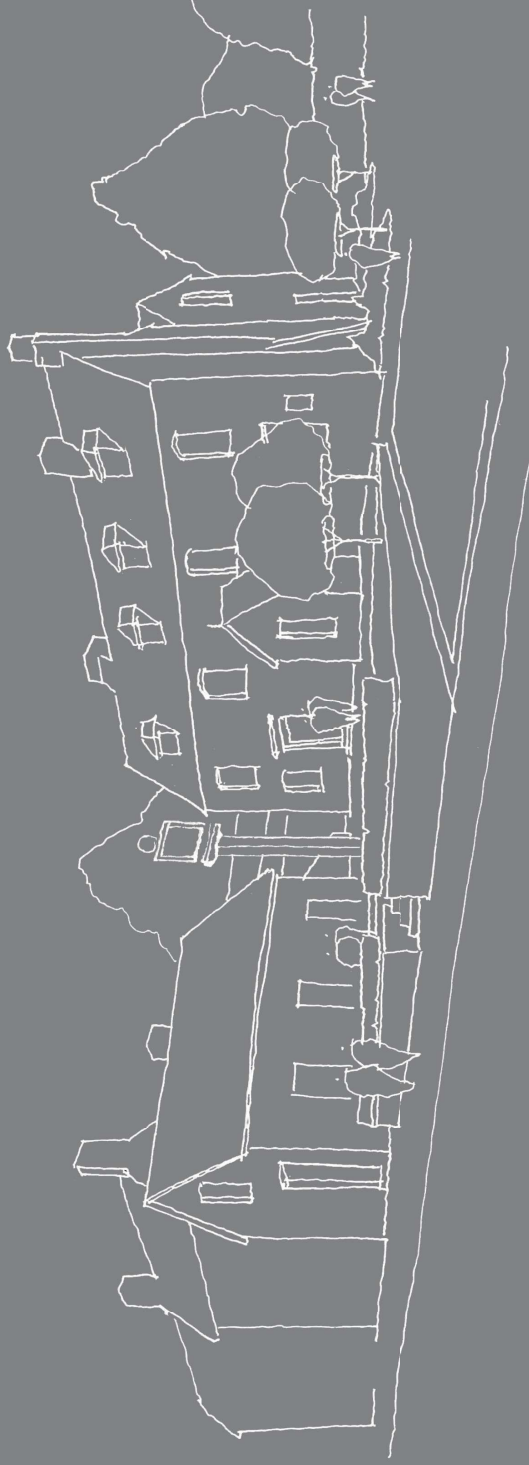


The White Lion at Pailton

Stage 1 Report



May 2021

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ARCHITECTS AND URBAN DESIGNERS

The White Lion

Pailton, Warwickshire

The White Lion is a much-loved 18th century coaching inn, at the heart of the village of Pailton, North Warwickshire. It was Listed Grade II in 1986 and has been at the heart of its community for over 300 years.

Over this time, the pub consistently 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. The context of the site is very much a key focal point along the village's main street (Coventry Road), and this established setting creates a strong visual and heritage focus for the village and its community.

The pub has, however been closed for seven years, and is in poor repair. Its condition is fragile and deteriorating – without a plan for restoration now, this building, so important to the identity and history of the village, will be lost.

General Description

The form of the existing main building on site is derived from three parallel and linked blocks built in sequence from north to south across the site.

The White Lion's principal frontage (north elevation) is of three storeys with a pitched plain clay tile roof with dormer windows. It is orientated parallel to the main village street from which it is set back creating a pronounced forecourt, defined along its eastern edge by the old stable block – a two storey structure, again with a plain clay tiled pitched roof. More recent development has followed the line of the original building creating two further parallel blocks, one from the C19th and one from the C20th, of two and one storey respectively: both in a local red brick.

Encased within the oldest and most northerly block is the original timber framed three storey structure which has been encased with masonry during its lifetime and added to by successive generations. It is centred on a large brick fireplace structure which rises through the whole building dominating its plan. The original staircase is located within this linking ground floor to first floor with a straight flight. This is mirrored with a straight flight below it connecting a cellar in the eastern bay of the front wing to ground floor. The staircase continues with a winding (incomplete) section up to the attic storey.

The building is now characterised by this three-storey street frontage in white painted brickwork.

Inside the building the three vertical "strata" of its development can be clearly appreciated, as three conjoined blocks of three two and one storey respectively. Breaking up the building along its length (parallel with the street) are two large chimney breasts which date back to the origins of the building and form a feature at each floor level.

