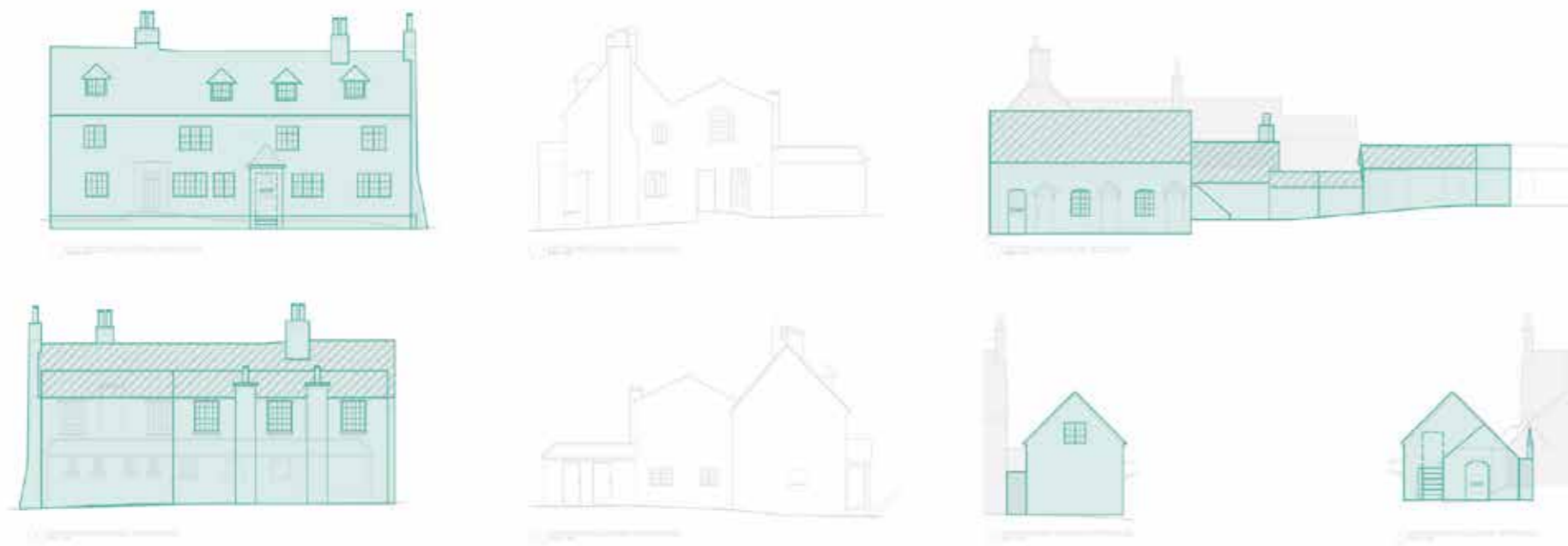
Left - Detail from 1842 tithe apportionment map CR569/150 3893. Plot 39 is described as White Lion Inn, outbuildings, yard and garden.



Panelled stair access to upper function room c. 1850



Mid-19th century door to allow access to the assembly room from the easterly bedroom.



Phase 5 - Historical Elevation Development



Phase 5 - Historical Plan Development

Sometime after 1843 and probably in around 1850, the rear structure were adapted or demolished and replaced with a full width two storey building with three south facing windows on the upper floor, two chimneys and a pitched slate roof with a leaded valley between the two parts of the building. The upper floor was designed as a single large function room, large enough for holding regular balls, inquests and auctions. The room was accessed via a staircase extension with wood panelled walls. An emergency exit was available via the door into the far east bedroom on the first floor. The function room was complete by Boxing Day 1852 when a ball was held. Pailton had a resident stone mason and builder, John Law, by 1840, so he may have undertaken the work. The Welsh slates for the roof would have been delivered via the recently completed railway line. William Bryan was landlord until 1853, succeeded by William Jordan who from 1857 was also the owner, until his death in 1871.

The Sir Gray Skipwith Lodge of the MU Oddfellows, a friendly society that supported its members with health care and funeral costs was established in September 1842. From 1853 onwards, the annual Oddfellows anniversary meeting and celebrations ended with a dinner in this room and the club held its monthly meeting here. In the late-19th century, the landlord also held an annual ball at the inn on Boxing Day.

A change in brick bond and the ridge indicates that this range was built in two phases with two chimneys and three windows initially, then once the Oddfellows were well established and more space was needed, it was extended further west with another window and chimney to create a space large enough for 120 people to sit down to a formal dinner. Heating was probably then via two fireplaces one at either end.

The extended room was accessed via what then became an internal staircase with panelled walls. It is likely that a new kitchen with a range capable of the cooking needed for this scale of catering and a scullery was housed at the east end on the ground floor. This area remained as a kitchen until 1986.

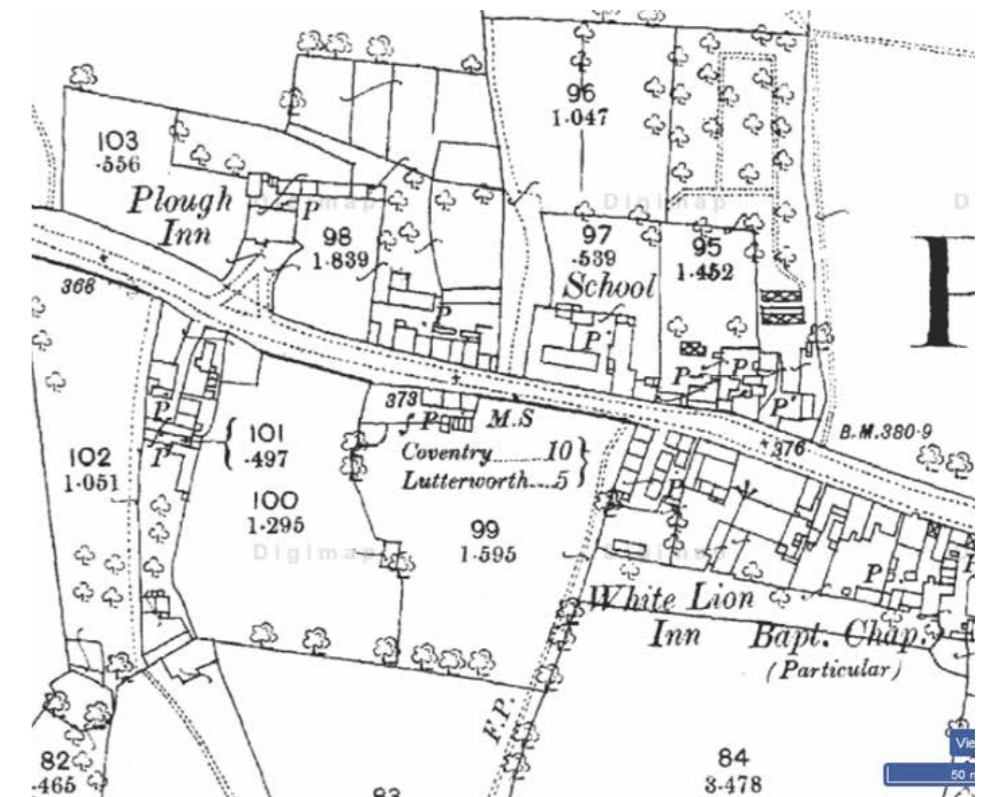
### 3.4.8 Phase 6 | 1873 – 1900

After William Jordan's death in 1871, his widow, Mary Jordan leased the pub to Moxton's, an Easenhall based maltsters and brewers, in 1873. From this point onwards, beer is likely to have been delivered in barrels rather than brewed on-site. On her death in 1881, the pub was sold to Pickering Phipps and Thomas Phipps Dorman, brewers of Northampton.

External access to the beer cellar must then have been created via the trapdoors on the east side. If barrels were delivered by dray, access was via the narrow gap between the eastern end wall and the outside steps as the area on the south side was bounded by a stable block to the west and a series of walls.

The first edition OS map from 1880 shows the inn as a solid oblong block due to the changes associated with extending the function room. This map also indicates the spaces within the former farm building range.

From 1880 until at least 1953, no major changes occurred to the main buildings although the detail of outbuildings around the kitchen yard on the eastern side did change a little.



1:1250 first edition Ordnance Survey map from 1880



Phase 6 - Historical Elevation Development



Phase 6 - Historical Plan Development

### 3.4.9 Phase 7 | 1900 – 1950

The long narrow building against the eastern boundary must have served as a skittle alley, it is about half its current length on the 1920 OS map but the full length on the 1960s map. Skittles was a popular pub game from the early twentieth century until the 1970s. Through the 1930s to 1970s, Pailton had both a White Lion and an Ex-Service Men's skittles team playing in a local skittles league who most probably met at the pub. It could also have been a shooting range as during the 1920s and 1930s there was also a Pailton air gun club competing as part of a regional league. The gun club held their suppers at The White Lion, the landlord often applied for an extension to licensing hours for this purpose. Such long narrow out buildings at pubs were often dual purpose. The skittle alley and rifle range must therefore have been created in the early 1920s.

There were likely to have been privies or outside toilets in this area too, some small square buildings are shown linking the rear of the pub to the alley on 1920 to 1960s OS maps. Very few photographs of the building have been located, with the earliest dating from c.1900. All but two located are on the Windows on Warwickshire site. Friths postcard image library does not hold any images of the pub.

Photographs of the pub up until 1953 indicate that there were no porches and all subsequent OS maps show the front of the inn as a straight line.

#### 3.4.9.1 – c. 1900

This is the earliest image of the pub located and appears in several different formats including a 1982 reprinted postcard and a book of postcards of Warwickshire villages. The original is a sepia postcard with a halfpenny Edward VI stamp which shows the full width of the street to the right and the full width of the painted sign to the left. The wall against the front yard has no gateposts and the sign reads "White Lion Inn Good Stabling". The children closest to the pub seem to be carrying open topped baskets on their backs, two other girls watch them from the right of the image.



Coventry Road c. 1900 Donor ref: PH, 277/11, img: 9898 (3/9003)  
Source: Heritage and Culture Warwickshire, Warwickshire County Council

#### 3.4.9.2 - c. 1910

Some change from 1900 view, the road is in pretty good condition, no telegraph poles, pub sign on a pole and white painted sign on barn wall has four lines of text. Wall of house beyond (plot 40 on tithe map) in bright sunshine but also looks recently painted.



Donor ref: PH, 352/105/6, img: 6445 (3/5825) After 1900, before 1910  
Source: Heritage and Culture Warwickshire, Warwickshire County Council



Phase 7 - Historical Elevation Development



Phase 7 - Historical Plan Development

### 3.4.9.3 – c. 1919

The road surface is in better condition, telegraph poles have arrived, bay windows added to house in foreground. Round stone balls have appeared on the gate posts at either end of the pub street wall. Pub sign on a pole and white painted wall, but text not visible. House wall beyond could be painted.



Donor ref: PH, 277/9, img: 9897 (3/9002) c.1919 but re-printed in 1982  
Source: Heritage and Culture Warwickshire, Warwickshire County Council

### 3.4.9.4 – c. 1920

The view from the east is dated pre 1933 (when the post card was written and posted), but possible is from late 1920s. It shows a white painted sign on the barn wall with three rows of smaller text, possibly still a wall against the street and a rather brighter white pub sign that reads "The White Lion, Phipps Ales" but has no image on it. Still only telegraph poles, so pre-dates arrival of electricity in 1935.



Donor ref: PH(N), 888/337, img: 6692 (3/6065) c.1920  
Source: Heritage and Culture Warwickshire, Warwickshire County Council and view from similar point showing how many buildings have been lost.



White Lion Present Day  
Source: Author's photograph

### 3.4.9.5 - Post 1935

This photograph shows the outbuilding with a door in the first opening closet to the road, then two windows and a window in the gable end at first floor level and a Phipps Ales sign. The pavement ends in line with the street edge of the outbuilding. The single-story section has a pitched roof and a chimney with a conical chimney pot plus a window. Electricity pole next to outbuilding and what appears to be an electric lamp over the door, so must post date 1935 when electricity came to the village. No chimney pots on the main pub.

The pub front door (the only door) is located where the current gabled porch is located and is approached up three steps with wrought iron handrails from a pavement in front of the plinth. The boundary wall to the street is absent. The stone door case and handrails have been re-used for the current door. The downpipe to the gutter marks the point of the 18th century extension, but it is no longer in this position.

In 1937 a newspaper report of a wedding reception at the pub indicates that the function room was still operational. From 1924 to 1956, Cyril and then Frank French, a father and son were long serving landlords.



Donor ref: PH, 352/105/28, img: 6450 (3/5830) c.1939  
Source: Heritage and Culture Warwickshire, Warwickshire County Council and comparator to present day



White Lion Present Day  
Source: Author's photograph



### 3.4.9.6 June 1953

A parade with similar entries was reported for the Jubilee on 10th May 1935 but the day was described as glorious. Some of the clothing looks more modern and the rainy weather means it is more likely to be a celebration of the Coronation of Queen Elizabeth II, so June 1953.

Kerbed pavement around the granary and along the front of the building. Door to the granary has replaced the window nearest the pub. Stepped entrance to door with stone door case, lamp bracket used for bunting.



Photo provided by Colin Downes – undated fancy dress parade with bunting and union jacks thought to be 1953.

### 3.4.10 Phase 8 | 1950 - 1987

Judging by the style of doors and height of door handles, in the southern corridor, bedrooms were first modernised in the early 1960s. Manns had taken the pub on in 1956. It had been assumed that the ground floor partition was removed at this point and the ground floor finished throughout with quarry tiles, however, a local resident indicates that the pub stayed as a small rooms until the 1980s.

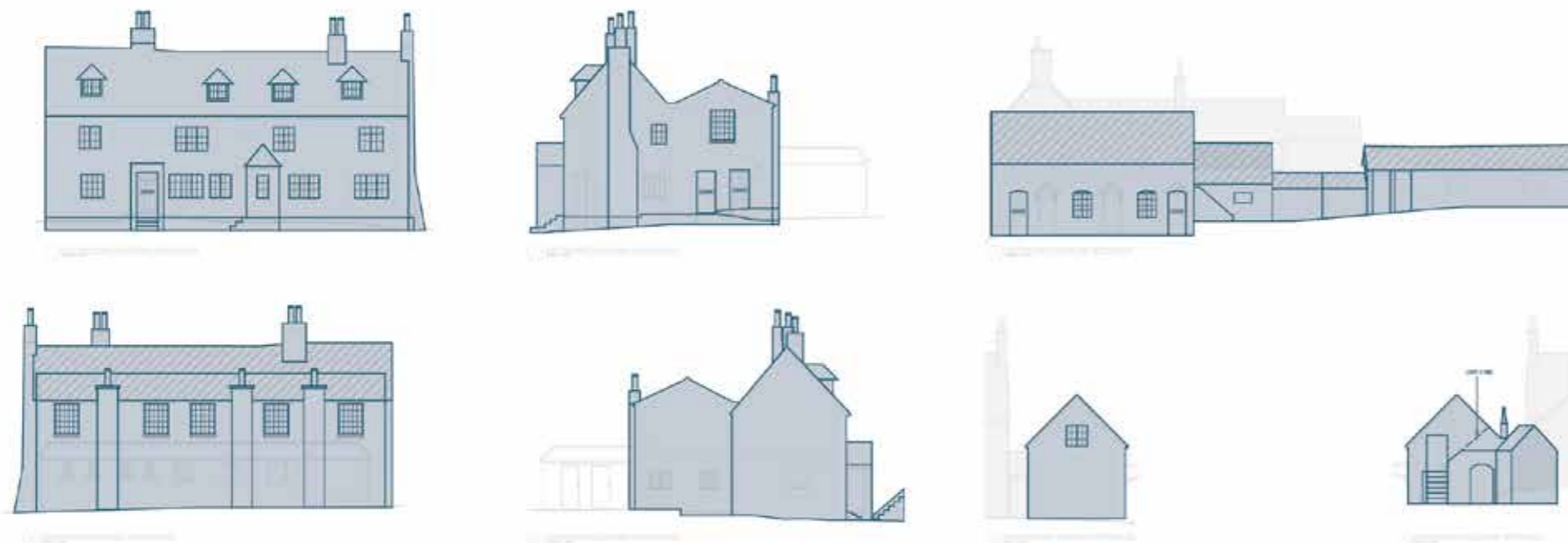
It has not been possible to identify landlords between 1956 and 1964, although in May 1983, the death of Georgina Mabel Rawson reported in the Leicester newspapers "Late of the White Lion, Pailton" may indicate that she was landlord at some point. Regular results from the Rugby skittles league featuring the White Lion and Pailton ex-servicemen's teams were reported in the Coventry Evening Telegraph, indicating the ongoing use of the skittle alley. The sudden death of Frank French, the former landlord, was reported on 14th February 1966.

The arrival of Barry Smith as landlord in 1964 seems to have resulted in significant physical and operational changes at the White Lion, with the pub becoming known for good dining. Barry had started his working life in banquet catering in a 20-bedroom family hotel and had also previously been a W.H. Smith branch manager before becoming a landlord.

The 1960s OS map shows the western stables, loose boxes and link building demolished and the area turned into a split-level car park with part of the rear wall of the loose boxes kept as a dividing and retaining wall, but the range stretching to the south boundary is still in place. Part of the north wall of the barn was also retained as a boundary wall against the street. Since Barry Smith lived on-site, it is assumed that the conversion of the upstairs assembly room into a landlord's flat occurred in the early 1960s and the Oddfellows were then relegated to the attics.



1960s Bedroom Door in The White Lion  
Source: Author's Photograph



Phase 8 - Historical Elevation Development



Phase 8 - Historical Plan Development

The Skittles league results continued to report activity from the White Lion and ex-servicemen's teams in Pailton until at least 1972, so the skittle alley was still in use. The first phase of creation of dining facilities was probably undertaken in the early 1970s. The stone door case and wrought iron handrails were moved to the current door before 1975 and an additional step added.

No images of the exterior of the right-hand side of the pub prior to 1982 have been located, but it is probable that the gabled porch was also added at the same time to create a draft free entrance to the restaurant area separate from the public bar entrance. This porch had a functioning door still in August 1986 when the pub was listed. The connecting passageway through the inglenook was in place before 1986 as it is also mentioned in the listing description. This was created to allow waitresses to access the eastern dining area speedily from the kitchen. A series of RSJs supports the massive chimney still remaining above.

The fake beams behind the banquet seating are characteristic of the early 1970s. An advert for Birchley Furnishings in Spon Street Coventry run by a Mrs B Smith (presumably the landlord's wife) from 1972 cites the work done at the White Lion as an example of their products.

In both 1975 and 1976, the pub came second in the Watney's Breweries North Midlands pub of the year competition, out of 90 entries in 1976. In 1977 the pub was a finalist in the Heart of England Tourist authority regional food awards and by March 1979, one of only a handful of Midlands eateries listed in the Le Routiers guide to high quality places to eat. The resulting increase in customer's arriving by car required a bigger car park.

In the early 1980s the remaining stables between the south of the inn and the southern boundary and the row of houses next door were demolished. The car park was extended to include this part of the two adjacent plots. The pub won the Brewery's pub of the year in 1981. In February 1982, extreme cold weather resulted in burst pipes and very icy conditions on the road and pavement outside the pub. A photo of the ice includes the free-standing pub sign that records "Luncheons and buttery, evening meals and snacks".

