

## SOME CASES IN 1979

During 1979 applications to demolish 700 Listed Buildings were made. We give here summaries of 13 of the cases.

### DUKINFIELD OLD HALL CHAPEL, MANCHESTER

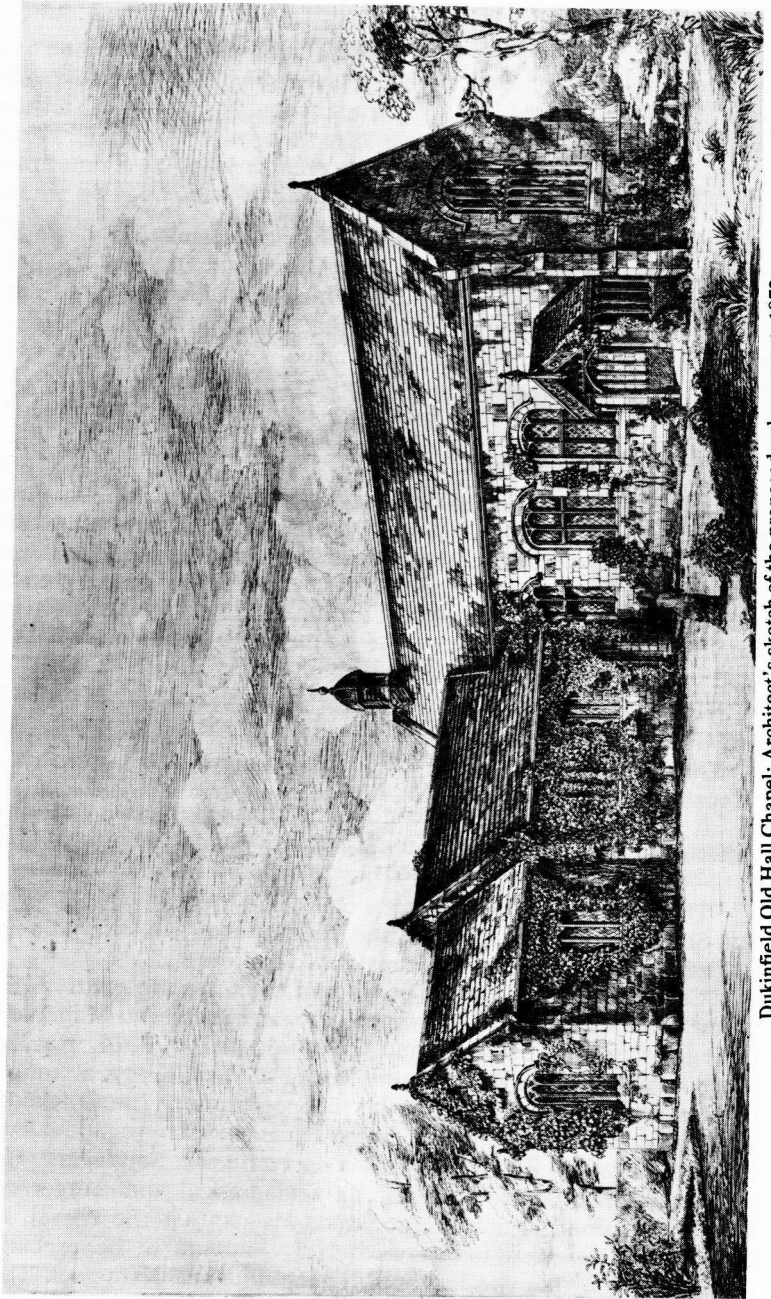
One of the Society's most important victories in 1979 was our defeat of the proposal to demolish the Dukinfield Old Hall Chapel in Greater Manchester. The chapel, which was damaged by fire in 1978, is certainly not yet safe but the immediate threat of demolition has passed. We publish below the substance of the Society's submission at the public inquiry, presented by Dr Wood-Jones and compiled by the Secretary with the assistance of Mr Christopher Stell.