Another unusual feature is the difference in upper floor levels between each generation of building, with the middle (C19th) block having a first-floor level approximately 500mm above that of the older frontage block.

The quality of the most recent block is poor dating from the mid C20th and constructed primarily to accommodate toilets and a kitchen.



The Location of the Site, south of Coventry Road

Summary of Proposals continued

Context

The site is almost square and is orientated north-south with a slight widening along its western boundary fronting the adjacent property. The aspect to the south is over agricultural land, while the east boundary abuts neighbouring buildings and is edged in a line of single storey out-buildings towards the southern side, and with the two-storey former stable block to the north running to the back of pavement.

The northern boundary of the site is defined by Coventry Road – the village's main street. This also provides direct access to the existing car park. The pub itself is offset slightly towards the east of the site and rotated slightly towards the north east. Car parking areas predominate around three sides of the building at present, essentially stranding the historic building in a sea of ageing tarmac.

The orientation means a south facing landscaped area can be created facing away from the street while another landscape can be created between the pub and the road to the north with a more shaded terrace, raised above the level of the traffic and creating some physical separation between the pub and the street's edge, while retaining a visual connection.

Listing

The White Lion was Listed (Grade II) in 1986 and is described in the listing as follows:

The White Lion Public House
A Grade II Listed Building in Pailiton,
Warwickshire
PAILITON COVENTRY ROAD
SP48SE (South side)
English Heritage Legacy ID: 409077

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



North Facade
fronting Coventry
Road

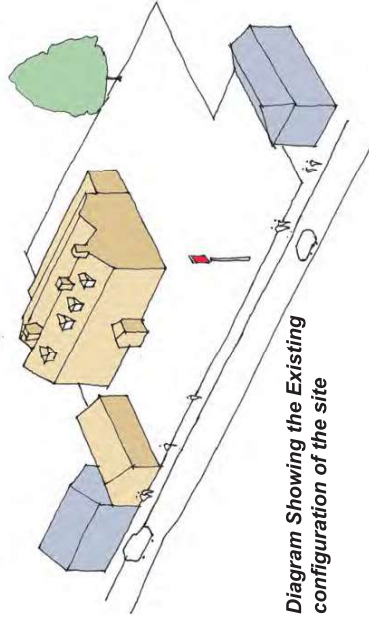


Diagram Showing the Existing
configuration of the site



West Facade
showing the three
main phases of de-
velopment of The
White Lion

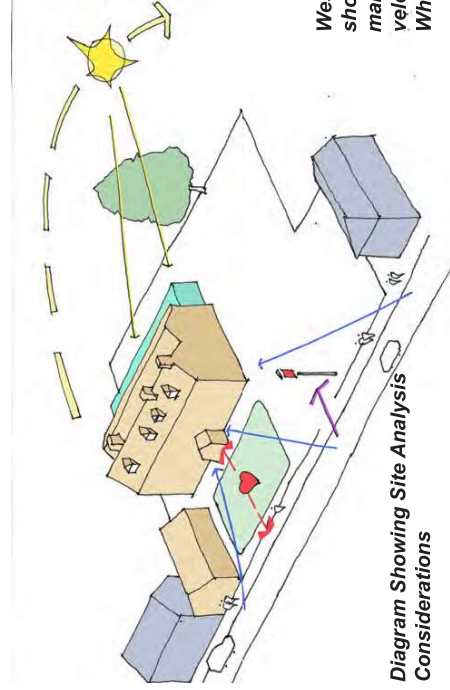


Diagram Showing Site Analysis
Considerations

Significance & Building History

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.

The site's history can be summarised in a timeline:

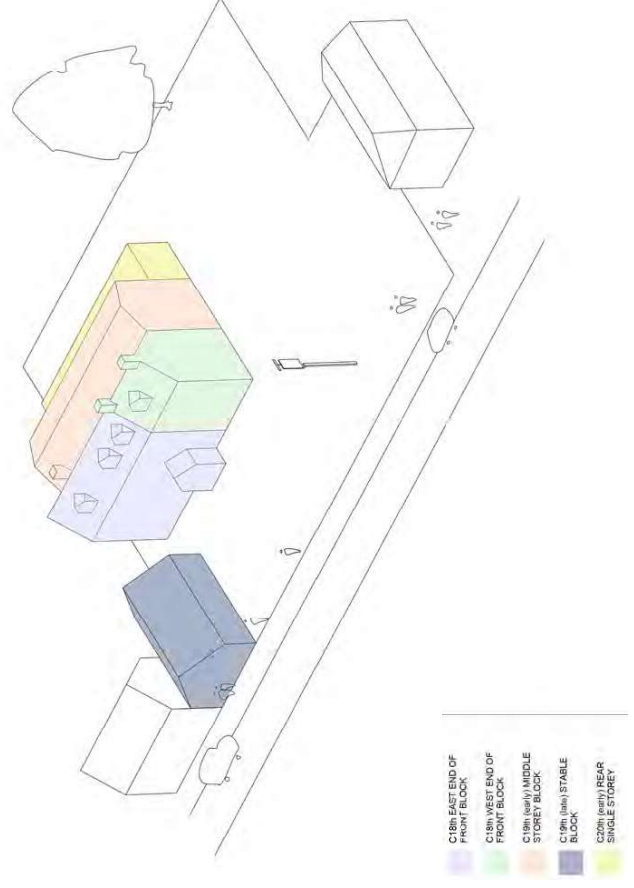
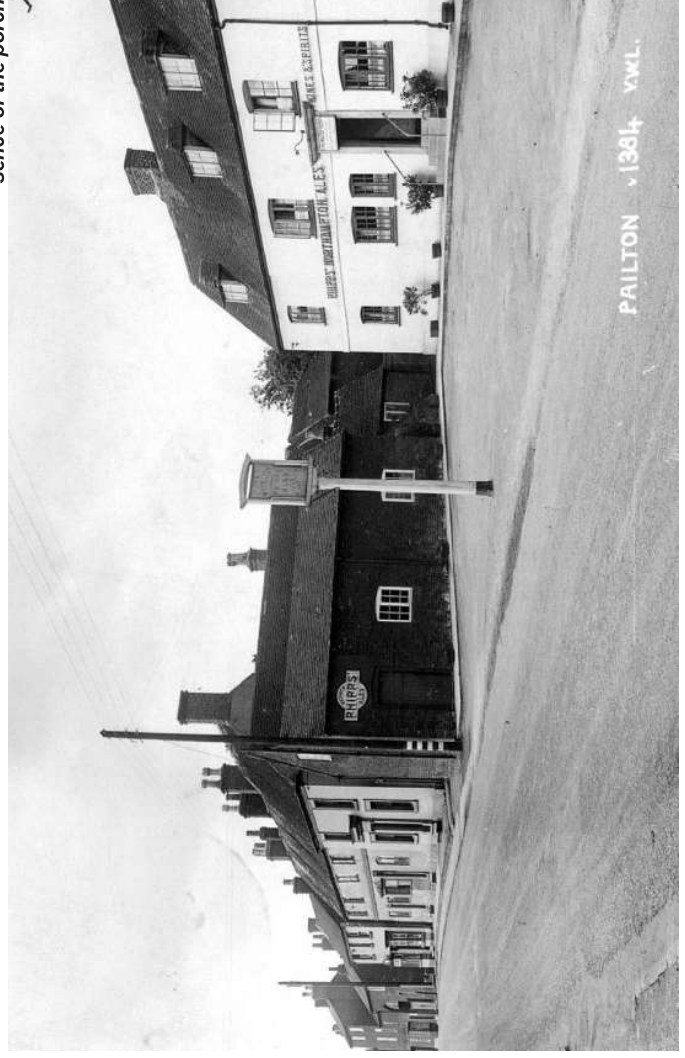
- The site began with a simple three storey house which was deliberately set back from the building line on Coventry Road.
- The original mid C18th structure is defined by two fireplaces and their brick chimneys; the larger one located centrally with the other forming the west gable end.
- This was later 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 C19th 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 C19th 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 C20th a further single storey wing was added further south serving the pub's developing function by creating space for toilets and a kitchen.

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.



Above:
The White Lion in the late C20th

Below:
The White Lion in the 1930's note absence of the porch



Conservation Principles

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 - it tends to be illustrative or associative. - 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.



The Main street-facing north facade and the south facade showing the C19th and C20th phases of the development of The White Lion