A full-page article covering various aspects of the pub from the Rugby Advertiser in September 1982 describes it as 18th century. It includes several pictures of Barry and an image of the kitchen with Karen Cocks and Sybil Ryan at work. Alma Gadsby was behind the bar.

Barry Smith sadly died at the pub on 30th September 1982, age 47, his body was discovered by Alma. The newspaper report of his death and inquest in 1982 includes a thumbnail image of the pub with the gabled porch in place.

The pub re-opened after Barry's death in October 1982 with the Glyn and Gillian Cole working as landlords until 1985. Mrs Cole was reported in a local newspaper as entering the 1984 national pub caterer of the year competition. The catering was identified as being managed by three cooks plus Mrs Cole and serving up to 100 meals a day at weekends. The pub restaurant was referenced as "The Inglenook". During this period, cooks, Lavinia Ellison and Sybil Ryan received food hygiene certificates and were pictured in the local paper with the Mayor of Rugby and the Chairman of the Environmental Health Committee.



December 1975 - Still from ATV short film about Oscar the Basset Hound – MACE film archive. Steps, stone door frame and handrails to front door, but door (painted red) in current position. Brewhouse roof still pitched and chimney for copper still in place. The handrails were sawn off when the raised patio and disabled access ramp was added to the front of the building – the ends remain embedded in the stone door case (right image)



Early 1970's conversion with unrealistic fake beams photographed in approx. 1990 and in 2023.



Left – plywood platform at the end of the rear corridor to enable creation of an alternative exit out of the landlord's flat

Right - Aerial photo from HER search assumed to be early 1980s – barn demolished and no wall to street, Brewhouse roof now flat, prior to new kitchen extension.

### 3.4.13 Phase 9 | 1985 - 1994

Bernard and Lorna Brindley took over in 1985 with other family member working as a chef and the head barman. The pub was listed as Grade II in August 1986. The listing application was probably generated as a result of a planning application for the single storey kitchen and toilet extension, but it was still described as 18th century so the timber frame at first floor level was not exposed at this point.

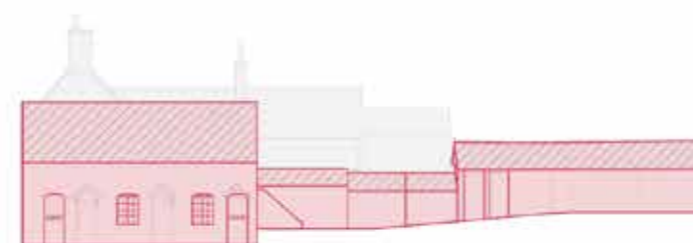
What presumably had been the kitchen since the mid-19th century was then converted into further pub dining space, but rather more convincingly than the 1970s alternations, with chamfered beams and a lamb's tongue stops and even a fake carpenter's mark. In 1990, internal changes was done to the main pub to be open plan and the porch was blocked.

A glowing restaurant review from early 1987 possibly from one of the Birmingham papers references Bernard's pub rules "Rule one – the landlord is always right. Rule two – if he is proved wrong, rule one still applies". The food side of the pub was described as humming with efficiency with waitresses gliding round the thick pile carpet. Lunch for six with a carafe of house wine and drinks cost £19.15.



*Post 1986 fake beam with chamfer, stop and a carpenter's mark with a false ceiling added below to what had been the upstairs assembly room, later converted into the landlord's flat*

*Views of the pub interior in approximately 1997. Photos provided by Colin Downes*



*Phase 9 - Historical Elevation Development*

*Phase 9 - Historical Plan Development*

The 1986 Christmas menu cost £6.50 and Sunday lunch from the carvery in 1987, £3.50. By 1989, the Sunday carvery price had increased to £3.95, £4.65 in 1993 and £5.25 in 1994. A cheaper two course lunch was available from Monday to Saturday.

With the pub busy with diners, Bernard converted the ground floor of the outbuilding into a pool, darts and games room, with slot machines lined with wood panel effect hardboard and with a small bar in one corner. There was also a garden bar. The pool team were very successful and Bernard Brindley himself seems to have been keen pool player.

In July 1990 the pub Pools syndicate of 31 members won £40,000. The article in the paper includes two chefs in hats, cooking had clearly gone upmarket.



Historic pieces of timber help form a draft screen but do not join into the timber frame and cut across one window.

### 3.4.14 Phase 10 | 1995 - 2007

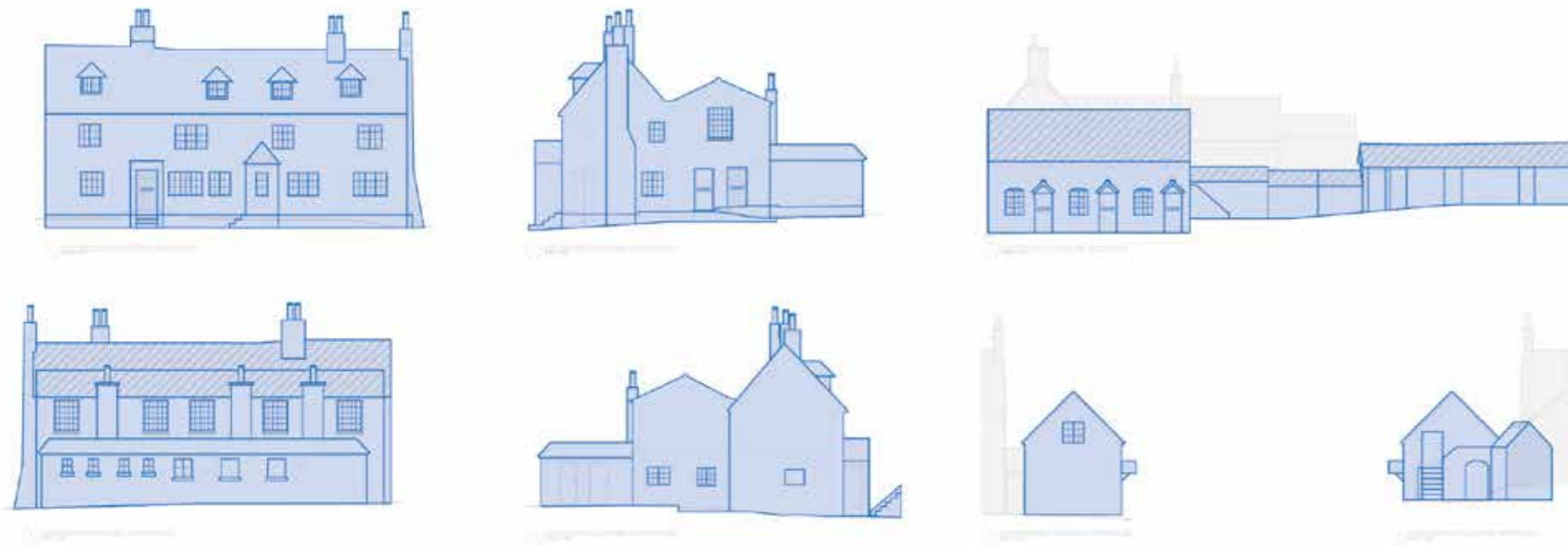
By 1995, adverts for dining at the pub were describing the building as 17th century, rather than 18th century, suggesting that a major re-fit had occurred with refurbishment of the brewhouse into three en-suite bedrooms uncovering the timber framing at first floor level and the blocked door. Locals report them as cold and prone to damp. It was at this point that the bar was extended. Colin Downes also attributes the removal of ground floor walls to this date.

Conversion of the ground floor games room into three ensuite rooms with individual gabled porches added and creation of the raised patio with ramped access had occurred around the same time as an image on the Historic England site dating from October 1999 shows these in place. (A 2004 listing dates the pub to 1620, but without evidence.

Tarmac was extended around the rear south side of the buildings and deliveries presumably then came in this way. A low plinth against the east boundary wall is for storing empty beer kegs. At this point, the skittle alley was probably re-purposed as freezer storage space – skittle league results had not been reported since May 1972.

There are no planning applications on the Rugby Borough Council on-line planning portal for the White Lion. Other planning applications for Coventry Road, Pailton start to be listed from November 2005 suggesting that the on-line portal commenced in around 2005. Listed Building Consents cannot be searched on-line, so although plans and consent must have been sought, these have not been able to be located.

Some live music events were advertised in the late 1990s. Mummers appeared at the pub around Christmas time from 1996 for a few years. Bernard Brindley retired as landlord in April 2007.



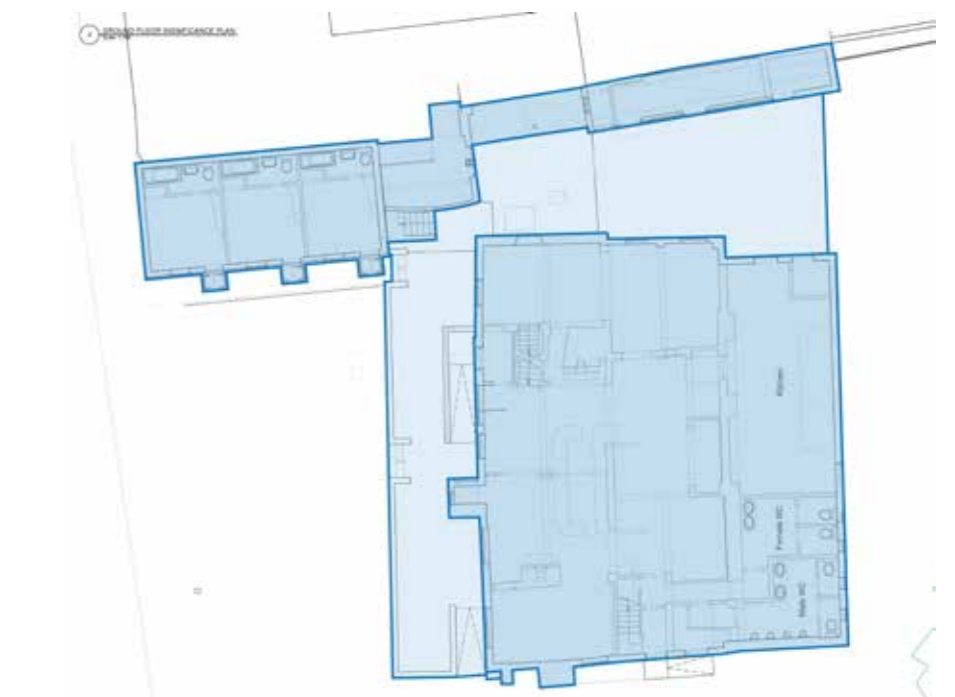
Phase 10 & 11 - Historical Elevation Development

### 3.4.15 Phase 11 | 2007 – 2014

Judith MacKinley was the landlord from 2007 to 2012.

Exposed timbers in the pub were painted brown rather than black during Judith's time as landlord and it is suspected that some refurbishment to the accommodation was carried out.

The last pint of Old Speckled Hen sold was photographed on 15th August 2012. The pub closed for 100 days re-opening in December 2012 with Judith's sister, Helene as the landlord before finally closing in 2014. The pub was still serving food when it closed two years later in 2014, by then a three-course meal was £11.95, more than double the 1994 price. Partially obscured by woodchip peeling off the ceiling, the specials board and carvery prices are still on display.



Phase 10 & 11 - Historical Plan Development

### 3.4.16 2014-2019

Theft of lead from roof valley resulted in significant water ingress and rapid deterioration of the building.

### 3.4.17 2019 onwards

Bought by Pailton Parish Council with a loan from PWLB. Emergency repairs undertaken.

## 3.5 Social action in Pailton associated with The White Lion

As a significant settlement but not a parish in its own right and therefore without a parish church until the mid-19th century, Pailton was perhaps not as controlled by social hierarchy as other villages. There was strong local support for Chartists and concern over the rights to own and access land which resulted in what became known as the Pailton riot and the death in prison of Thomas Gubbins, the Pailton Martyr, aged 101 in January 1837.

The Village had a Baptist Chapel, a Catholic Mission and finally from the late-19th century, a newly built church of England Church. At times there were six pubs in the village. In September 1844 a lodge (or branch) of the Manchester Unity of Oddfellows, a friendly society, was formed initially at the Plough, but later, it was based at the White Lion. It was

supposedly named after Sir Gray Skipwith, 3rd Baronet (1622– c. 1671) of the Prestwold branch of the Skipwith baronetcy who emigrated to Virginia. However, the estate owner at its foundation was Sir Grey Skipwith, 8th baronet from the Prestwold branch who though born in Clarksville, Virginia, USA, had inherited the Newbold Pacey Hall estates in 1790 from a relative, Sir Thomas Skipwith, 4th Baronet of Newbold Pacey Hall. Sir Grey Skipwith died on 13th May 1852 aged 80. The 1851 census return however, spells both his and his second oldest son's names as Gray rather than Grey.

Samuel Arnold, landlord of the Plough Inn, was the first Grand Master. This organisation provided male, female and junior members with an element of social security to cover medical costs and a death benefit that would pay funeral expenses and support bereaved families. These costs were covered from a combination of branch membership fees and investments made at national level by the Society. It was not until the formation of the National Health Service and the establishment of a Social Security system in 1948 that a need for this system of support ceased.

In 1918 a Pailton branch of the Agricultural Workers Union was established at the inn to press for fair wages for agricultural workers. It continued to meet at the inn with eight members being presented with long service silver badges in 1928, celebrating 10 years of membership. The Pailton branch was described as one of the largest in the country.

In 1927, a White Lion sick and dividend society is mentioned with the 47 members each getting a 14-shilling dividend at the annual divvying up.

A pig club (which allowed members to buy piglets and then rear the pigs for later consumption) met and held its annual dinner for 40 members at the inn also in 1927. On 10th May 1935, part of the Jubilee celebrations involved saving books with some stamps in place donated by Colonel Fielding given to the village children.

In 1935 the Anti Socialist and Anti Communist league held a series of open-air meetings across the region to “expose the dangers of socialism”, with a meeting near the White Lion Inn on 13th September 1935. The success or otherwise gets no further mention.

During 1979, landlord, Barry Smith set up a Beefeater Club at the pub, with himself as Chief Yeoman. The Beefeaters were a movement established by James Burroughs, producers of Beefeater Gin in the US and the White Lion branch was one of only three in Britain. The club was a very active social and fundraising organisation with membership limited to twenty. The first year of activity raised £400, used to provide a climbing frame and toys for the children's ward at St Cross Hospital, Rugby. Subsequent years saw funds raised to refurbish the village hall, to support a guide dog for the blind and to provide an electrocardiogram for the local doctor's surgery.

The tradition of fundraising at the pub continued under Bernard Brindley with events such a charity beard -shave and fancy-dress parties.

The White Lion has clearly been an important part of the social fabric of the community and a much-missed asset.



Oddfellows dispensation certificate surrounded by boards listing the lodge Grand Masters from 1844 to 1926



Certificate commemorating Albert E. Bishop's serving as Grandmaster of the Loyal Sir Gray Skipwith Lodge, Rugby District - dated 13th January 1908. Grand Masters served for a year. Albert Bishop was Tony Gillias' grandfather.

### 3.6 Table of Owners, Tenants, Licensees and Landlords of the White Lion

Year	Owner	Lease	Tenant/landlord
1791	Skipwith estate		presumably John Reader
1793			John Reader
1801 – 1829 June 1820			Samuel Arnold
1820 – June 1823			Anna Arnold
1825			Samuel Smith (?)
1828			Thomas Thornton
Oct 1833			Thomas Thornton
1841			William Bryan
1843		Sir Grey Skipwith	
May 1844			William Jordan
1850		Post Office also at the Inn	William Bryan
23 May 1853			Mr Bryan
11 November 1853			William Jordan
1857	William Jordan		William Jordan
June 1858			Jordan
1873	Mary Jordan	William, Thomas & John Moxon, Easenhall Maltsters and Brewers	John Sleath
1881	Pickering Phipps and Thomas Phipps Dorman, Brewers		
1892			Mrs Emily Hues
1892			Mrs Emily and Mr John Newport
1898			Mr Thomas and Mrs Sarah Chesterton
October 1904 -1923			Mr & Mrs Edward Arthur
1924 -1947			Cyril Walter French
1947 -1956			Frank French
Late 1950s			Georgina Mabel Rawson
1964 – 30th Sept 1982			Barry Smith
1983		Manns, Northampton	
1985 – 16 April 2007	Churchill Taverns		Bernard and Lorna Brindley
2007-2012			Judith MacKinlay
2012-2014			Helene MacKinlay and Bob

### 3.7 Neighbouring Townscape and Local Landmarks



#### 3.7.1 36, Coventry Road (II)

A formerly 2 cottages from the 16th to 17th century with 18th century and later refacing and sham framing. It is a cruck-framed building with brick walls, thatch roof to the front and corrugated iron to rear. It also has an 18th century door within moulded wood architrave with bases. There used to be a small wing to the rear of the building as part of a third cottage, but it is now demolished.

#### 3.7.2 5 and 7, Coventry Road (II)

A house dated from 1680. Timber-framed with brick infill of various periods between 18th to 19th century.

#### 3.7.3 Blakeney House (II)

A house built in the late 18th century with smooth rendered and whitewashed façade and plain tile roof. It has a 19th century panelled door with 20th century glazing, 19th century twelve-pane horned sashes, rendered plinth and storey band. Large extensions to rear are built in the 19th century.

#### 3.7.4 Greenway Farmhouse and Attached Barn (II)

A late 16th century timber-framed house, with some close studding to first storey. Brick and plaster infill, whitewashed. Twentieth century slate roof and brick stacks to ridge and end. Nineteenth century panelled and part-glazed door within gabled porch of the same era. Twentieth century casements to first and ground storeys. Brick plinth renewed in some places. Interior: noted as having some original beams to ground storey, and open fireplace. Late 18th or early 19th century barn attached to right.

#### 3.7.5 Church of St Denys (II)

A Victorian church built in 1884, originally as a 'Chapel of Ease', & daughter Church of St. Edith's Monks Kirby.

#### 3.7.6 Manor Farmhouse (II)

An early 19th century house built from orange brick (or red) in Flemish bond and old tile roof (slate roof) with brick stacks to ends.

#### 3.7.7 Midsummer's Cottage (II)

A house built in the late 18th century with smooth rendered and whitewashed façade and plain tile roof. It has a 19th century panelled door with 20th century glazing, 19th century twelve-pane horned sashes, rendered plinth and storey band. Large extensions to rear are built in the 19th century.

#### 3.7.8 Paiton Hall (II)

A 17th century timber-framed house with a 19th century Doric porch with entablature.

#### 3.7.9 Paiton House (II)

An early 19th century brick house with stucco rendering, and hipped slate roof with stacks to ridge. Doric porch of square piers and responds with pedimented entablature above. The building rests upon a stucco plinth and has flat bracketed eaves. The interior still known to retain many original doors and fireplaces.