A licence for a private oratory at Dukinfield Old Hall was first granted on 10 October 1398 to John de Dokinfield. However, the existing chapel is clearly later. Alexander Gordon in *A Historical Account of Dukinfield Chapel and its School* (1896) states that it was erected in the reign of Henry VII but the Royal Commission is unpersuaded that it is earlier than the mid 16th century. Although there is some evidence that it was one of the chapels-of-ease to Stockport parish, it seems to have been long regarded as a private chapel by the proprietors of the hall, and there is no evidence that it was ever under episcopal jurisdiction.

It was in the 17th century that the chapel acquired national importance as the home of the "first Independent church...that was set up in England". (Gordon)

The man who organised this church at Dukinfield Old Hall was Samuel Eaton, chaplain to the Hall's owner, Colonel Robert Dukinfield. Both were men of considerable interest.

Eaton (1597-1665) was a product of the Cheshire gentry. His father was Vicar of Great Budworth. He was educated at Magdalen College, Cambridge from where he graduated in 1624. Having taken Anglican Orders he became Rector of West Kirby, although he was suspended in 1631 for his nonconformity. The following year Eaton went to Holland where he became a Congregationalist. He soon returned ministering to a congregation in Southwark. He was imprisoned in Newgate as "a schismatical and dangerous fellow" and fined £1,550 charged upon his estate in the Wirral. In 1637 Eaton travelled to America, New England to be precise, accompanied by his two brothers, Theophilus and Nathaniel. The



Dukinfield Old Hall Chapel: Architect's sketch of the proposed enlargement, 1872.

former became first Governor of New Haven in 1639, the latter president-designate of Harvard.

America, even then regarded as the land of opportunity and freedom, clearly won over Samuel as well. He came back to England in an attempt to raise a company to colonise Toboket (afterwards Branford in Connecticut). He returned to an England in crisis however for 1640 was the end of the "11 Year Tyranny" and the calling of the Long Parliament. Eaton abandoned his plans to return to the New World and plunged himself into reforming the old. His preaching in St John's, Chester, on 3 January 1641, at Knutsford and at Great Barrow near Chester brought him to the attention of the man with whom he was to take the dramatic step at the Old Hall, Colonel Robert Dukinfield (1619-1689). The Colonel made him his chaplain and placed his chapel at Eaton's disposal. Here the new chaplain organised a Congregational Church either late in 1640 or early in 1641 (certainly before the first was founded in London, that of Henry Burton established at St Matthew's, Friday Street, in October 1642).

Among the original members who "joyned in the foundation of the church" were "four preachers". Eaton was the teacher, and Timothy Taylor, the pastor. Taylor (1613-1681), son of the Vicar of Hemel Hempstead, Herts, was educated at Queen's College and St Mary's Hall, Oxford, where he graduated MA in 1634. While Vicar of Almeley, Herefordshire, he was suspended for non-conformity and soon joined Eaton.

The organisation may be thus described: a) it was non-parochial, a "gathered church", its membership open to all approved persons, irrespective of their place of residence; b) it assigned the offices of teacher and pastor to distinct persons, the job of the first being to evangelise the neighbourhood; c) the congregation was autonomous; d) it transacted all its affairs in meetings of its whole membership, the pastor and teacher being simply members with the rest; e) "gifted brethren" were encouraged to speak as well as the pastor and teacher.

As a result there was considerable antipathy between the less centralised body and the Presbyterians. When the Ordinance for the division of England and Wales into Presbyterian "classes" was passed by the Long Parliament in 1646 the congregation at Dukinfield led the opposition in Cheshire, and was rewarded with considerable success.