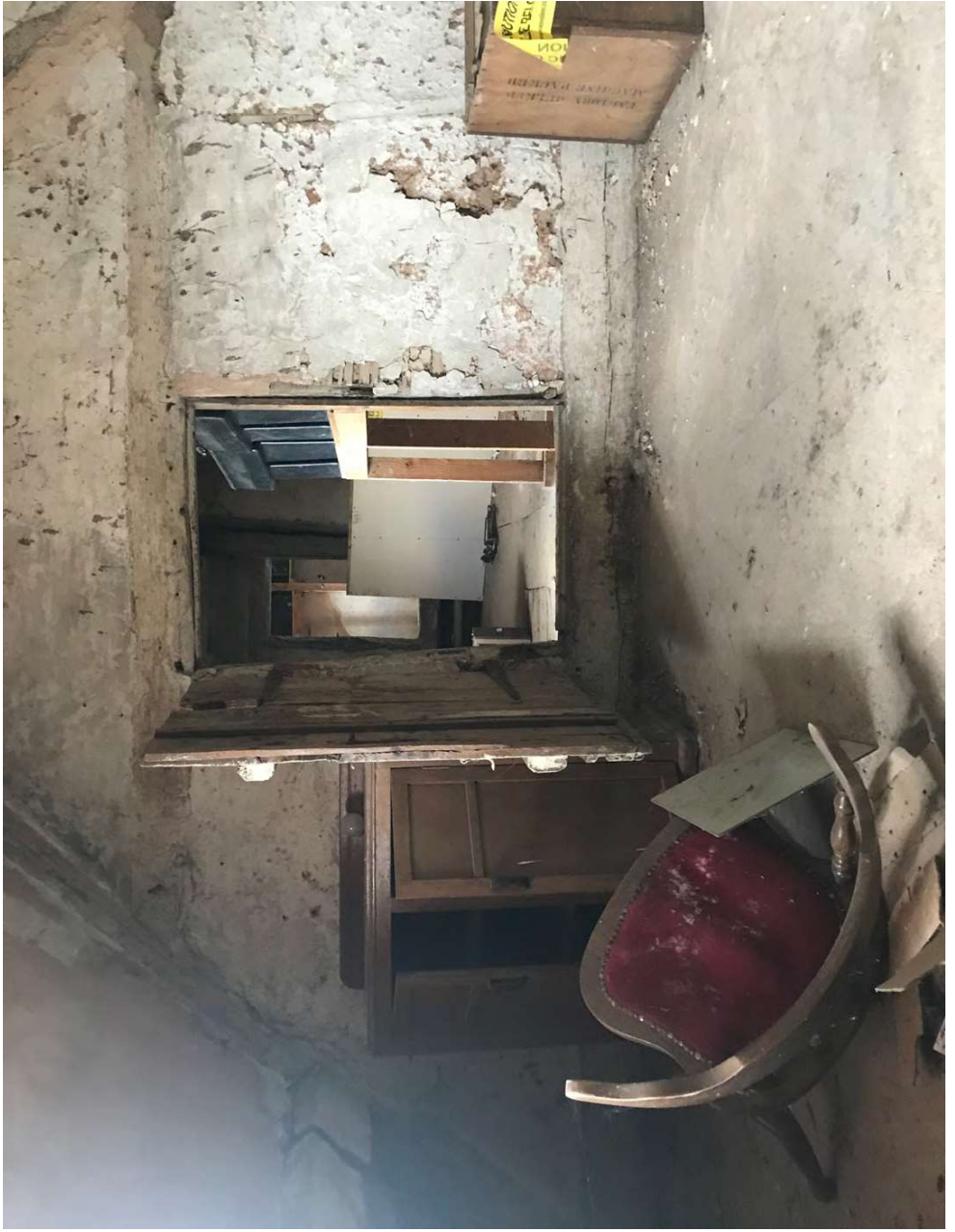
Interiors of The White Lion in 2019
Ground Floor



Interiors of The White Lion in 2019
First Floor



Interiors of The White Lion in 2019
Second Floor



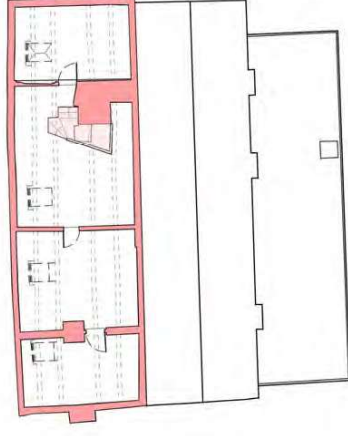
Significance Plans



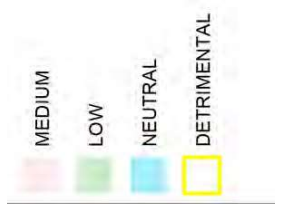
Ground Floor



First Floor



Second Floor



Floor Plans of The White Lion showing the comparative significance of the historic fabric in accordance with Historic England's Conservation Principles

Social Significance

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.

It has been at the heart of its community for over 300 years as a meeting point and focus for village life. Its loss, along with the loss of the last of the village's shops has had a hugely negative impact on its community.

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.