Street with cottages, Pailton. 1939

Donor ref: PH(N), 888/357, img: 6699

Source: Heritage and Culture Warwickshire, Warwickshire County Council



Street with cottage and houses, Pailton. 1949

Donor ref: PH(N), 888/340, img: 6694

Source: Heritage and Culture Warwickshire, Warwickshire County Council



Exterior Saint Denys church, Pailton. 1930

Donor ref: PH, 352/105/52, img: 6460

Source: Heritage and Culture Warwickshire, Warwickshire County Council



Exterior of the hall, Pailton. 1930s

Donor ref: PH, 352/105/43, img: 6456

Source: Heritage and Culture Warwickshire, Warwickshire County Council



Pailton House and Gardens. 1910s

Donor ref: PH, 352/105/55, img: 6462

Source: Heritage and Culture Warwickshire, Warwickshire County Council

## 4.0 Assessment of the Value of The Heritage

### 4.1 Introduction

The aim of the remodelling of The White Lion is to sensitively manage proposed change, to secure the sustainable future of the heritage asset whilst enhancing the building and its setting. It will ensure that its significance is recognised and protected for future generations.

The following section provides a summary of the significance of The White Lion.

The values are defined and assessed following those identified in English Heritage's Conservation Principles Guidance (2008) and those set out in the Heritage Lottery Fund's Conservation Management Planning (2008). It should be noted that a range of values may contribute to the significance of the building and the place and therefore have been categorised under the following headings taken from Historic England's Conservation Principles:

#### **Evidential Value:**

The potential of a place to yield evidence about past human activity.

#### **Historical Value:**

The ways in which past people, events and aspects of life can be connected through a place to the present, both illustrative (visual) and/or associative.

#### **Aesthetic Value:**

The ways in which people draw sensory and intellectual stimulation from a heritage asset or place.

#### **Communal Value:**

The associated meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values can embrace both social, spiritual and inspirational values.

In order to identify and assess the contributions that these values make to the overall significance of the White Lion, the following ratings have been implemented:

#### **High :**

An aspect, feature, space or theme that strongly contributes to the significance of the place. These values may be important at either a national or international level and will have a high cultural value and will form an important element of the building or the site.

#### **Medium:**

An aspect, feature, space or theme which has some cultural importance and makes a moderate contribution to the significance of a place at regional level.

#### **Low:**

An aspect, feature, space or theme which will make a slight contribution to the significance of a place or adds something to the heritage value.

#### **Neutral:**

An aspect, feature, space or theme which has no cultural importance, which neither adds or detracts from the significance of a place and is not considered intrusive to the heritage value.

#### **Detrimental:**

An aspect, feature, space or theme which detracts from the heritage value.



### 4.2.1 Evidential Value

*“The potential of a place to yield evidence about past human activity.”*

The evidential value is proportionate to the buildings potential to contribute to people’s understanding of the past and for the following reasons it is therefore of **LOW** to **MEDIUM** evidential value.

The White Lion was built from late 16th century or early 17th century. The building has been significantly altered and undergone a continuous process of adaptation to support its various changes in use.

Section 3.4 of this document sets out the ten stages of evolution of this building in detail. It was initially a small two bay timber framed farmhouse with a large external chimney and a small outbuilding to the east. A bay to the east was added next to form what would then have appeared to be a 17th century lobby entry house. After Sir Francis Skipworth inherited the estate in 1728 or possibly as late as 1790 when cheaper supplies of coal from the new canal wharf made brick making easier, the house was extended westwards by a new brick-built bay with a protruding storey band and an additional chimney at the west end, the house was probably then re fronted in brick. The main ranges of farm outbuildings are thought to date from this period, only those on the east boundary now survive. By at least 1789, the farmhouse became an Inn, a private sitting room for travellers appeared to be built in the final westerly brick bay. These features are still clearly visible and will be articulated within the proposals. In 1850, a post office was also operated from the inn while it was run by William Bryan, although there is little surviving evidence of this.

At some time between 1843 and 1850, the rear outshot was adapted or demolished and replaced with a full-width two storey structure with a pitched slate roof and a leaded valley between the two ranges of the building. The upper floor was designed as a single large function room, large enough for holding balls after a further extension for 120 people to sit down. Evidence of this can be seen in the size of the elm floor boards which would have been suited to spanning such a large space.

Little change occurred to the site from the 1880s to 1950s other than the creation of a combined skittle alley and rifle range along the eastern boundary out of what was probably originally the gamekeeper’s kennels.

After 1964, the first-floor function room was divided up into bedrooms and a flat created for the landlord. The stables, loose boxes and the link building were demolished, and the area turned into a car park. Part of the rear wall of the loose boxes has survived as a retaining wall in the car park.

In 1985 the remaining stables between the south of the inn and the southern boundary were demolished and some other small buildings attached to the south side and the new single storey kitchen and toilet extension was added. What presumably had been the 1850 kitchen was converted into further pub dining space, but rather more convincingly, with chamfered beams and a lamb’s tongue stops and even a fake carpenter’s mark.

The surviving fabric of The White Lion evidences its incremental journey from farmhouse to inn, to pub and it is proposed to articulate these phases of its development within the final proposals.

### 4.2.2 Historical Value

*“The ways in which past people, events and aspects of life can be connected through a place to the present.”*

The Historical value is **MEDIUM** for the following reasons:

#### **Illustrative**

The White Lion is now the last remaining pub building in Pailton. The other 2 pub closed 20 years ago and have since been demolished. The first reference to its activity as a pub date to 1789. It was established as an Inn serving traffic travelling between Coventry and Hinckley on the new 1755 turnpike. It continued to operate as an inn for over 200 years in the village of Pailton.

It has hosted its community and the myriad of activities that community has supported for generations. It has always been an informal meeting place for locals, and this became more formalised with its association with the Oddfellows Society in the early 19th century. It was regularly used for auctions of property and even for coroner’s inquests. This Historical value can be seen within the surviving interior fabric, and in the contrast between the small-scale accretive elements of the older parts of the building, with the more formal south range, built (in part) to support the formal meetings of the Oddfellows.

In addition to this, the White Lion’s listing as a Grade II listed building, primarily references its fabric components that are dated back to at least the early 17th century (their construction timeline referred to 3.4). Within the fabric of the building there are some surviving details which illustrate its history particularly vividly. The inside of the western wall at first floor level is “protected” by two sets of apotropaic burn marks on the horizontal timbers, opinions vary as to whether this was intended to ward against fire or witchcraft. The presence either side of the later door perhaps suggest that this space was also divided into two rooms front to back.

There is also the suggestion of the remains of a decorative wall painting in dark blue or black pigment on the lowest layer of limewash. The “grisaille” style was popular in the Elizabethan period of the late 16th century and start of the 17th century.

#### **Associative**

Historical value is also measured by its association to prominent historical figures and the significance of the White Lion is elevated because of its connection to the land holdings of Sir Francis Skipworth (3rd Baronet) of Newbold Hall and his family in the early 18th century to mid-19th century.

The heraldic emblem of the White Lion was also popularly associated with King Edward IV, and this often transferred into the taxonomy of pub names. The origins of pub names can be traced back to innkeepers who would hang distinctive objects outside their buildings to distinguish them from neighbouring properties. By the 12th century, pictorial signs were used instead of lettering the advertise the inns because most of the population was illiterate. Heraldry, which refers to the use of designs and symbols to portray and express a name, was also an important theme in the history of pub names. Following the Norman invasion, numerous pubs took inspiration from the Black, Red, White, and Golden Lions that appeared on many coats of arms.

### 4.2.3 Aesthetic Value

*“The ways in which people draw sensory and intellectual stimulations from a place.”*

The Aesthetic value is **LOW** to **MEDIUM** for the following reasons:

The White Lion architecture is relatively simple and local to the area. Its form derives from the local vernacular, and although related to the surrounding the local cottages along the road, is subtly different, evidencing its origins as a farmhouse, predating the turnpike and its subsequent building line.

It is characterised with the relatively plain brickwork walls, and openings that are surmounted by shallow brick arches. with a variation of 2 to 3 lights side hung casements. The White Lion is one of the last three older buildings in Pailton to preserve its original dormer windows. It also exemplifies a clear hierarchal sequence of window design, floor by floor.

Over the centuries, the building has been altered multiple times to accommodate its ever-evolving functional needs. The northern façade however has stayed in relatively the same form since the late 1800, apart from little addition of some small extensions like the porch. The southern façade has been largely lost with the addition of the single storey kitchen and toilet extension in 1985, resulting in it being significantly altered at ground floor level. Aesthetically the fenestration is clearly different compared to the north façade, with squarish sash window as opposed to hinged casements.

### 4.2.4 Communal Value

*“The meanings of a place for the people who relate to it, or for whom it figures in their collective experience of memory.”*

The Aesthetic value is **LOW** to **MEDIUM** for the following reasons:

The White Lion is a much-loved 18th century inn, at the heart of Pailton Village. It has been a tavern in the village for more than 200 years, giving it strong historical ties to Pailton’s current community, despite its effective closure in 2014. It was a meeting place for the Oddfellows society from 1853 until the mid-20th century. The first know landlord, John Reader held a game licence and by 1793, sold goods from the site. In 1850, a post office was also operated from the building.

After its closure, the local’s community felt so strongly about the future of the White Lion, that they banded to buy the building together and save it from an uncertain fate in 2019. Thus, the White Lion is therefore inextricably linked to its community: holding a fond place in the memories of many local families.

This community initiative which began with the Parish Council’s purchase of The White Lion, has developed into a more focused organisation - “Save the White Lion”, which seeks to keep the building as a community asset, benefiting locals and preventing the isolation that may be so common in rural areas. Their goal is to create a space where the community can gather safely and accessibly restoring a vital social heart within the village, lost when the pub closed nearly ten years ago.

## 4.3 Significance Summary by Floor

### 4.3.1 Ground Floor

The history of The White Lion, initially a farmhouse owned by the Skipwith Family, converted into an inn around 1762 and adapted by multiple tenants in the intervening years, is most clearly legible at Ground Floor level.

The external fabric of the north range, outbuildings and Brewhouse is of generally medium significance with the original hearth and the surviving late 16th/early 17th century timber framing being of high significance. The significance of the south range (1850) is low, compromised by the damage it has taken through successive adaptations and the introduction of the 1980s Kitchen/Toilet block which is detrimental to the core heritage asset. The recently added porches to the north range and the Brewhouse are also detrimental.

### 4.3.2 First Floor

At First floor the interface between the oldest part of the building (the North Range) and the 1850 addition of the South Range is most clearly articulated, particularly in the level change between both halves of the building.

Again, the external fabric of the north range and Brewhouse is of generally medium significance with the original chimney and the surviving late 16th/early 17th century timber framing being of high significance. The south range (1850) is less impacted by changes at this level and is also of medium significance.

The false mansard roof of the 1980s kitchen/toilet block is again detrimental to the significance of its older neighbours.

### 4.3.3 Second Floor

At Second floor, the oldest part of the building in the North Range are clearly visible, and the interpretation of the sequential development of the building is most clearly legible. Generally, the external fabric is of medium significance with the chimneys and the internal timber framing (and doors), marking successive west gables, being of high significance. The slate roof of the south range is in itself, of low significance.

### 4.3.4 Roofscape

At roof level the basic organisation of the site is clearly legible with the north and south ranges clearly defined by different materials and roof pitches, along with the separate Brewhouse and outbuildings.

## 4.4 Significance Summary by Features

The value of the heritage is linked principally to the phase of development, thus features from the earliest phase are more significant than those of the final couple of phases.

### The following features are of high significance:

The oldest extant features are the remains of the phase 1 external wall in the attic and first floor bedroom. At attic level, this appears to retain what was once external rendering over split laths within a timber frame, at first floor level, the horizontal frame elements have apotropaic burn marks and there is the suggestion of the remains of blue or black pigment from a wall painting.

Further investigation of this possible wall painting is required and if suitable, dendrochronology dating of the framing in these areas.

The curved upright timber mid-way along the bar at ground floor level and the timber running north south across the width of the room is also part of the earliest phase of timber framing, the two large east west chamfered beams are also important.

The attic space contains the most complete and easily read fabric and includes the remains of access steps from the first floor. Plank doors with blacksmith made hinges and round wood infill relating to the height and profile of the roof being changed.

The chimney stack from ground floor to roof is the oldest vertically continuous part of the building.

The soot stained and chamfered principle and ceiling joists in the area in front of the inglenook fireplace at ground floor level tell the story of the inglenook fireplace butchered in the late 1960s to aid circulation.

17th century plank doors with blacksmith made hinges are present at first floor level, the door to the cellar is also original. There is a fine early 18th century panelled door at first floor level. The obscured cupboard next to the fireplace is of high importance too and the remains of the Georgian fireplace and grate in the Eastern bedroom.

The 19th century door between the Assembly room and the eastern bedroom is a former emergency exit, it has retained its lock and door handle.

The mid-19th century panelling to the rear stairs is the original panelled entrance into the Assembly Rooms.

The floorboards in this room, where they survive speak to the room being a single open space.

The single story "Brewhouse" is in part probably as old as the oldest part of the pub but is in very poor condition and very difficult to interpret due to later adaptations.

The remains of the skittle alley and rifle range tell an important story of 20th century community cohesion but may originally have started life as the game keeper's dog kennels.

### The following items of low significance are all features introduced post 1970:

The 1970s fake beams, although they do have some charm, the timber framed panel close to the front door – this is entirely fake and must have been added in the 1995 refit although the timbers themselves are old. The 20th century bathroom partitions and insertions into first floor bedrooms, partition walls within the former Assembly Room. Double glazed French doors to flat roof.

Concrete slab bench around the southern yard (although this might be useful to retain as its function is to store empty kegs and make them easier to load up).

The gabled porch has been a feature of the pub since the early 1970s and if re-instated as a door would be both attractive and useful. In its current form it is neither.

## 4.5 Significance Plans

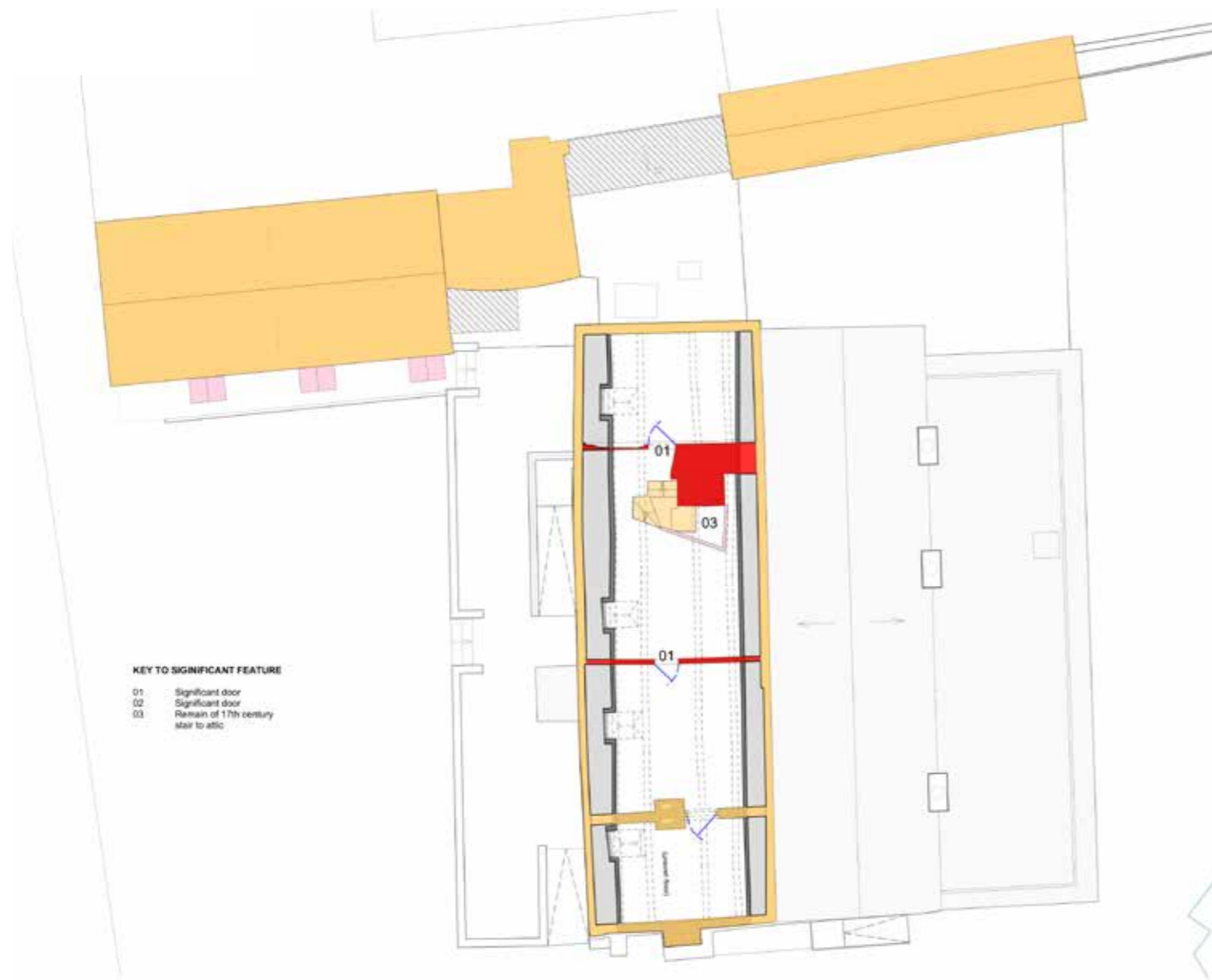
### 4.5.1 Significance Ground Floor Plan



### 4.5.2 Significance First Floor Plan



### 4.5.3 Significance Second Floor Plan



### 4.5.4 Significance Roof Plan



## 5.0 Risks and Opportunities

### Heritage impact assessment and mitigation:

In development of the proposals for The White Lion, the key consideration is that for the core heritage assets on site to have a viable future, they must support a sustainable pattern of activity going forward ensuring the site is once again used by the community, allowing it to grow into a vital hub for village life.

This predication on a sustainable business model underpinning the management of the site will allow a scheme for the improvement & repair of The White Lion safeguarding its build heritage for the future. It should also be recognised that by bringing The White Lion back into public use, its general level of accessibility will be completely transformed.

The client team and the designers, led by Burrell Foley Fischer (BBF) have undertaken an assessment of the potential impacts of the new business model, developing proposals to test the impact on the historic fabric, balancing the need for functional spaces and the conservation of the building and their fabric, ensuring that the significance of the site, is enhanced and that ways are found by which potential harmful impacts can be avoided or minimised.

Some interventions are obvious measures to mitigate the detrimental changes to the site over the years, however where a degree of harm is unavoidable (in order to achieve an otherwise beneficial outcome), it has been carefully considered, adopting appropriate means to mitigate any negative effects.

This approach applies to both the mitigation strategy for design interventions within the building, and in the implementation of construction works and ongoing maintenance programmes.

The issues and opportunities faced by White Lion fall into various categories. The main issues are summarised below. This is an overview and will be assessed in more detail during RIBA Stage 4.

### 5.1 Condition

The condition of the interior of The White Lion has been particularly impacted by ten years of disuse and neglect, compounded by an incident of lead theft and subsequent water ingress. The work of the PWLWG has stabilised the deterioration, repaired the roof and allowed the interior to dry out well, but the situation remains precarious, and intervention is required urgently to protect the long-term future of the buildings on site.

### 5.2 Accessibility

The current access to the building is highly compromised with non-compliant ramps affording access to ground floor areas, and no universal access to the upper storeys. The strategy developed recognises that a perfect solution is not realistic given the significance of the historic fabric but by using managed interventions, a degree of universal access can be created.