In 1647 the Old Hall congregation was visited at Dukinfield by George Fox, the founder of the Quaker movement. Once again the chapel acquires national importance for his biographer, Sewel, insists that it was here that Fox, then 24, began his preaching career. He "went among the professors at Duckenfield" and

argued at great length with them. He appears to have been drawn to the Hall in part because of a strange incident that took place in the chapel in the summer of 1646. A contemporary account runs: "As Master Eaton was preaching, there was heard the perfect sound as of a man beating a march on a drum, and it was heard as coming into the chappel, and then going up all along the ile (sic) through the people, and so about the chappel, but nothing seen; which Master Eaton, preaching, and the people that sate in the several parts of the chappel, heard; insomuch that it terrified Master Eaton, and the people caused him to give over preaching and fall to praying; but, the march still beating, they broke up their exercise for that time, and were glad to be gone". This was taken locally as a sign that the Independents were warlike and doomed. Later it was "to some Friends who call themselves Elders of the Church of Christ" at Dukinfield that appeal was made by Quakers in "Nineteen Queries", to which Eaton furnished an "Answer" in 1654.

Probably through Colonel Dukinfield's influence, Eaton was appointed public preacher to the garrison at Chester, a post which entailed frequent absences from Dukinfield. By 1646 he had established a Congregational Church at Chester. During his absences his place at the Old Hall was taken by "gifted brethren", with whom Taylor did not see eye to eye. He was in fact dismissed in 1650 leaving England for Ireland (where he died in 1681) soon afterwards. After this trouble, Eaton resigned his connection with Chester and returned to Dukinfield. However, the breach in the congregation widened and Eaton with his adherents left Dukinfield in 1653 setting up his church in the Grammar School at Stockport. The rump of the church left at Dukinfield appears to have been open to unorthodox influences in its thought and Gordon regarded this as "the earliest known instance of a constituted church, avowedly non-Trinitarian" outside London. It appears that the congregation was suppressed at the Restoration in 1660.

Eaton was to die in 1665 being buried, like his widow, in Denton Chapel. His patron, Colonel Dukinfield, outlived him by 24 years, dying in 1689. He, too, was buried at Denton Chapel. The Colonel played a leading role in Cheshire during the Civil War as a parliamentary commander. He defended Stockport Bridge against Prince Rupert, conducted the siege of Wythenshawe and defeated the Royalist Sir George Booth on the Isle of Man. He was a member of the court-martial which sentenced the Earl of Derby to death. During his occupancy, Dukinfield Hall must clearly have been one of the main centres of the Parliamentary forces in Cheshire. The Colonel was in addition High Sheriff of Cheshire and Governor of Chester.



After 1660 the Old Hall Chapel does not seem to have been used for regular worship other than by the family.

Sir Robert Dukinfield continued until his death in 1729 to appoint a chaplain, both he and two of his daughters, Susanna and Martha, being buried in the chapel. The ledger stones to all three survive under the flooring.

In 1825, William Hampson in his *Sonnet to Dukinfield Hall* bemoaned the building's neglected state in the following terms:

*Seat of long ancestry, the wise, the brave,  
The generous, the determin'd to be free  
How much, neglected mansion, now the grave  
Of former greatness, owe we unto thee?  
How much of legal right and liberty  
(Infring'd by sov'reign rule) was then maintained  
When civil discord and dissension reign'd,  
And Patriot valour kingly power withstood  
And Freedom's robe was stained by patriot blood!*

The last part particularly deplored the ruin of the Chapel. Not great poetry but useful in telling us of the poor state of the Hall at that time. In the mid 19th century, the Hall was "restored to its ancient appearance by Mr Ogden, the proprietor", and at the same time also attracted renewed interest as a place of worship.

In 1857 schoolrooms were erected at Dukinfield Hall at a cost of £700 where, in addition to Sunday School work, services were conducted on Sunday evenings by lay preachers from Albion Church, Ashton under Lyme. Towards the close of 1867 the Rev. J. B. Walton, BA, LLB accepted an invitation to become the first minister, and the County Union voted the sum of £50 towards the support of the cause. A church was formed on Sunday 24 March 1872 with 72 members.