Design Strategy

The design's basis is a strategy of stripping away the most detrimental of the historical interventions so that the site's historic assets and their development can become more clearly legible. In parallel with this the site must function more effectively as a community asset supported by a robust and sustainable business model.

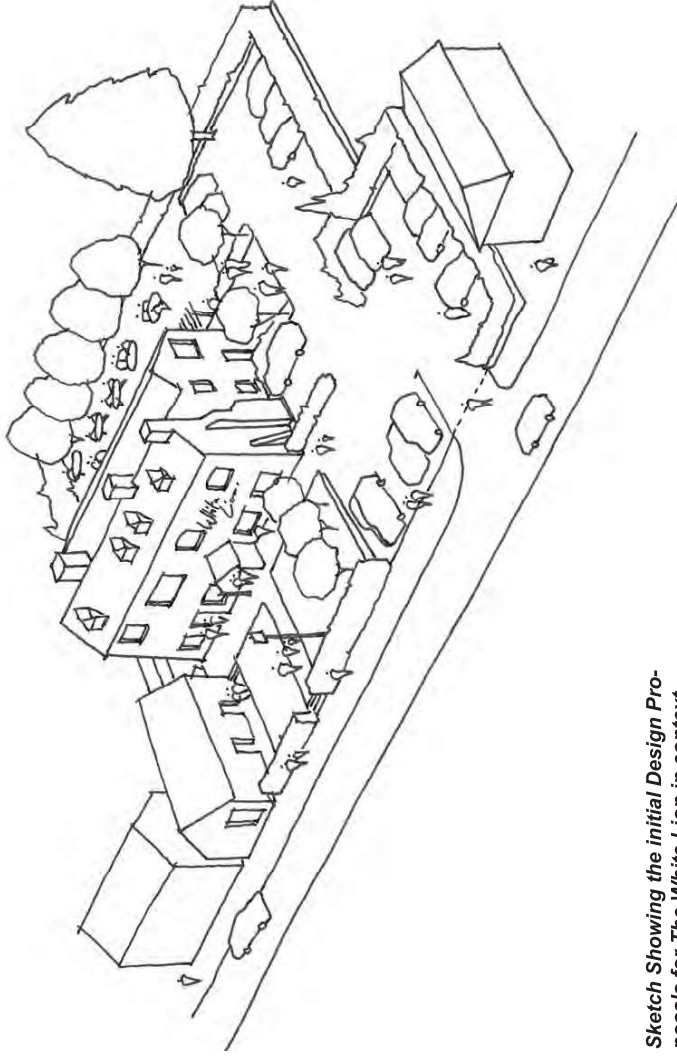
The C20th wing (southern) will be removed in its entirety and the south façade of the C19th wing will become The White Lion's new south façade. Kitchens will be integrated within the eastern bay of the front wing with a link to the secondary front entrance door to create an entrance to a Deli Counter. A new block connecting the pub to the eastern outbuildings will house the toilets, some of which are in the outbuildings themselves.

The ground floor areas will be opened-up as much as possible forming the main bar and dining area which will open onto the gardens to the south through newly formed double doors onto a south facing terrace.

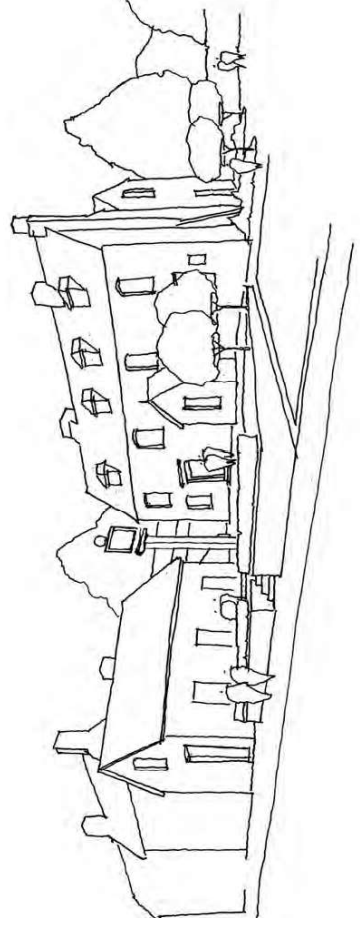
The most intrusive intervention is the introduction of a new staircase and platform lift in the western bay (south side) to create universal access to both wings of the building at first floor. This is important as these areas are at different levels, and they will house the bed & breakfast accommodation which is vital to the White Lion's sustainable future business model. A second new staircase will connect the attic storey with safe access and as a fire escape route. The old stair wrapping around the central chimney will be retained as an architectural feature only, evidencing the way the building was used in the past.