Existing external levels have been manipulated to give universal access to the rear (south facing) terrace, which had direct level access into the ground floor of the building, without compromising the original frontage to the road where access was always raised to some degree. An accessible WC is to be provided at ground floor level.

Once inside, access to the upper floors is via the two historic staircase locations, however a new platform lift is proposed for the western end of the south range, creating access to about half of the first floor where a specific bedroom has been designed to be universally accessible.

### 5.3 Use

Bringing The White Lion back into use as a Pub will of course require a series of functional considerations such as providing a modern kitchen. Working with the building's timeline research, this will be located where it was originally (before the 1850s and 1980s extension) in the northeast corner of the footprint, adjacent to the old Brewhouse, and above the cellar. Extraction will be detailed to work through the east façade, leaving the north façade (more visible and facing the street) free from any new flues or services outlets.

Converting the upper floors to bedrooms, although notionally a like-for-like intervention will require major internal replanning of partition walls etc, however these have been constrained to retain all the walls which date back to the earlier phases of development of the site. In The Brewhouse, the first-floor area was originally only used for storage, however the creation of a co-working area in this space requires that the existing roof trusses are adapted to allow for practical use of the space in the future.

### 5.4 Heritage & Planning Constraints

The key strategy for the retention and enhancement of the historic fabric of The White Lion is to recognise that the building has been much altered over time. This means that where the fabric is oldest, it is generally most significant and will be more carefully retained and conserved. Where opportunities are available to expose more of this fabric (like the upper levels of the eastern chimney) it will become more visible within the proposed interventions.

The street frontage is the key view of the building within the village, and it has been designed to retain this prominence, enhancing it by creating a new landscaped space between the pub and the pavement line. Although this is a new intervention, it will create a much more usable space, with landscape where there was once a car park, improving the setting of the building and its accessibility to the wider community.

### 5.5 Capacity for Change

The restrictions of the historic building and the other uses of the Site for parking etc, limit future large scale development on the site, and restrict future expansion to the south facing terrace area. Here a future orangery / glazed winter garden could be created to increase capacity bar / restaurant on the footprint of the 1980's kitchen and toilet block.

### 5.6 Key Opportunities for Change

The key opportunity for change is in the reinvention of The White Lion as more than the village pub, which failed to be sustainable ten years ago. Given this, the PPWLWG have developed a vision and a subsequent brief to transform The White Lion, from Pub to Hub. As a village Hub, the site will reinstate the Pub, but this time supported by a series of other activities to make the site more than the sum of its parts. A new shop will support the village and encourage passing trade, The new co-working area will allow new and local businesses to share a working space collaboratively, developing a new strand of site users and visitors, and the new bed & breakfast offer will bring a further constituency of visitors to the village.

By returning The White Lion to a viable and ongoing commercial use, it will by default create a better opportunity to protect its heritage, revealing the value of this heritage better and to a wider constituency, increasing access and providing better visitor facilities. As an overall package, the proposals not only rescue the heritage assets of The White Lion but create a vehicle which will protect their future, providing a community facility both for the people of Pailton and visitors alike.

## 6.0 Policies

### 6.1 Planning Policy & Framework

Key points relevant to the impact statement are noted below and in the following section on local policy.

#### NATIONAL

*The National Planning Policy Framework (NPPF) March 2019*

Section 12 of the NPPF states that developments:

- A. Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- B. Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- C. Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- D. Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- E. Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- F. Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 16 of the NPPF focuses on enhancing and conserving the historic environment. Within this section Paragraph 189 deals with the determination of applications where heritage assets are affected and outlines the requirements where heritage assessments are to be submitted by applicants for Planning Consent, including where there is archaeological interest. The contents of the CPM assessment intend to meet those requirements.

Paragraphs 192-196 outlines the decision process that the Local Planning Authority is expected to use in determining applications, this guidance has informed the proposals. The key consideration in a heritage impact assessment is the harm to, loss of, or enhancement of 'heritage significance'.

The following definition in the NPPF Glossary has been used in framing discussions of significance in the impact assessment: 'Significance (for heritage policy): 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, Architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

The proposal for The White Lion would avoid potential harm to the local character and history. The new scheme would be weighed against the public benefit, securing its optimum viable usage.

*Historic Environment Good Practice Advice in Planning: Managing Significance in Decision-Taking in the Historic Environment Historic England 2015.*

Paragraph 4 of this guidance confirms the NPPF's definition of 'significance':

'The significance of a heritage asset is the sum of its archaeological, architectural, historic and artistic interest. A variety of terms is used in designation criteria (for example, outstanding universal value for World Heritage sites, national importance for scheduled monuments and special interest for listed buildings and conservation areas), but all of these refer to a heritage asset's significance.'

Other parts (paragraphs 8-11, 16-17, 28, 36, 52-53) of this document provide valuable relevant guidance on the question of heritage significance and this has been followed in the impact assessment.

### 6.2 Targets for Proposed Policies

1. Eliminate risks from works undertaken without a complete understanding of the features affected and understand the requirement for preliminary investigation to improve knowledge and secure maximum protection for significant fabric or values.
2. Understand the vulnerability of the building and its content subject to normal processes of wear and tear brought about by daily use and public access, as well as the risks from fire or other disasters.
3. Understand the vulnerability of the White Lion Inn processes of decay and deterioration, with the need for high standards of repair and maintenance, to keep the building in good order and secure the survival of historic fabric.
4. Understand the vulnerability of the building to the pressure faced to serve numerous users, with the need to achieve a sustainable balance between protection of historic fabric and character and the desire for The White Lion Inn to regain its role as a hub of local active engagement.

These targets will be addressed in policies across the following:

- Vulnerability and Protection: The Overall Purpose of the Plan
- Existing Policies and Controls
- Research and Recording
- Archaeology
- Protection and Enhancement of Fabric and Setting
- Repairs and Adaptation and Restoration
- Periodic Renewal
- Regular Maintenance
- Usage, Accessibility and Health & Safety

## 7.0 Bibliography and Source Consulted

### Photographs and Illustrations Courtesy of:

Powell-Smith, Anna "Open Doomsday" online maps and web resource <https://opendomesday.org/map/>

2001 OS Historic Maps – Roman Britain

1843 Tithe Map and Tithe apportionment schedule

1st edition OS map c 1880 and subsequent editions

2004-2005 brochure "The ultimate guide to dining, visiting and accommodation" – entry for the White Lion

1974 TV feature about Oscar the Basset Hound - <https://www.macearchive.org/films/atv-today-10121975-oscar-basset-hound>

16th May 1998 – filmed guided local history walk around Pailton with Roy Bourne

National Newspapers on-line – detailed search from 1780 to 2014

Warwickshire Historic Environment Register database search based on 1km radius.

Windows on Warwickshire – <https://www.search.windowsonwarwickshire.org.uk/Search.aspx?PageIndex=1&SortOrder=2&KeyWord=Pailton>

### Further Research

Bourne, Anna and Roy (1983) "A walk around Pailton with Ann and Roy Bourne" pp8

Bourne, Roy (1984) "1756 Acres: A history of the people of Pailton, Warwickshire" pp121

Butterworth, John (2011) "Four centuries at the Lion Hotel, Shrewsbury" pp95

Dugdale, Thomas (1730) "Antiquities of Warwickshire"

Harding, Joan (1976) "Four Centuries of Charlwood Houses, Medieval to 1840" The Charlwood Society pp120

Hurst, Derek et al (2011) "Dodderhill Through the Ages" pp213

Malpas, Ann (1997) "The Lion Hotel and Ballroom" Leominster History Study Group) pp67

Simpson, Ian (2021) "New town, ancient church, The story of St Chad's Church and its Treasures

Victoria County History "An account of the topography, economy, architecture and political and religious life of Coventry and the Borough of Warwick". Volume 1, 1904, Volume 2, 1908

White & Co Directory for 1850 and various Kelly's Directories

1851 census return for Monk's Kirby

## **Appendix A: Historic England**



# THE WHITE LION PUBLIC HOUSE

## Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1233573**

Date first listed: **27-Aug-1986**

List Entry Name: **THE WHITE LION PUBLIC HOUSE**

Statutory Address 1: **THE WHITE LION PUBLIC HOUSE, COVENTRY ROAD**

**This List entry helps identify the building designated at this address for its special architectural or historic interest.**

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.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address: **THE WHITE LION PUBLIC HOUSE, COVENTRY ROAD**

**The building or site itself may lie within the boundary of more than one authority.**

County: **Warwickshire**

District: **Rugby (District Authority)**

Parish: **Pailton**

National Grid Reference: **SP 47052 81969**

## Details

PAILTON COVENTRY ROAD SP48SE (South side) 3/62 The White Lion Public House - II Public House. Mid C18. Brick, the front facade rendered, with plain tile roof and brick stacks to ridge and end. Two storeys plus attic; 4-window range. Part-glazed door to left within plain rendered surround; door to right within C19 gabled porch. 2 and 3-light casements to ground and first storeys with 4 hipped dormers of 2-light casements to roof. Rendered plinth and a storey band, shallow hood above left door. Interior: altered inglenook and some chamfered beams. C19 wing to rear.

Listing NGR: SP4705281969

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **409077**

Legacy System: **LBS**

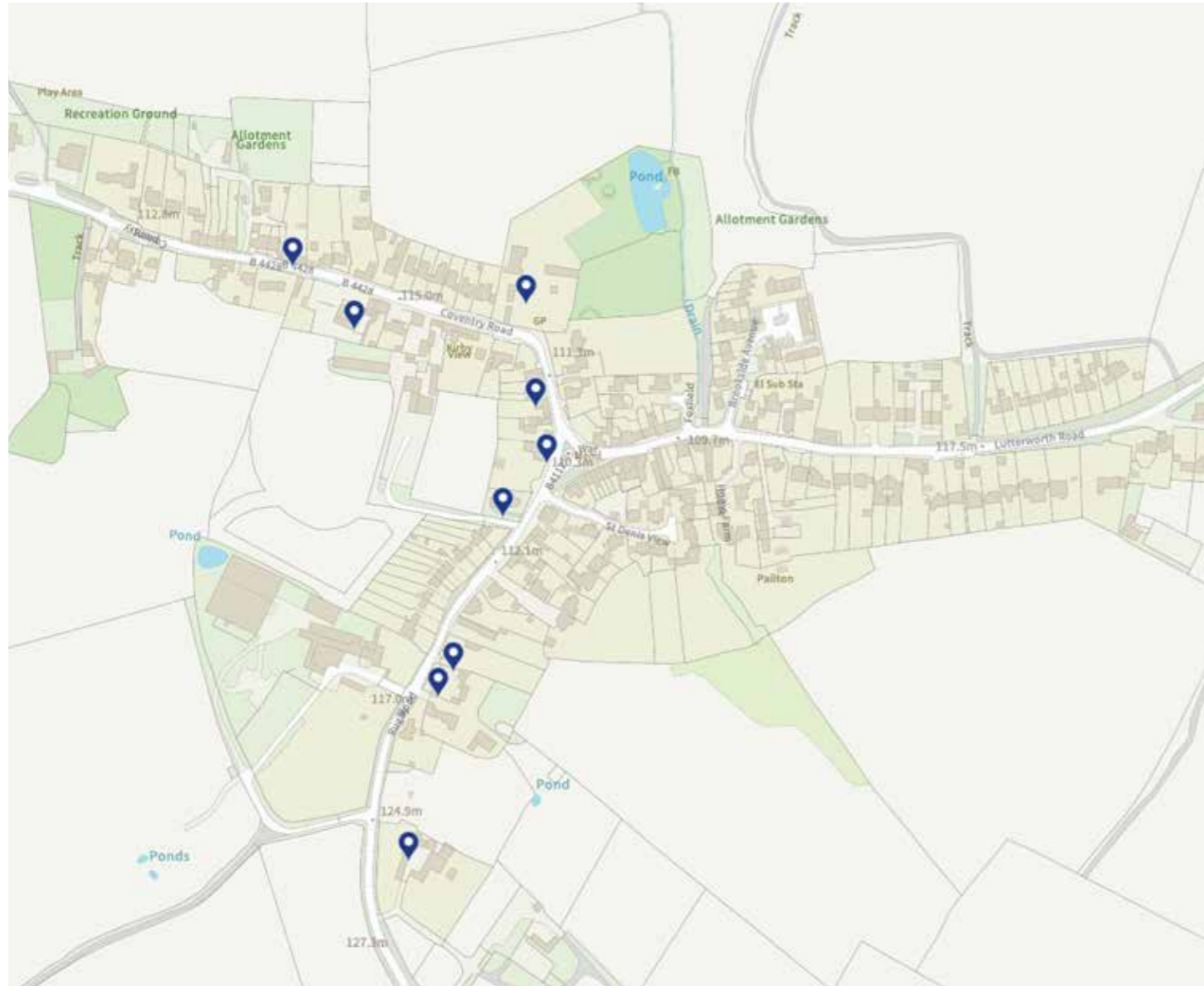
## Legal

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

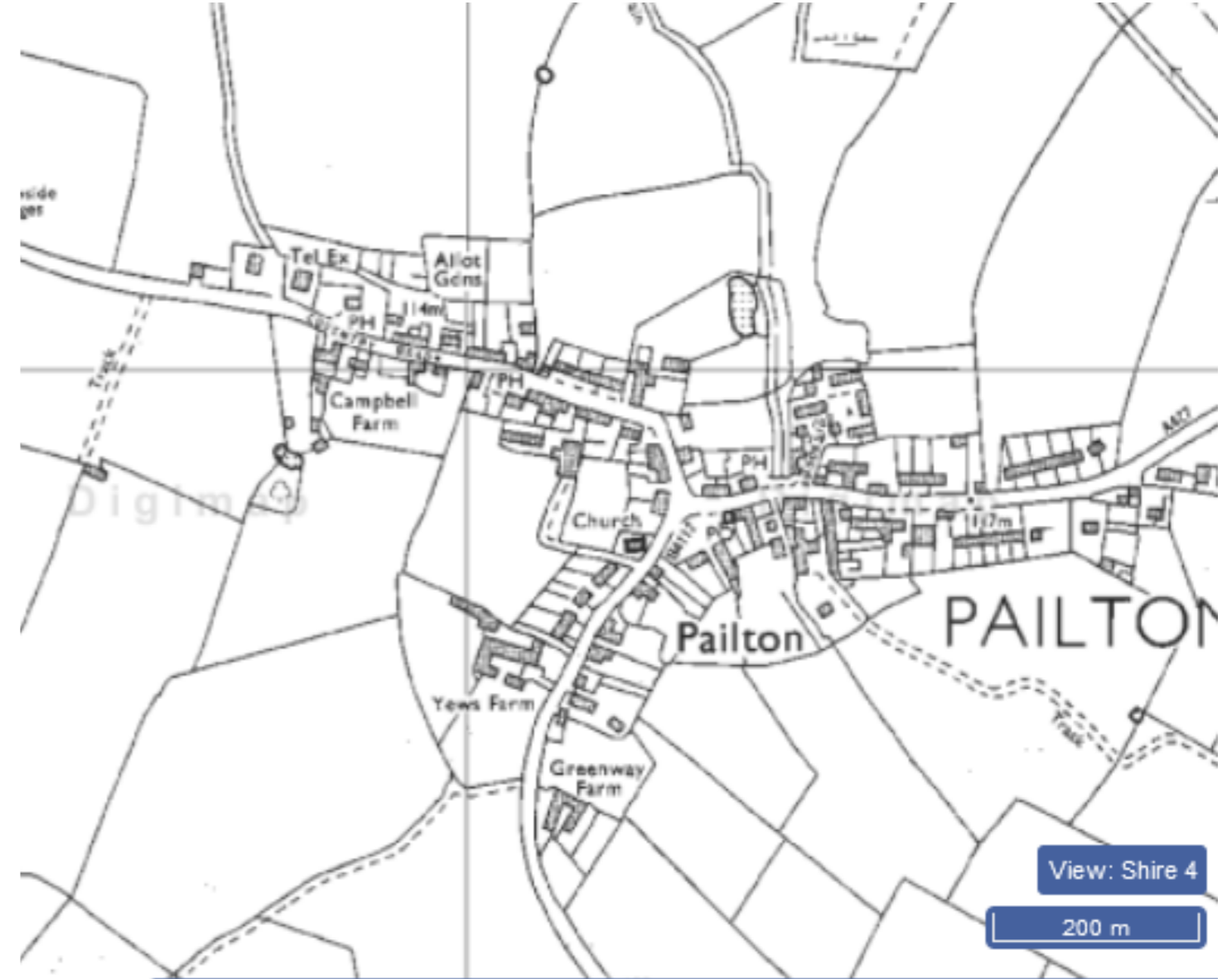


## **Appendix B: Map Regression from Modern to 1760**

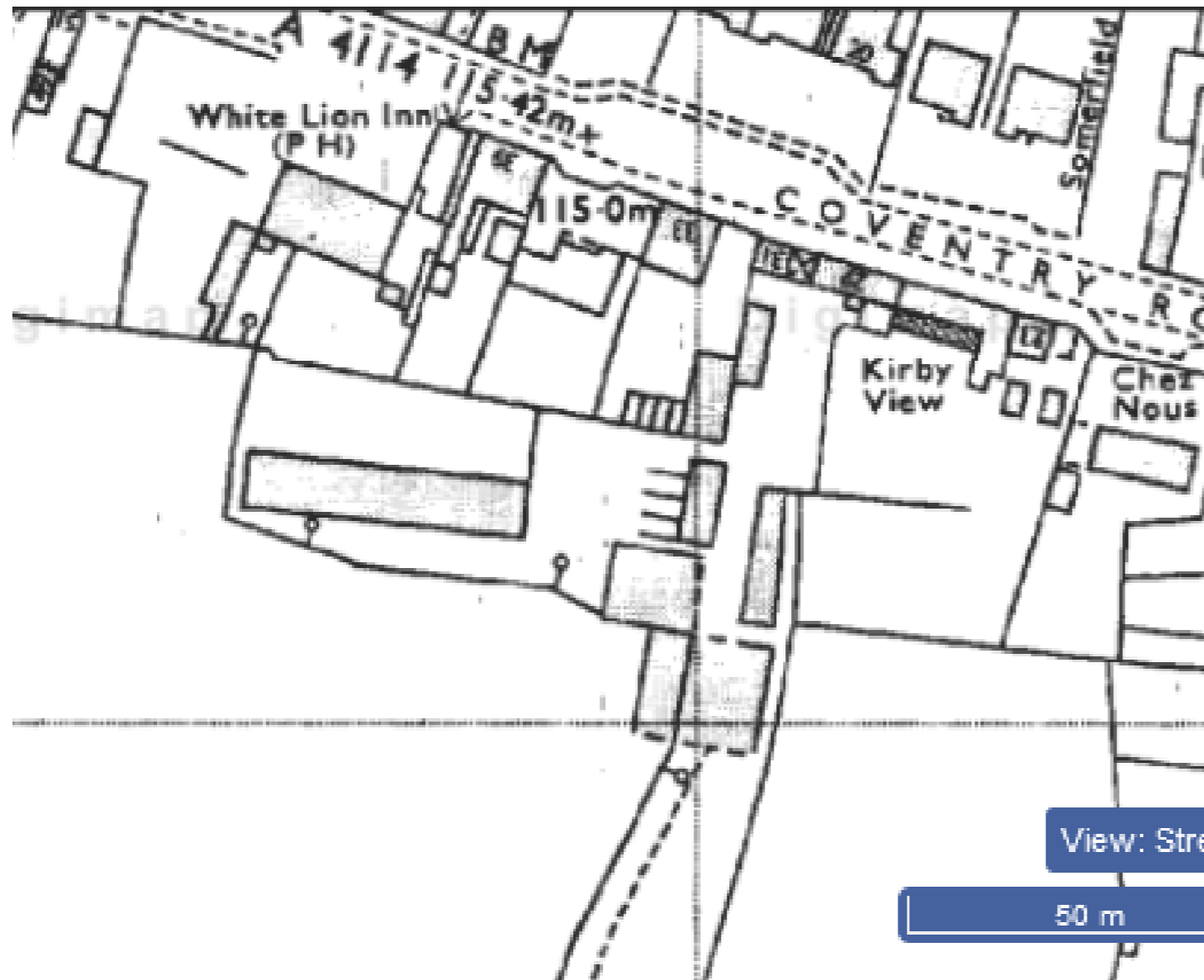
2023 Historic England Listed Buildings



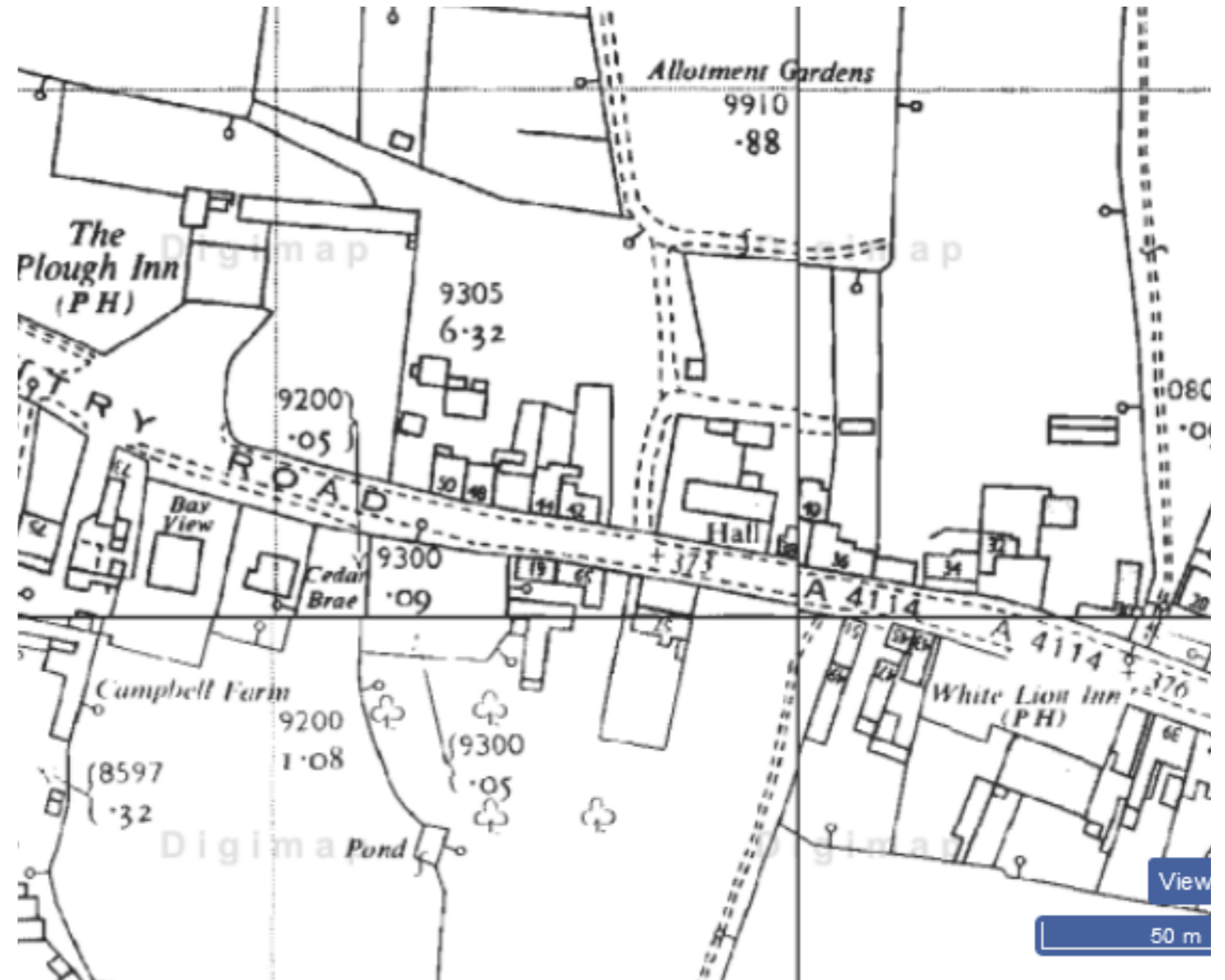
1980 OS 1:7500



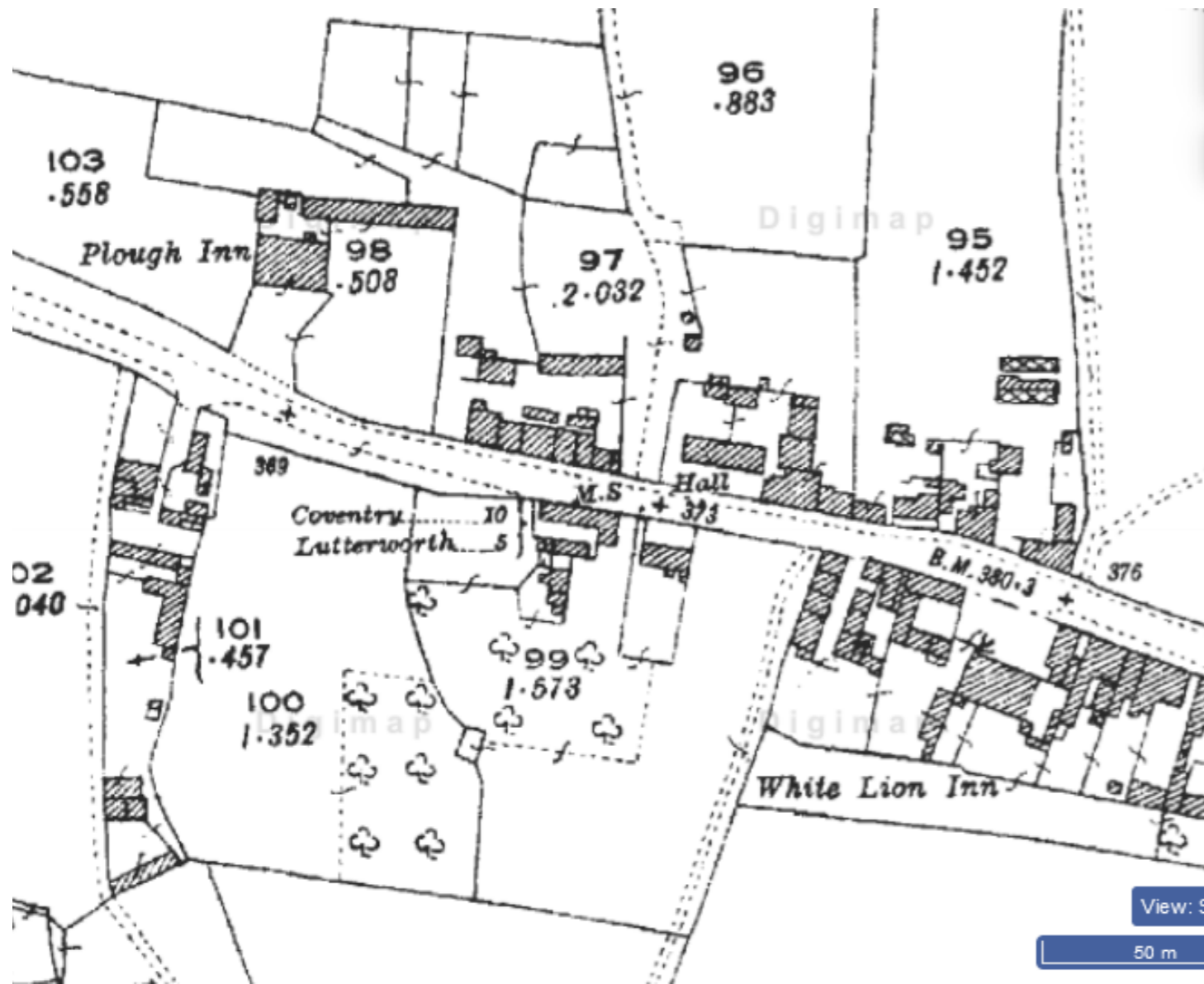
1972 OS 1:2500



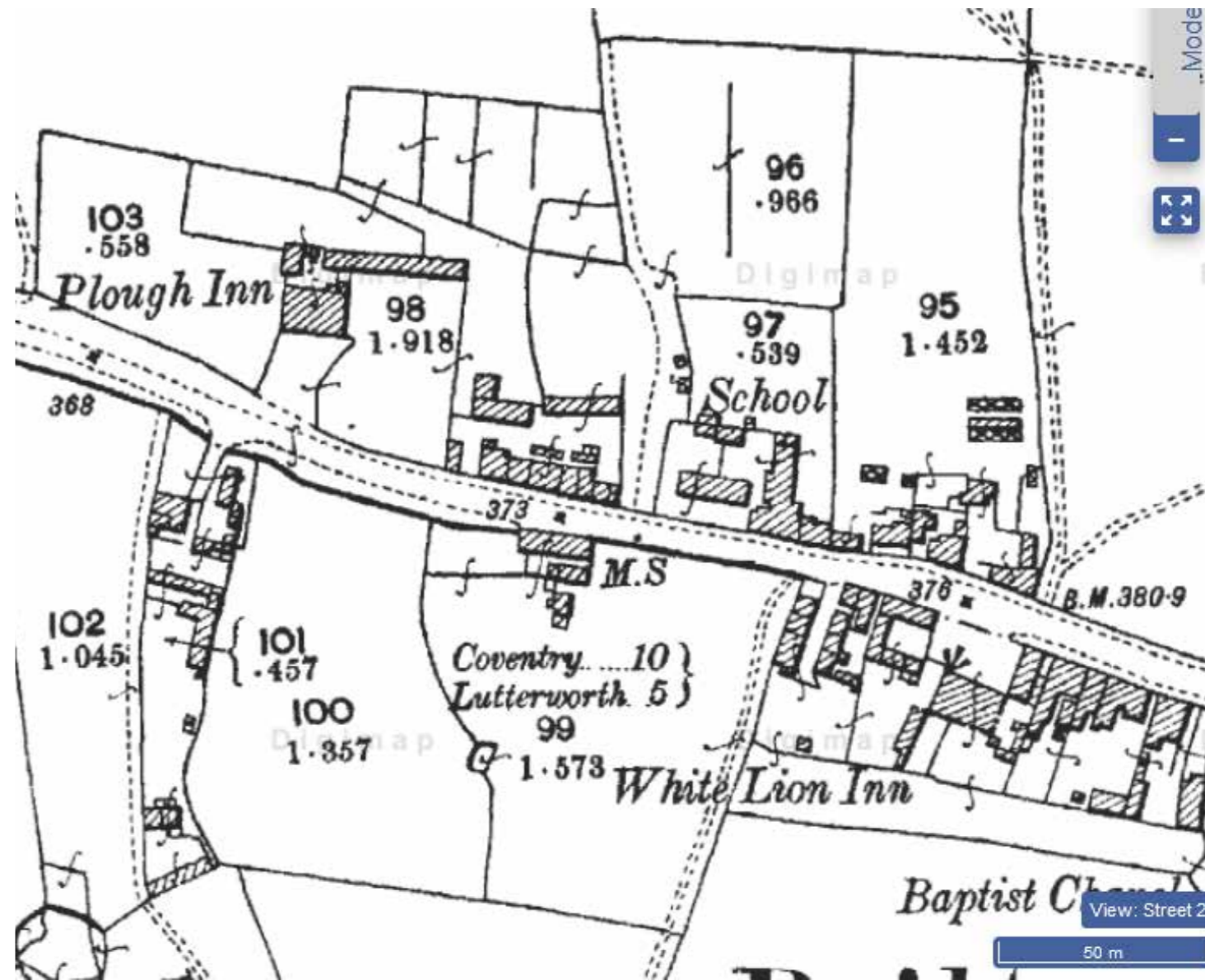
1960 OS 1:2500



1920 OS 1:1250



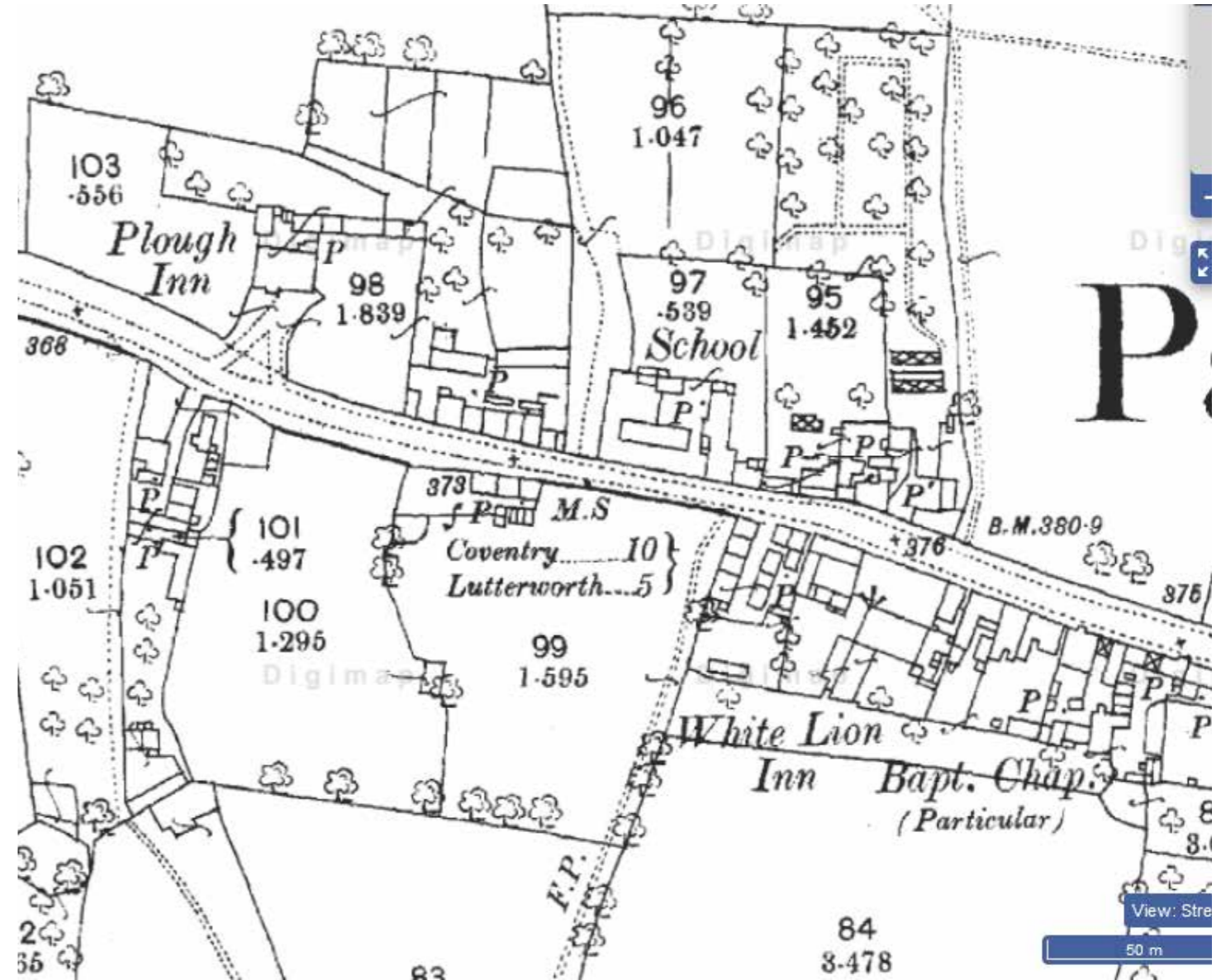
1900 OS 1:1250



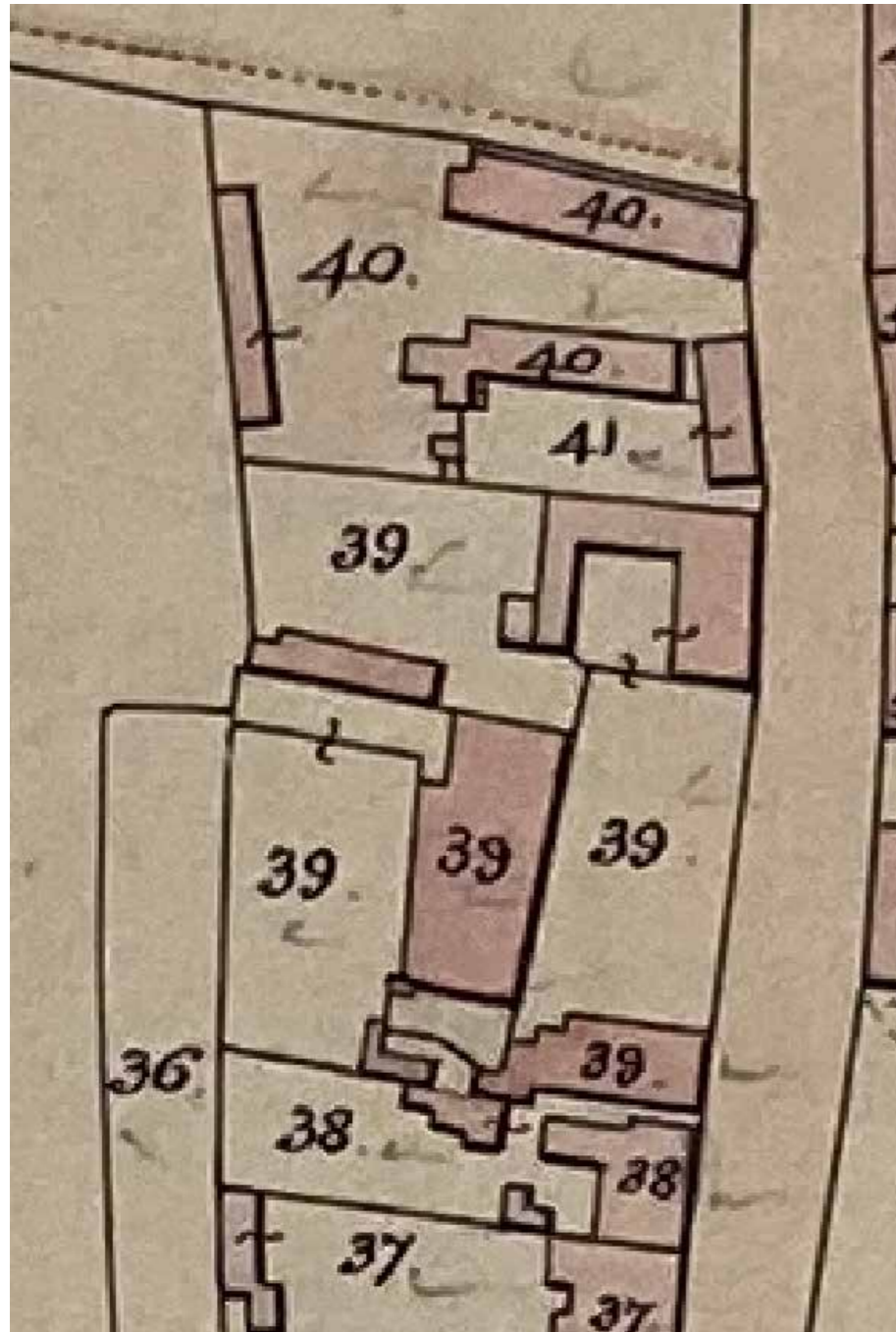
1900 OS



1880 OS 1:1250

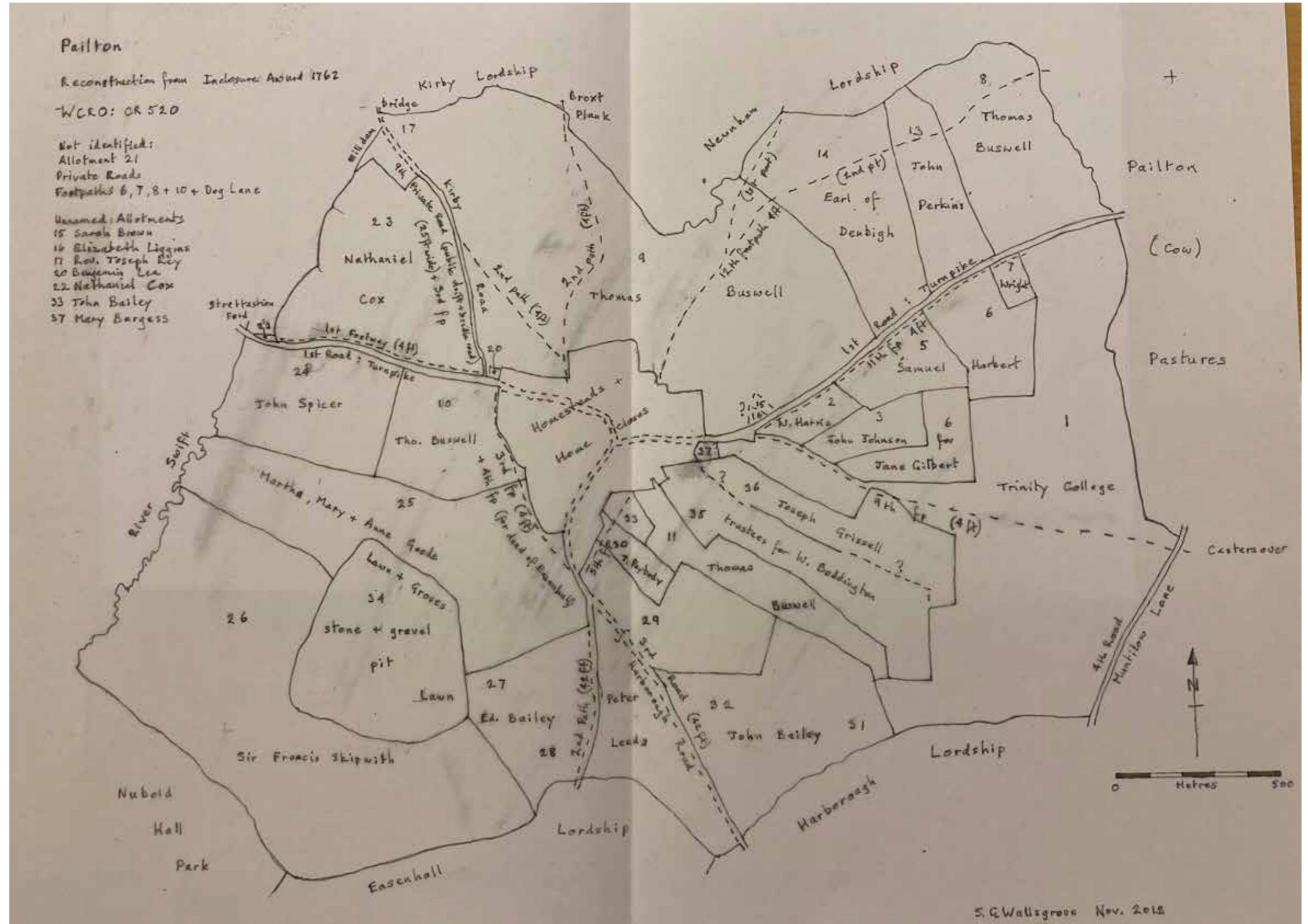


1842 The Apportionment Map CR569/150/3893

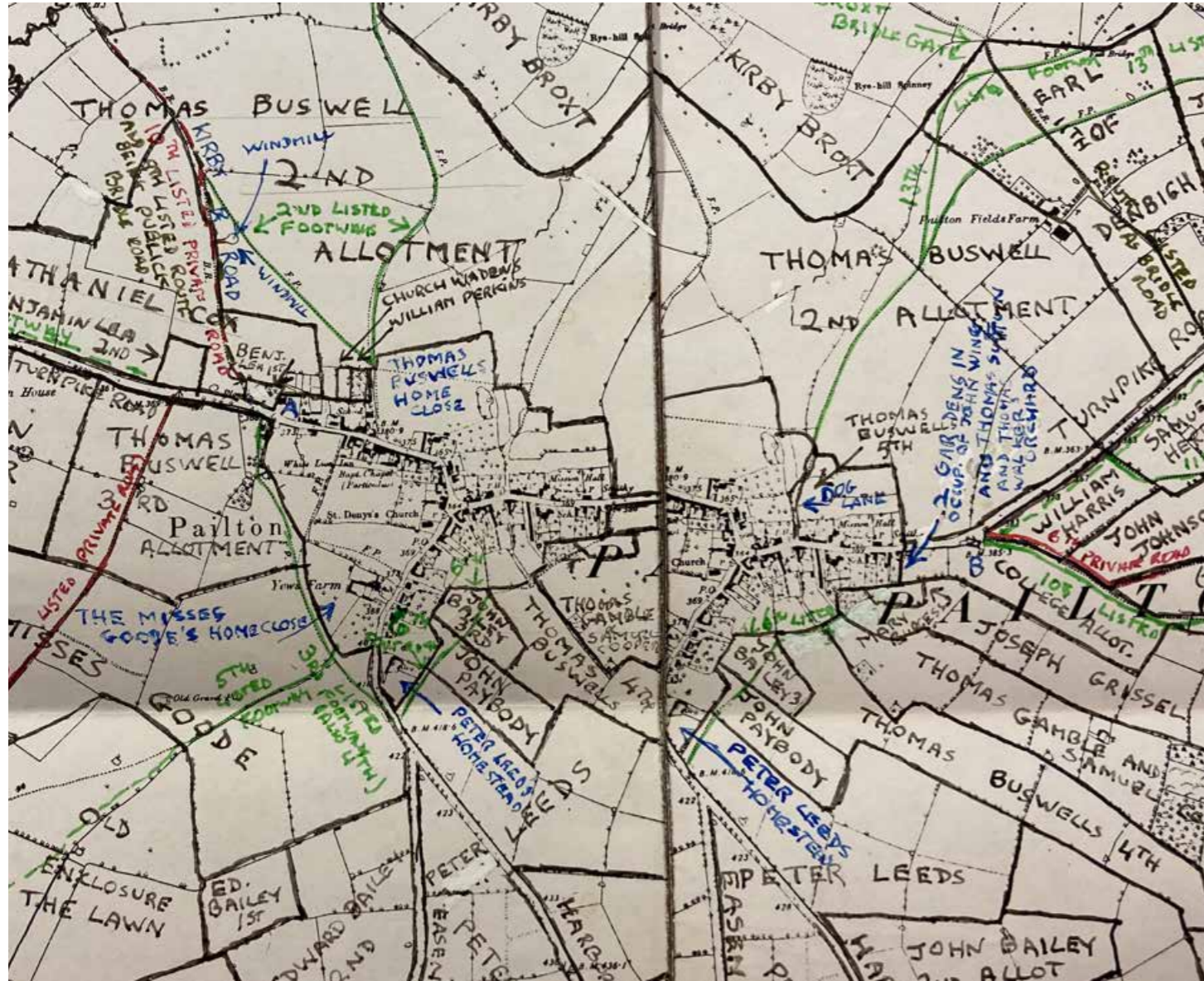


The White Lion located in plot 39, 41, and part of plot 40

1763 Reconstructed Inclosure Act map



1762



1762 Pailton Inclosure Award and 1771 Inclosure agreement drawn onto 1880 OS map. Green lines are footpaths and bridle ways, red are private roads – both indicate significant changes occurred once the turnpike was established



## **Appendix C: Design and Access Statement**

# WHITE LION, PAILTON DESIGN & ACCESS STATEMENT



November 2023



**BURRELL | FOLEY | FISCHER**  
ARCHITECTS AND URBAN DESIGNERS

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<b>Transport Consultant</b>	Caneparo Associates

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## 1.0 Introduction

This Design and Access Statement prepared by Burrell Foley Fischer LLP (BFF) acts as a companion to the Planning and Listed Building Consent Applications for the White Lion in Pailton, North Warwickshire. This report aims to explain the design principles, narrative and context which have informed and refined the approach to the proposals.

### 1.1 Project background

The White Lion has been at the heart of its community in Pailton since its beginnings as an 18th century coaching inn. Physically it is located at the heart of the village, although being a couple of hundred yards away from the green, it ensures that community activity and vitality spreads west along Coventry Road. This established setting creates a strong visual and heritage focus within the village.

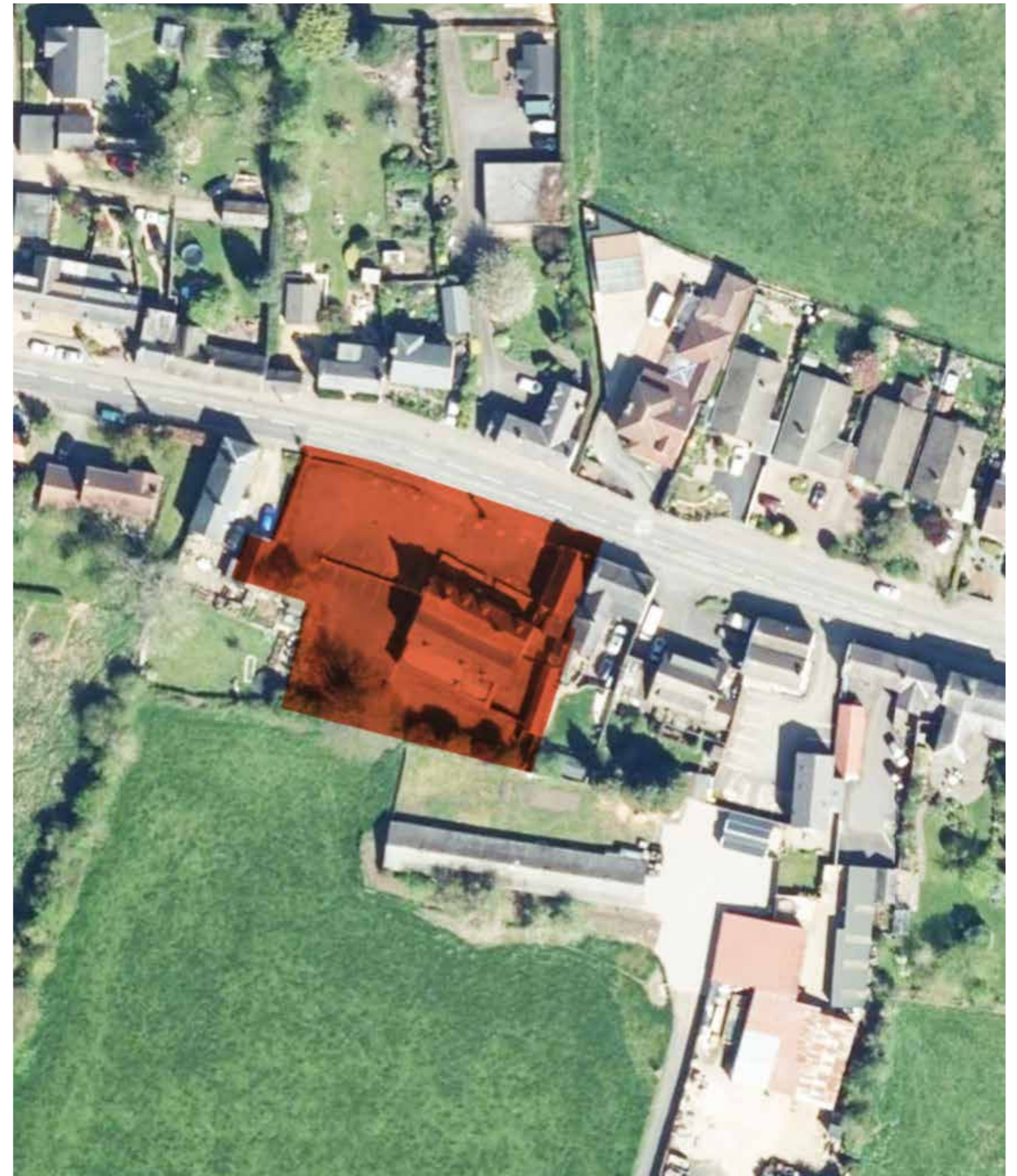
For over 300 years the White Lion was a meeting point and focus for village life, however it has been closed since 2014 and its current condition is fragile and deteriorating. Its loss, along with the loss of the last of the village's shops in 2008, has had a hugely negative impact on its community, and restoration is now urgently needed to ensure this building is not lost.

### 1.2 Project vision

The aim of the community-led project to Save the White Lion is to restore and renew the building and grounds and establish a sustainable community business at the heart of the village. This project will allow The White Lion to continue its service to Pailton as it continues to adapt to meet local needs, while retaining both its architectural and social significance.

The development phase has been awarded funding by the National Lottery Heritage Fund (NLHF) which aims to connect people and communities to local, regional and national heritage of the UK. It has also been funded by grants from the Architectural Heritage Fund and parish funds from Public Works Loan Board loan and local fundraising.

The project is now seeking NLHF Stage 2 Delivery funding to proceed with the development.



*The Location of the site, south of Coventry Road*

## 2.0 Existing site and context

### 2.1 Site history

The history of the White Lion is described in more detail in the Heritage Statement / Conservation Management Plan which accompanies this application.

The development of the site can be summarised as below:

- It is likely that the White Lion began life in the late 16th or early 17th century as a small two bay timber framed farmhouse with a large brick external chimney at the east side, built on a brick or stone plinth.
- The original mid-18th century structure is defined by two fireplaces and their brick chimneys; the larger one located centrally with the other forming the west gable end.
- This was later extended with a new bay further to the west with a further fireplace and chimney set into the new gable end, creating the frontage, we see today.
- The central wing was then constructed on the south side of the original block in the early 19th century to create more ground floor space for the pub, as well as accommodation for travellers at first floor. Each room would have had its own small fireplace and chimney.
- Also, in the 19th century the old stable block was added along the eastern side of the forecourt establishing the site's presence to the Village as we see it today.
- In the mid-20th century, a further single storey wing was added further south serving the pub's developing function by creating space for toilets and a kitchen.
- The White Lion was Listed (Grade II) in 1986.

The significance of The White Lion as a Heritage Asset generally correlates to the age of the surviving fabric of the building with the older parts being the most significant. These have been increasingly badly impacted by the more recent interventions.