The old stable block will be repurposed as a village shop adjacent to the street (with a new shop window intervention), and small enterprise units at Ground Floor and Mezzanine level at the southern end of the block.

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 possible and repairing doors windows and roofs with appropriate traditional details wherever possible.



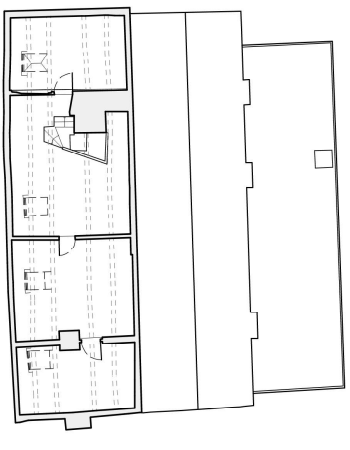
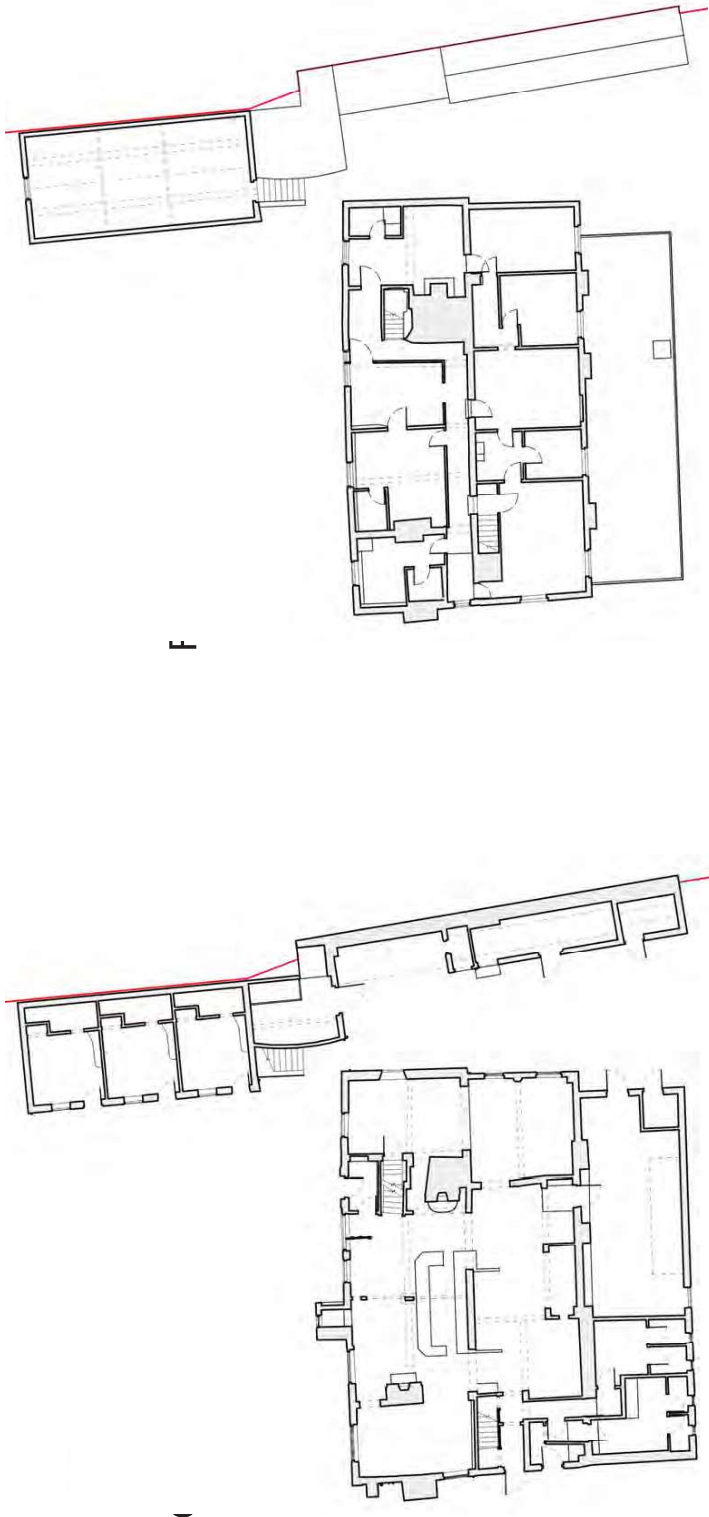
Sketch Showing the initial Design Proposals for The White Lion in context