It should also be noted that the front porch, referred to in the Listing as a "C19th Gabled Porch" was added at some time after the 1930s as a photograph from the period shows the original entrance without the porch.

### 2.2 Site significance

The site is very much a key focal point along the village's main street (Coventry Road). The pub is well set back from the road, with land to both the sides and rear. This established setting creates a strong visual and heritage focus for the village and its community.

Over this time, the pub has changed and adapted to meet local needs, but it has retained both its architectural and social significance. There are clearly legible parts of the original timber framed structure still in place along with evidence of former stables and domestic outbuildings. Analysing the site using Historic England's accepted Conservation Principles Methodology, the site's significance can be summarised as follows:

- **Evidential value** (the potential of a place to yield evidence about past human activity): The White Lion evidences the historic use of Coventry Road as a long-standing thoroughfare, shaping the urban form of the village. It also shows evidence of the development from coaching inn to village pub, its demise and re-imagining, at the heart of the community of Pailton.
- **Historical value** (the ways in which past people, events and aspects of life can be connected through a place to the present): The building illustrates the historic development of the site over time with each phase of building becoming more clearly articulated. This is associated with the history of Pailton as it has grown up over the ages.
- **Aesthetic value** (the ways in which people draw sensory and intellectual stimulation from a place): The White Lion is an interesting example of the accretive nature of the Village's Architecture and can increasingly celebrate this as detrimental layers of development are peeled away to illustrate the White Lion's history more visually.
- **Communal value** (the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory): The core reason why The White Lion is important; both as a building, and in its symbiotic relationship with the community it serves.

It is therefore a fundamental principle of the design proposals to recognise these values, preserve them and enhance their interpretation in all the proposed works.



White Lion Pailton, 1930



White Lion Pailton, late 20th Century



White Lion Pailton, 2019

### 3.0 Development of the project brief

In 2019 the local community mandated Pailton Parish Council, to purchase the White Lion as a community asset rather than risk it being purchased by developers. Since then, the Pailton White Lion Working Group (PWLWG) has carried out extensive community consultation to establish local residents' priorities for what the site needs to provide for the village and the local area. These consultations have included a questionnaire delivered to all residents, social media campaigns and public meetings, where the proposals have been shared and refined.

These community consultations have provided a very clear set of aspirations for the future of the White Lion, namely to provide a community hub incorporating a pub, restaurant, community shop, room rentals and enterprise units.

The vision is to use this iconic building as a hub for the benefit of the whole community, with spaces and facilities that cater for everyone in the village including families, children, local groups and elderly people. It should provide good accessibility within the historic constraints of the building and should aim to follow good environmental practice wherever possible.

As well as providing valuable opportunities for social interaction, the project will also create local jobs and local volunteering opportunities.



*Aerial view of White Lion Pailton*

## 4.0 Design proposals

### 4.1 Key strategic moves

The regeneration of the White Lion is in essence a celebration of this historic building, recognising its importance to village life over the centuries and reequipping it to continue in this role in the years to come. Much of the work will consist of simple repairs to the existing fabric, although the most detrimental of the modern interventions to the structure will be stripped away.

In parallel with this aspiration is the clear mandate from the local community for this site to be a community asset supported by a robust and sustainable business model.

The basic organisation of the main building will remain unchanged: the ground floor will continue to serve as a pub and restaurant with overnight accommodation on the two floors above. Ancillary spaces will occupy the outbuildings to the eastern edge of the site.

The old Brewhouse building will become a shop at ground floor level with office accommodation above, to be used as an enterprise unit.

The project team has considered the proposals in line with the objectives of Policy HS3: Protection and Provision of Local Shops, Community Facilities and Services from the Rugby Borough Council Local Plan 2011-2031, as well as the Pailton Village Design Statement.



Sketch showing the proposed street frontage (north facade) of The White Lion

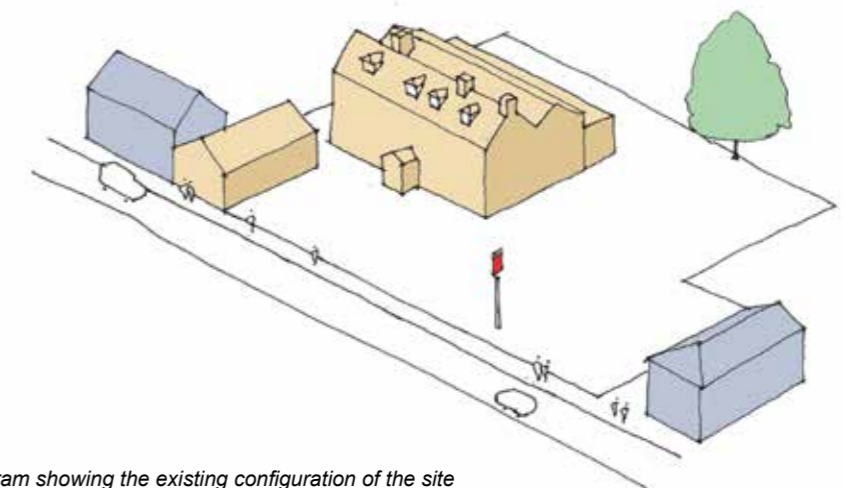


Diagram showing the existing configuration of the site

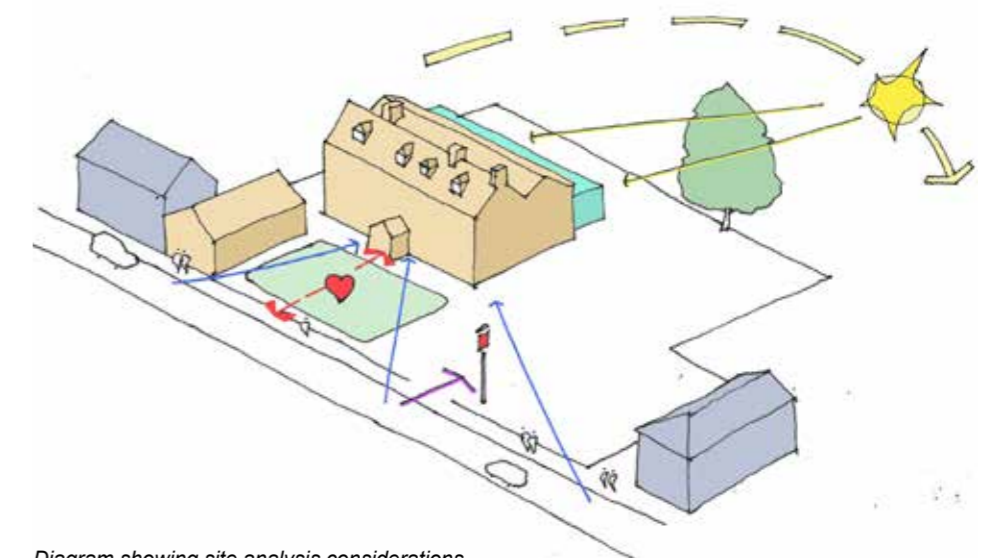


Diagram showing site analysis considerations



Sketch proposals

## 4.2 New proposals

### Ground floor

The most significant change to the existing building form is the removal of the single-storey 20th Century wing at the rear of the building. This intervention will reveal the south façade of the 19th Century wing, with new glazed doors opening onto a south-facing terrace and new garden area. Internally the ground floor space will be opened up as a free-flowing bar and dining space, with the main bar directly to the east of the front door and the western bay able to be closed off as a 'snug' or private dining / meeting room.

The kitchen will move to the eastern end of the front wing, next to a gated service yard sitting between the outbuilding range and the old Brewhouse. The one element of new-build accommodation will be a modest single-storey link between the pub and the existing outbuildings to form a new toilet block.

At the front of the building, the existing raised terrace will be retained but the original location of the main entrance will be reinstated, with generous steps up to the threshold as was the historic arrangement. A new timber-framed, zinc-roofed porch will be added above to emphasize and shelter this entrance. The second door along this façade, which dates from the mid-20th century will be retained as an escape route from the upper floor bedrooms, with the unsightly (and non-compliant) existing ramp replaced with further steps.

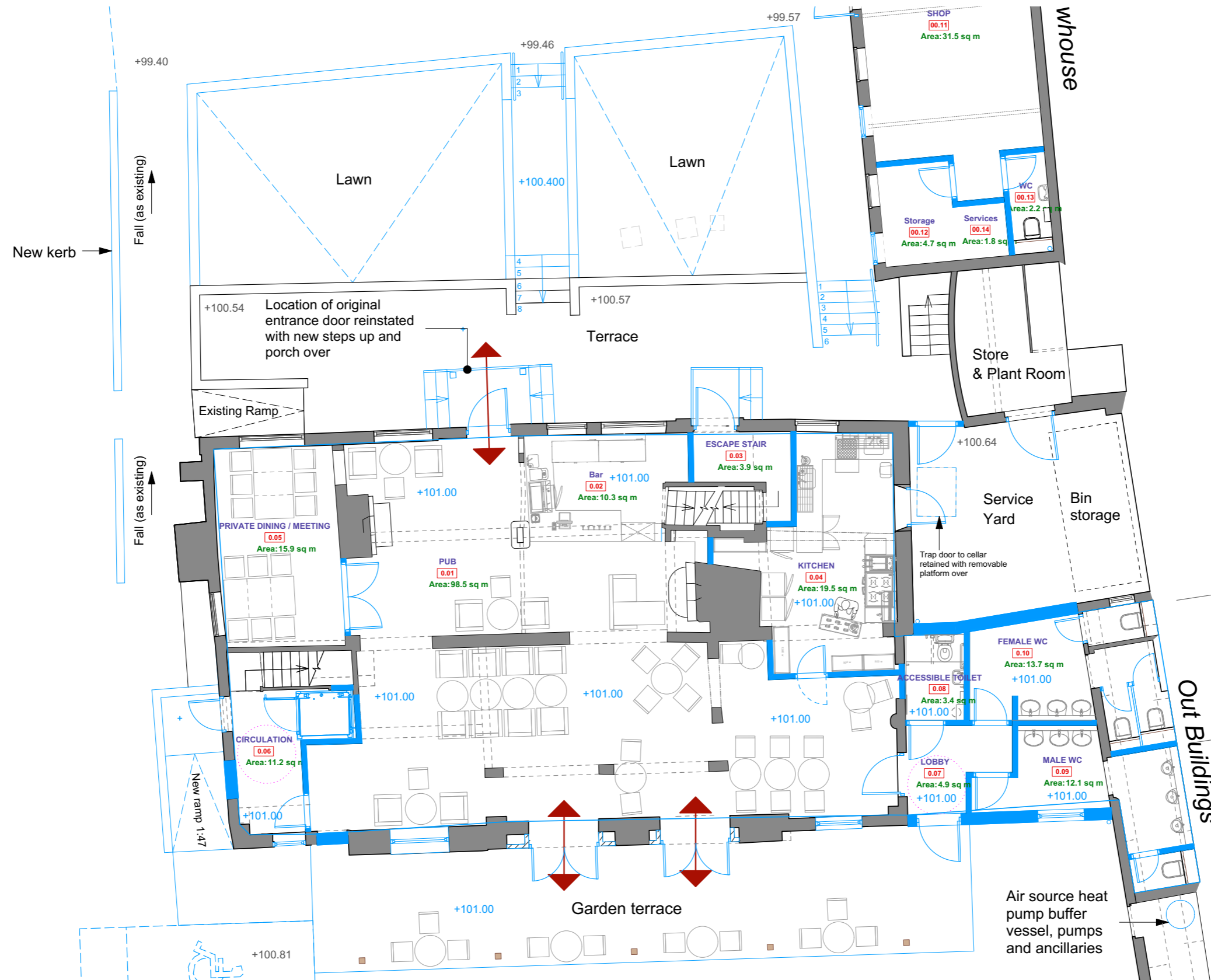


*Proposed view from the street showing the new landscaping*

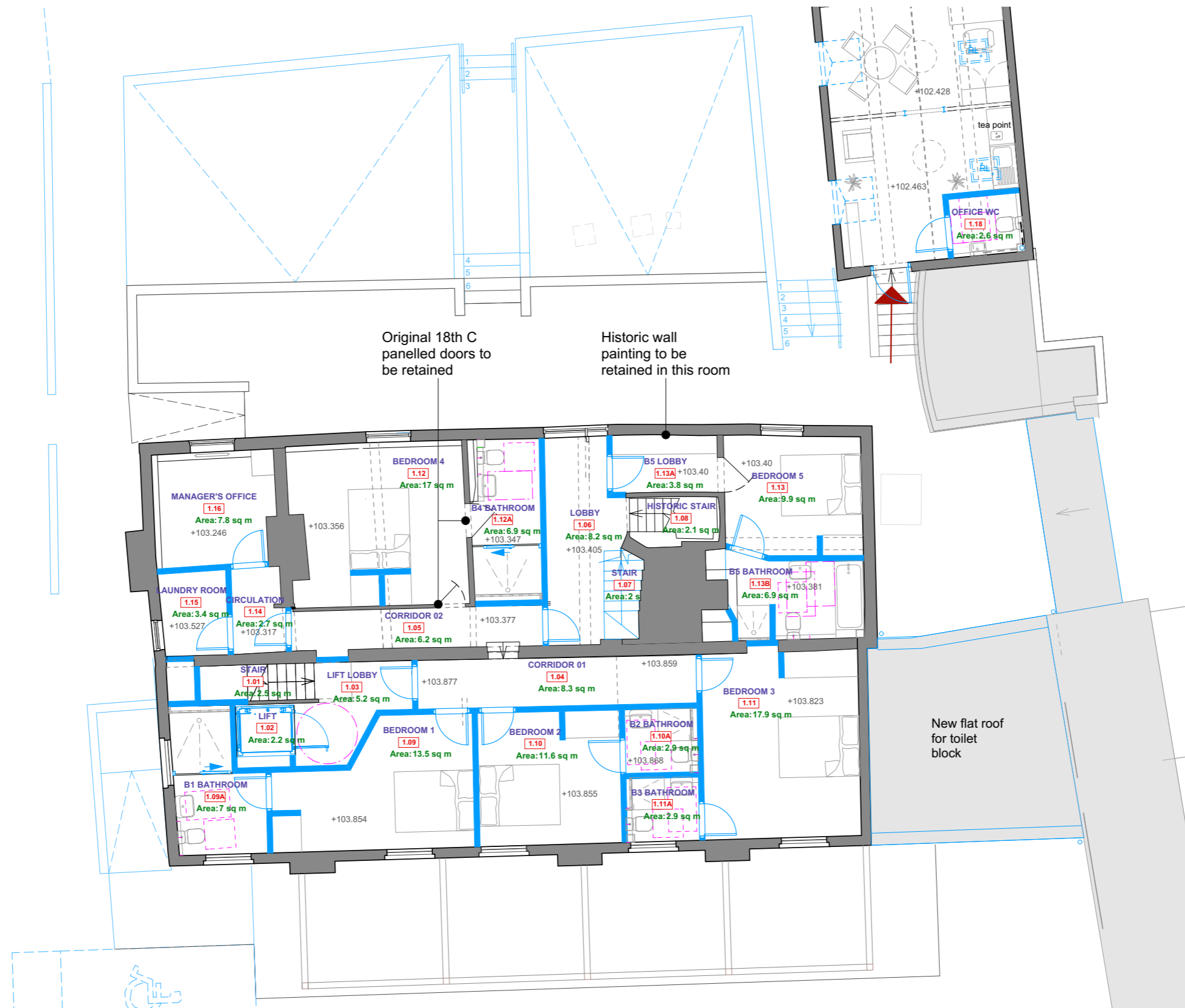


*Proposed Ground floor pub interior design*





Proposed ground floor plan



Proposed first floor plan

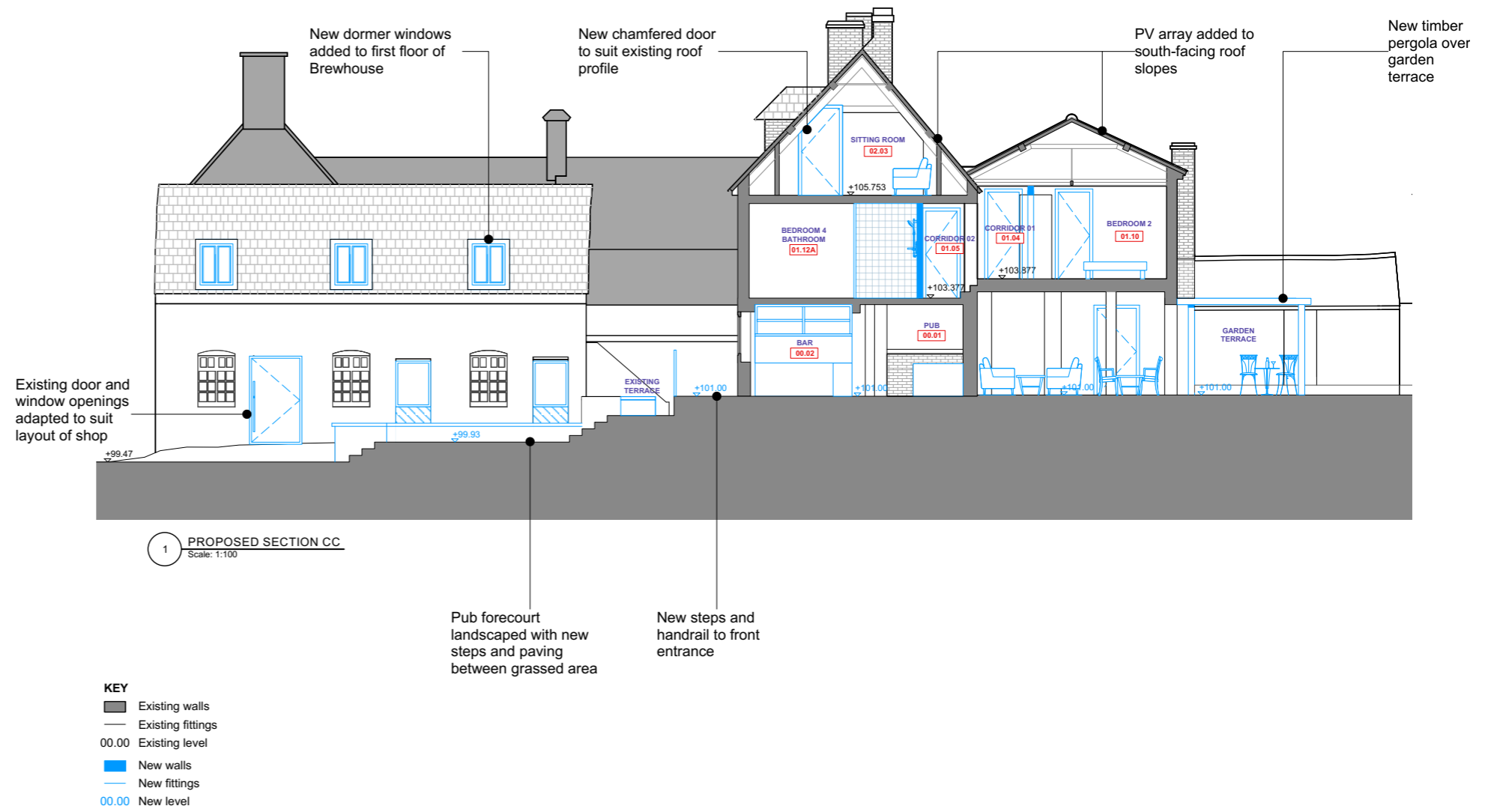
## Upper floors

The existing staircase at each end of the pub building will be retained due to their historical significance, with a new platform lift introduced adjacent to the western stair to provide universal access to the south side of the first floor.

At first floor level the existing building will be repurposed as five room rental units, all with en-suite bathrooms. In the southern wing, all partitioning will be replaced with rooms following the pattern established by the existing fenestration layout on the south façade; the three rooms here will all have level access via the new lift, with one fully accessible shower room. In the older north wing, set at a slightly lower level, much of the existing historic partitioning will be retained, with the layout adjusted to provide two new en-suite bedrooms, a manager's office and a laundry room.

The historic timber stair that wraps around the central chimney will be rebuilt to provide access to the second floor space. This floor will form an Attic Suite with a sitting room, bedroom, bathroom and snug / second bedroom. This will be distinctive and characterful accommodation making the most of the historic fabric, embracing the low ceilings, wonky floors and steps through the timber structure from one bay to the next.

While the overnight accommodation will not have catering provided, each room will have a refreshment tray. Discussions are underway with regard to the safe management of these units overnight, with a call system linked to a rota of local residents to be established to ensure help is available when required.



Proposed cross section showing raised terrace and the Brewhouse in relation to the main building



Existing first floor bedroom



Existing historic stair



Proposed second floor plan

## The Brewhouse

This building, previously housing three units for overnight accommodation, will be stripped out and repurposed as a village shop with a new large picture window cut into the street-facing elevation to provide views of the activity within.

One of the three existing door openings on the east facade will be widened to serve as a main entrance door, while the other two will be partly infilled to form new windows.

The roof structure at first floor level will be adapted to open up this area to be used as an enterprise space – essentially a self-contained office unit with complete with toilet and teapoint. Three new dormer windows will be introduced into the east-facing roof slope, set centrally to each bay and echoing the materials of the existing roof, with three new roof-lights set into the opposite roof slope to maximise daylight in this space.