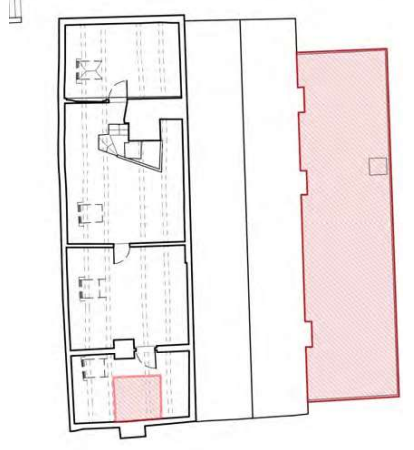
Sketch Showing the street frontage (north facade) of The White Lion

Existing & Demolition Plans
Floor Plans of The White Lion showing existing configuration and proposed demolitions informed by the significance of the heritage assets on site

Second Floor :Existing



Second Floor : Demolition



Initial Design Proposals

The proposals split the site into a western carpark with 28 parking bays, set in a more landscaped context. This landscape connects to the eastern half of the site forming formal gardens to the front and a lawned area to the rear of the pub. Integrating ramped approach routes within the landscape will ensure full universal access at Ground Floor level.

At Ground floor, the removal of the southern wing creates additional external space and establishes a new external facade line to the rear gardens. The pub area will be opened up with the bar locating next to the kitchen in the eastern bay. The western bay will be able to be shut off as a "snug" or a private dining area. There will be a possibility of extending the pub area further onto the south terrace as an orangery space in the future.

A new staircase and platform lift will be introduced into the south west corner of the plan giving access to the first floor.

A newbuild toilet block will link the existing pub to the eastern outbuildings which will also be repurposed as part of the toilet provision.

A gated service area will be created east of the kitchens between the outbuilding range and the Old Stables.

The Old Stables themselves will be repurposed as a Village Shop – in its northern half and a small enterprise unit in its southern half, utilising the mezzanine above. The shop unit will be a double height

Coventry Road



The White Lion - Pailton Ground Floor Plan

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SK20

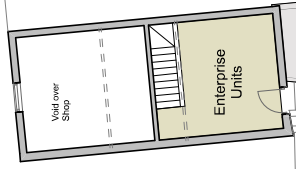
space with a new shop window formed to Coventry Road.

At First floor, the existing building will be repurposed as six Bed & Breakfast accommodation units. In the older north wing the existing (historic) partitioning will be retained with new spaced integrated within these, while in the southern wing, all partitioning will be replaced with rooms following the pattern established by the existing fenestration / chimney layout on the south façade.

The new staircase and platform lift in the south west corner of the plan will provide universal access to the floor, at both of the existing levels. This will mean removing the existing staircase serving this part of the building the significance of which is neutral.

A new staircase will also be formed as an intervention within the northern wing (west end) to safely access the attic storey as the existing staircase is no longer practically usable: it will however be retained for its historic value. Also, at this end of the building, a new manager's office will be created overlooking the entrance and the car park.

The new staircase will serve the Attic storey which will be refurbished as an Attic Suite: a seventh B&B room, with sitting room, bedroom and en-suite. There will be no universal access to this level as the roof trusses require a step up and through from one bay to the next.



The White Lion - Pailton First Floor Plan

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Sustainability Strategy

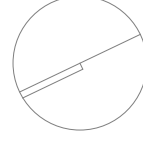
The redevelopment of The White Lion will be based upon sustainable design principles wherever these can be practically implemented in a way which is appropriate to its historic context. Key issues to be addressed include the following

- Reducing Energy Loss – ensuring the historic fabric has insulation introduced where this can be done appropriately to reduce energy losses. This will include roof and wall insulation in existing areas, and underfloor insulation throughout the ground floor.
- Efficient Heating System – Using a sustainable heating system to maintain comfortable internal temperatures, and to provide hot water. This will utilise an air-source heat pump (depending on technical assessment of the system's performance), driving an under-floor heating system to ground floor spaces.
- Low energy light fittings - Use of low power LED lighting throughout the project.
- Use of Renewables – introduction (subject to approvals) of PV panels to the south facing roof pitch of the southern wing to supplement the project's power requirements and make a positive contribution to the building's carbon footprint.
- Building Fabric – Specification of materials which are sustainably sourced such as timber from renewable sources and lime mortar in place of cement-based products.