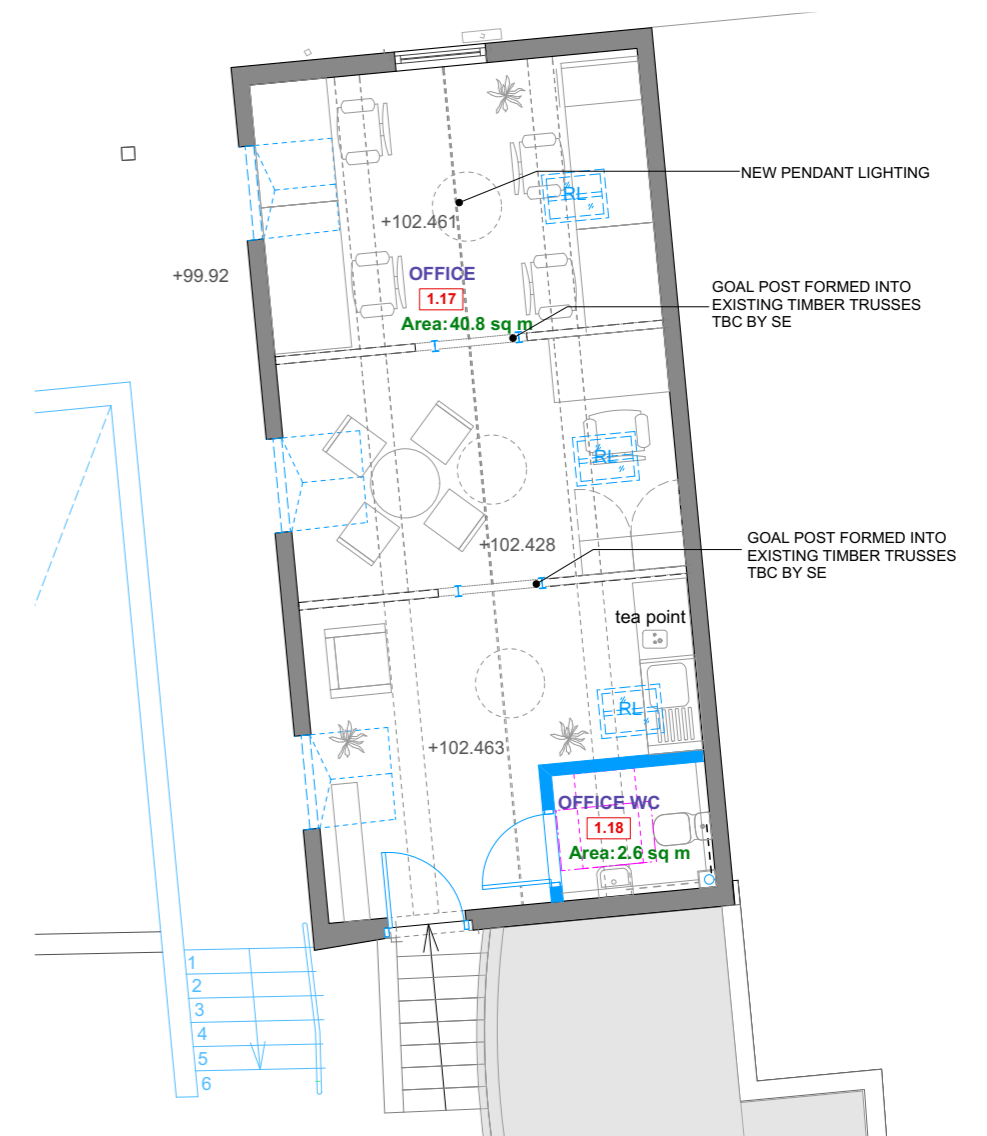
The Brewhouse East facade



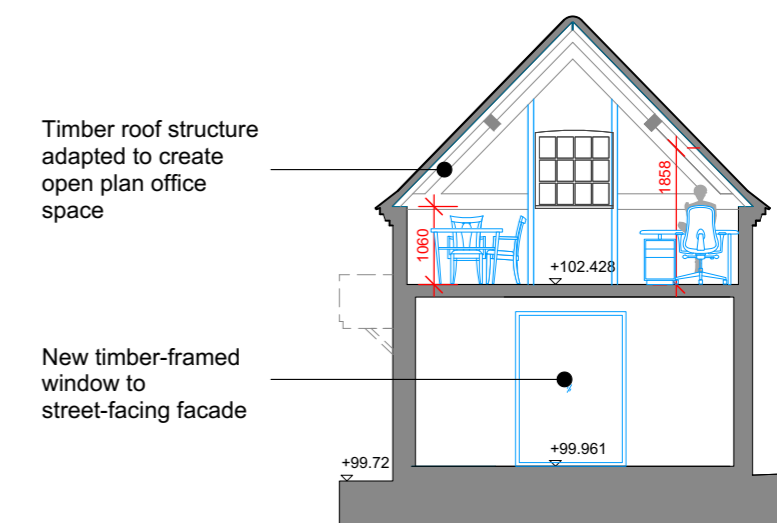
The Brewhouse North facade



The Brewhouse existing timber roof structure



The Brewhouse proposed office enterprise space



The Brewhouse proposed cross-section

## Building fabric

The historic fabric will be repaired and conserved wherever possible as part of the works, stripping back and exposing the original timber framed structure where feasible and repairing doors, windows and roofs with appropriate traditional details.

Brickwork will be cleaned and repointed with lime mortar, with areas of spalled and damaged brickwork replaced. The render to the front facade is in poor condition and will be stripped off and replaced, with new painted signage added.

The existing roofs are mostly clay tiled, with a section of slate to the rear 19th century wing. These will be lifted to allow insulation to be added, along with counter-battens to improve ventilation, and missing / damaged tiles replaced to match the existing.

Internally, the condition of the finishes is so poor that a full renovation is required, with walls and ceilings stripped and replastered with lime plaster, and the floors lifted and relaid (floorboards retained where in good condition).

## Services

As well as installing new services to suit the new layout and functions, the client is also keen to make this a sustainable development. To this end, heating will be powered by an air source heat pump, located in the rear garden. Lifting the floorboards allows the opportunity to install insulation and underfloor heating across the whole of the ground floor, and the new radiators to the upper floors will be selected to work with the ASHP.

At roof level, an array of photovoltaic cells will be installed on the south facing slopes of the front and rear blocks will provide carbon-free electricity – the orientation of the building makes this particularly suitable as these will not be visible from the street frontage.



Existing clay- and slate-tiled roofs



Existing front facade



Existing ground floor



Existing ceiling and timber structure in disrepair



Existing first floor stair



Existing second floor storage space

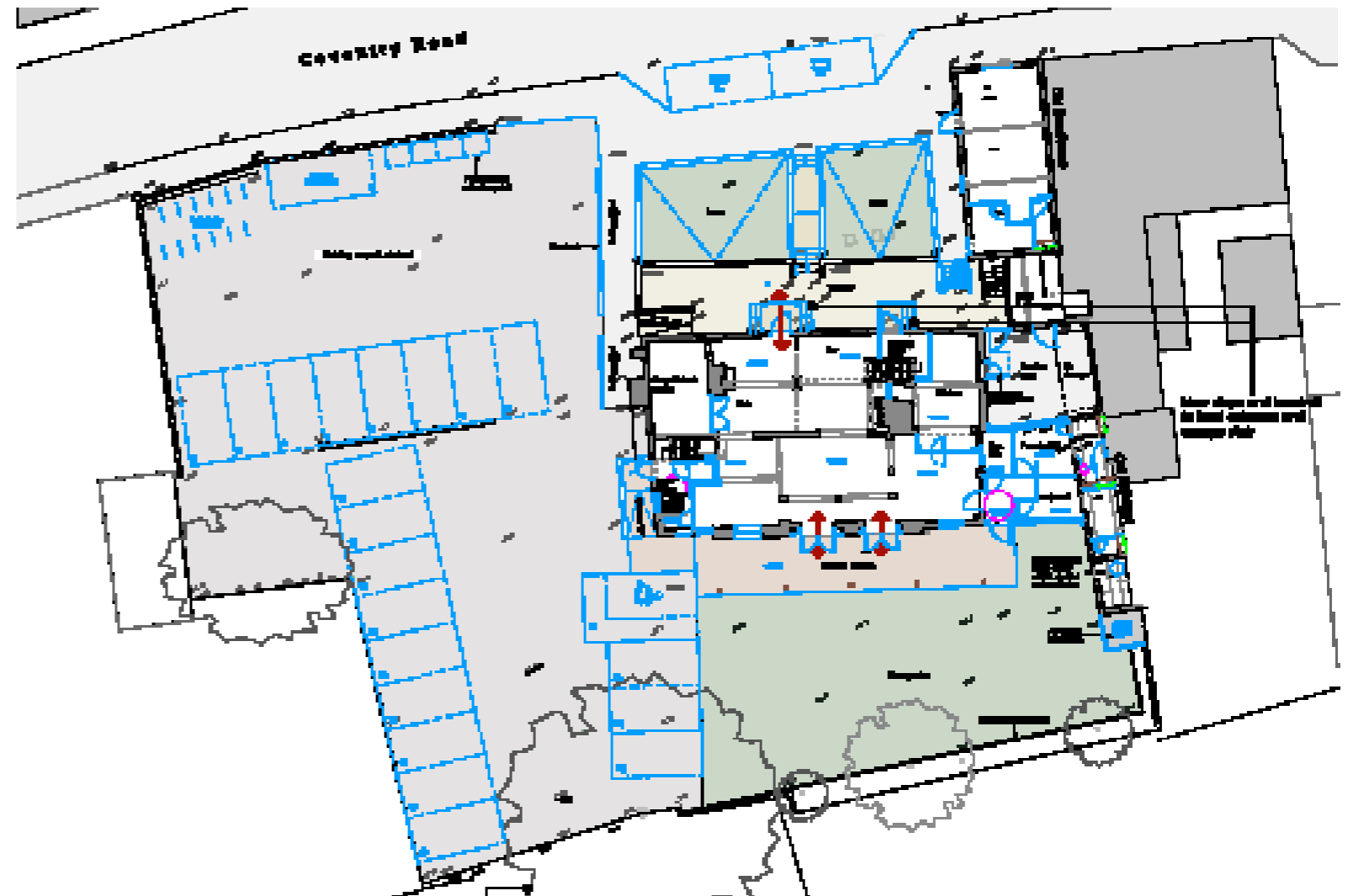
## 5.0 Proposals for the wider site

### 5.1 Site layout

It is an important part of the proposals that the land surrounding the White Lion is enhanced as an amenity for the village. The position of the building, set back from the street edge, creates an opportunity for a more attractive setting. To this end a substantial sloping lawn is proposed in place of the existing hard surfaces, with a central path and wide steps creating a generous approach to the pub's front entrance.

Behind the pub there is a wide swathe of land which will be grassed over and onto which tables and chairs can spill out. A paved rear terrace sits immediately outside the pub, accessed by new double doors and framed by a new timber pergola structure over which planting will grow. This terrace will provide wide level access for wheelchair users directly into the main body of the pub.

The existing carpark to the west side of the building will be retained, with minor reconfigurations to incorporate space for cycle parking, bin storage and accessible parking in a convenient location.



*Proposed Site Plan*



*Existing carpark*



*West facade and existing forecourt*

## 5.2 Transport and parking

The site is accessible by all modes of transport, being within walking and cycling distance of a number of local amenities. There are public transport services within the vicinity of the site, with several local bus services passing nearby the site. The entire village of Pailton is located within a 2km catchment area (2km being viewed as the maximum acceptable walking distance for those without mobility impairments).

24 car parking spaces are proposed; it is considered that this number is appropriate for the location given that the facility would mainly serve the local area, and that the majority of customers would walk, cycle or use public transport to access the proposed development. New cycle parking will be provided to encourage this means of travel.

The proposed small shop and office space would likely serve a local walk-in / cycle-in catchment and therefore would generate a negligible number of additional vehicle trips to the area.

The evaluation of travel options is described in more detail in the Transport statement which accompanies this application.

## 5.3 Deliveries and waste strategy

Deliveries to the pub and kitchen will be brought from the car park via the front terrace and into the service yard. The existing trap door to the basement will be retained, with a removable platform positioned above and removed only when deliveries are taking place (at which times the service gate is to be locked internally).

Laundry and consumables for the room rentals above will be delivered and collected via the side entrance and internal platform lift.

Waste from the pub and room rentals will be stored initially in the enclosed service yard next to the kitchen, with the bins then moved periodically by staff to the bin collection point identified at the front edge of the car park to allow straightforward collection by the council.

The yard allows space for general purpose waste as well as the necessary variety of recycling bins.

Deliveries to the shop at the ground floor of the Brewhouse will take place from the drop-off bays in the layby at the front of the site.

Vehicle tracking has been carried out to confirm that the existing site access arrangements and on-site car park would be able to accommodate the turning requirements of the main delivery and servicing vehicles that are anticipated. No material adverse impact on highway safety would arise from the delivery and servicing requirements associated with the proposed development.

## 5.4 Ecology

There is little existing vegetation on the site, limited to a well-established hedgerow to the rear and a number of trees along this line, and as such it has been agreed with the planning authority during their site visit on 18th April 2023 that a full ecological survey is not required to accompany this application. It should be noted however that the introduction of new grassed areas to the front and rear of the building in place of the existing hardstanding can only be seen as a positive from an ecological point of view.

To assess the presence of bats on the site, a Preliminary Roost Assessment was conducted at the Site on 14th June 2023. This survey identified the main building to have moderate bat roost suitability and the Brewhouse to have low bat roost suitability.

Bat emergence and re-entry surveys were then conducted on 27th July and 17th August 2023. These determined that bat roosts are 'likely absent' from both buildings, meaning no further bat surveys are required to inform the planning application.

Some evidence of nesting birds was documented, however this is considered as a minor constraint to the development with an impact that can be avoided through timings of works. The removal of the building roof should be undertaken between September – February to avoid impacts on nesting birds. If removal is required during the nesting bird season (March – August), an Ecological Clerk of Works will undertake a pre-commencement check for nesting birds prior to the works, and the roof will be removed within the following 48 hours if no active nests are recorded.

Both bat surveys are included with this report as Appendix C.



Existing trap door to the basement



Existing vegetation on site



## 6.0 Access statement

### 6.1 Introduction

The proposals described in this report aim to improve access for all to the building whilst taking account the importance of the historic fabric of the Grade II listed building.

In developing these proposals, consideration has been given to the provisions of the Equality Act 2010 which states “The policy of the Equality Act is not a minimalist policy of simply ensuring that some access is available to disabled people; it is, so far as is reasonably practicable, to approximate the access enjoyed by disabled people to that enjoyed by the rest of the public.”

The project has also been reviewed against Building Regulations Part M, and the guidance of English Heritage ‘Easy Access to Historic Buildings, 2004’, especially with regard to establishing the balance between conservation and access.

### 6.2 Current provision

Given the sloping nature of the site, there is currently no wheelchair access to the building that meets current regulations. There is an existing ramp between the carpark level and the front terrace with a slope of approximately 1:6, and a ramp from the terrace to the existing front door with a slope of 1:8. The existing arrangement of entrance and inner doors then makes it near-impossible for a wheelchair-user to negotiate entry.

Internally, many of the doorways are narrow. There is currently no accessible WC at ground floor level nor any way for a wheelchair user to reach the upper floors.

The current layout of the Brewhouse does not provide suitable accommodation for wheelchair users.

### 6.3 Proposals

The degree of level change across the site (approximately 1.5m level change from the pavement to the internal floor level) presents a challenge with regard to level access, however the design team has sought to make improvements wherever possible. As regrading the whole of the site is prohibitively expensive, the strategy has been to make best use of the existing surfaces while considering how best to accommodate different needs.

While the route to the front of the building will not be suitable for wheelchair users, new steps are proposed to the central path and up to the front door, which will be designed to current (shallower) standards and augmented with handrails to improve access for ambulant disabled visitors.

A sloped pathway along the side of the front lawn and the west side of the building will be separated from the vehicle entrance with a new kerb. Although the gradient of this pathway is slightly steeper than current regulations (1:14 for a length of around 13m), it will nevertheless provide a convenient alternative to the front steps for many users including those with pushchairs.

Accessible parking will be located at the rear corner of the building, from where a wheelchair user can enter the building directly via the rear terrace, which will be a wide paved surface leading to new power-assisted double doors and thence straight into the main body of the pub. Most of the furniture in this space will be loose and therefore easily rearranged to suit different user groups.

As part of the renovation works, the whole of the ground floor will be lifted and relaid to allow underfloor heating to be incorporated – this has the added advantage of allowing the existing minor level changes to be ironed out, avoiding the small steps that currently must be negotiated.

A new accessible WC is proposed as part of the development. This will be conveniently located directly adjacent to the bar area, and easily accessed via a door from the garden area.

The importance of preserving the historic staircases at each end of this building has already been discussed, however opening up access to the accommodation at first floor level is clearly an important aim. To this end, provision has been made for a platform lift linking the ground with the rear part of the first floor, and from there level access is possible to Bedrooms 1, 2 and 3. Bedroom 1 (closest to the lift) has a fully accessible en-suite shower room. The platform lift sits beside the designated stair for the room rentals, which at ground floor level has a door exiting directly onto a level route out to the carpark.

The age of the building means that areas of the upper floor surfaces are currently somewhat uneven, so an allowance has been made to level out the corridor areas. As there is a step in floor level between the front and rear part of the building and a stair to the second floor, Bedrooms 4, 5 and 6 are not accessible to wheelchair-users, but as these simply replicate facilities available in accessible areas this is not deemed to be a barrier to the use of the building.

The dilapidated condition of the existing finishes in the pub and accommodation mean that full replacement is required, which then offers the opportunity to improve colour contrast in the new choice of finishes. New lighting will also ensure that these spaces are more easily navigated.

The new shop proposed on the ground floor of the Brewhouse will have its entrance door located next to the pavement, so level access for all users is straightforward to provide here. The historic stair leading to the upper floor of the Brewhouse does not allow for level access to this space, but care will be taken to ensure appropriate finishes are also used here.

The proposed scheme also allows for further improvements to access to be incorporated if additional funding becomes available in the future - specifically the provision of a wheelchair-accessible ramp from pavement level to the front entrance of the pub.

## 7.0 Summary of sustainability strategy

This part of the report provides a summary of the more detailed strategic moves described in the Sustainability Strategy (Appendix D).

A Sustainability Checklist also accompanies this planning application in line with local requirements.

The proposals for the redevelopment of The White Lion are based upon sustainable design principles wherever these can be practically implemented in a way which is appropriate to its historic context. This includes consideration of the following key issues:

### Layout & design

- **Reducing energy loss:** Insulation has been introduced wherever this can be done without detriment to the historic fabric. This includes adding insulation at roof level and under the full extent of the ground floor.
- **Building fabric:** Specification of materials which are sustainably sourced such as timber from renewable sources and lime mortar in place of cement-based products.

### Sustainable transport

- **Reducing car use:** Bringing the White Lion back into use as a valuable asset for village life will in itself reduce car journeys by providing services to local residents without the need to go further afield. While options for reaching the site by public transport are limited given its village location, new cycle parking is proposed as part of the scheme.

### Energy efficiency

- **Efficient heating system:** A new sustainable heating system is proposed to maintain comfortable internal temperatures and to provide hot water. This will utilise an air source heat pump, driving an under-floor heating system to ground floor spaces.
- **Low energy light fittings:** Low-power LED light fittings will be used throughout the project.
- **Use of Renewables:** An array of PV panels is proposed to the south facing roof pitch of the southern wing to supplement the project's power requirements and to make a positive contribution to the building's carbon footprint.
- **Reducing water usage:** Water efficient fittings will be installed throughout the building as part of the refurbishment. Metering of the supply will allow usage to be monitored and reductions targeted.

### Flood risk & drainage

- The site sits in Flood Zone 1, meaning it is at low risk of flooding. While no specific sustainable drainage systems are proposed, the introduction of new grassed areas to the front and rear of the building in place of the existing hard surfaces will be helpful in reducing surface water run-off.

### Demolition & construction

- **Reducing waste:** All materials from demolition works will be recycled where possible, such as the masonry from the demolished south wing, which can be crushed on site and reused as a base material for the garden terrace.
- **Embodied Carbon:** By substantially reusing the existing buildings on site the project will have an intrinsically low carbon footprint compared to any other redevelopment option for the site.



## 8.0 Conclusion

The proposals for The White Lion are based upon established Conservation Principles: analysing the existing heritage assets on site, assessing their significance, and optimising its reuse as a sustainable business for the future.

The design strips back the detrimental additions which have developed over time, to celebrate the historic building at the core of the site. Interventions are few and simple, focused on the functionality of the site and its ability to perform effectively and sustainably in the service of its community for generations to come.



*Aerial view of the site*

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