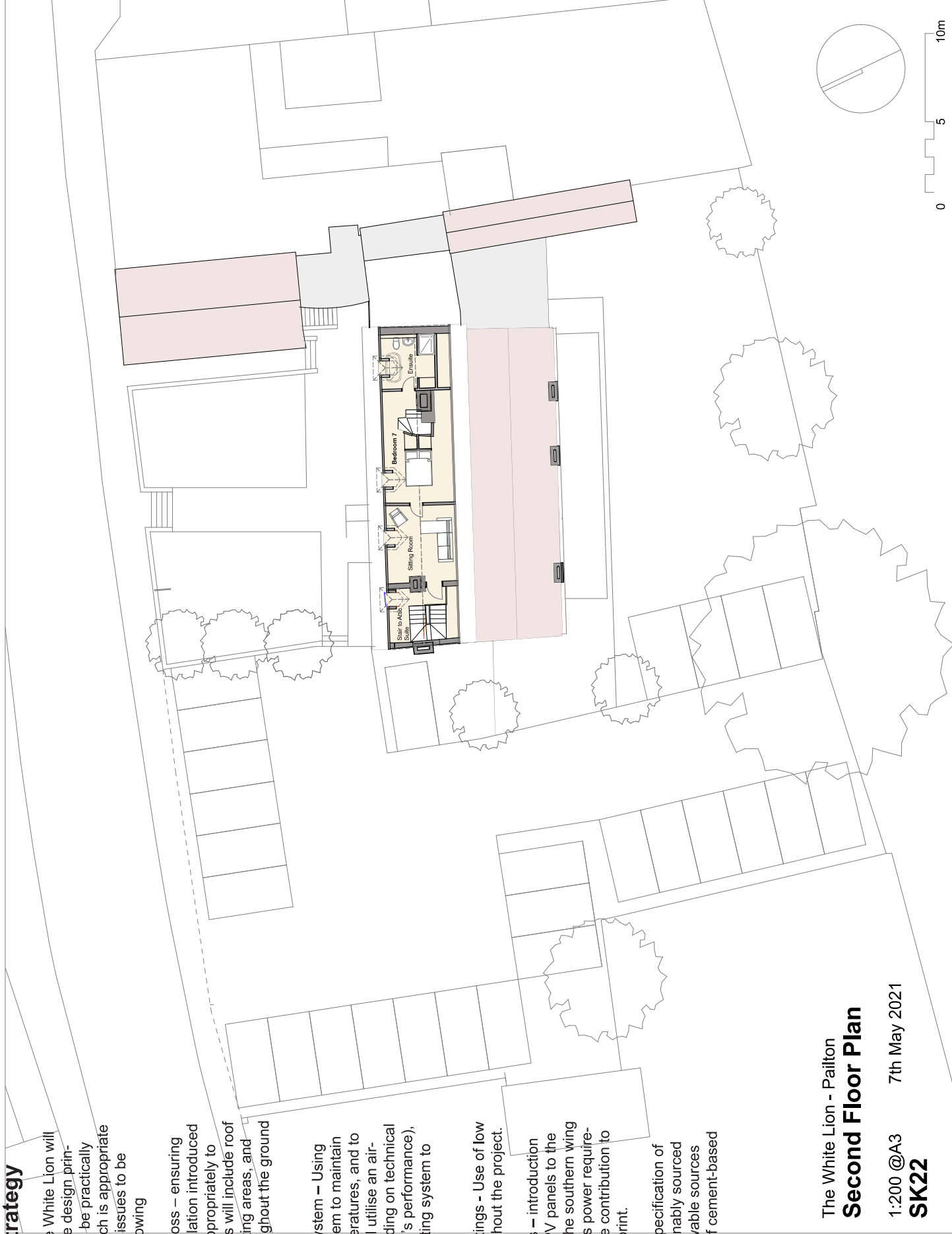
The White Lion - Pailton Second Floor Plan

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- Recycling [Building Works] – ensuring that all materials from demolitions are recycled where possible, such as the masonry from the demolished south wing, which can be crushed on site and reused as a road base material for the car park area

- Recycling [Management] – Designing in recycling stations throughout the building (and within the wider site, to facilitate its ongoing sustainable management.

- Embodied Carbon – By substantially reusing the existing buildings on site the project will have an innately low carbon footprint compared to any other redevelopment option for the site.

Other technologies will be evaluated as the design process continues and ideas developed, to ensure opportunities are explored wherever possible helping The White Lion to become as sustainable a project as it can realistically be.

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.

View of The White Lion from the north west showing the proposals with new landscape areas fronting Coventry Road and new gardens to the south, with the reconfigured and landscaped carpark to the west. The new shop and enterprise units are located in the old stable block which frames the eastern edge of the landscaped court in front of the main building.