The decision was taken to build a larger new chapel using the old chapel as a transept. The decision to retain the latter was quite consciously guided by the strong historical connotations of the site. It was precisely because of the associations with Eaton that the chapel was bought by Hugh Mason and Nathaniel Buckley MP and handed over free of cost to the newly formed congregation.

The *Congregational Year Book* for 1874 pp. 418-419 contains the following account of the large new chapel that the congregation then built:

"The peculiar form, style and general architectural treatment of the new building are occasioned by the desire so strongly felt by all that the modern chapel should be assimilated to the old relic. The problem set before the architect was not easy of solution. The entire design comprises a nave and transepts, also an end recess for the communion platform and organ, the latter answering to the chancel of an ordinary church. The ancient chapel is now one of the

transepts, provision being made for the future addition of a corresponding transept opposite.



Hard Times: The Old Hall Chapel as photographed on 27 June 1978.

The erection of the organ recess is also to be a future undertaking, an arch being turned in the end wall to allow of easy extension hereafter. The size of the old chapel was, nave 32 feet by 24 feet, chancel 19 feet by 18 feet. The new portion consists of the nave only, 79 feet long and 32 feet wide: 22 feet high to the wall plate and 35 feet to the ridge. [The roof is constructed on the 'hammerbeam' principle and is open to the ridge] the rafters are ceiled underneath and the principal timbers are exposed to view, stained and varnished. A similar treatment has been adopted for the new roof over the old chapel.

The nave has three bays and each principal springs from a large and handsomely-moulded stone corbel fixed in the wall. Similar corbels are placed at the junction angles of the nave and transept walls and carry diagonal trusses, which span over the whole intersecting space. Each 'bay' contains a mullioned window, two of three and one of two, lights in each of the side-walls of the nave. A similar window of four lights is placed in the wall where the future transept will be, and is designed for the gable window of it. In the front gable of the nave is a large four-light window. All

the new windows have transoms on account of their height, and are of proportionately larger size than the windows of the old chapel, but each is similar in character to the old windows, and old and new alike are glazed with lead-quarry lights, having margins of varied tinted glass.

At the east end of the old chapel stands the old chancel proper. Formerly this was separated from the chapel by an oak screen, so dilapidated and of such rude workmanship, that it was found to be impossible to restore or reconstruct it. The material resulting from it has therefore been used for the pulpit, which is a very excellent piece of work and is designed in harmony with the style of the building generally. Within the old chancel lie the memorial stones of the 'Dukenfeld' family and below are the remains of the old Crusader. For the present the chancel arch will be boarded-up and the walls and the ceiling of the roof of the old chancel left rough. The entrances of the old chapel are preserved intact.

At the north end of the new nave, and on the east side of it, is a good solid-looking stone porch which contains a marble tablet inside stating that it is the gift of Robert Platt Esq of Dunham Hall. The floor of this porch and of the vestibule beyond are laid with encaustic tiles. This vestibule extends across the end of the nave, or rather the recessed portion of it, and is separated from the chapel by a moulded and glazed screen of appropriate character. Doors lead from the vestibule to the passages or 'allees' of the nave.

The floor of the nave is inclined, the fall from the vestibule floor to the communion platform being 12 inches. All around the walls of the chapel is a dado or wall boarding, 4 feet high, having a perforated border with effective mouldings. This, together with the seats, are of pitch pine of remarkably rich and beautiful figure, and varnished. Externally, the new walls are built of stone from Bugsworth, which corresponds with that of the old chapel. The workmanship on the face has also been executed to follow the old work as nearly as possible. The roofs are all covered with brindled tiles from Staffordshire, and on the ridges of the new nave, in the centre of its length, is a very handsome turret constructed of old oak and covered with lead. This perpetuates a similar feature of the old chapel and it also serves the purpose of a ventilator.

The stonework of the old chapel was found to be in a very decayed and dilapidated condition, especially the windows, gables &c. The whole has been put into thorough repair, and the peculiar quaint character of the detail carefully preserved. The state in which the old walls were found to be necessitated an external pointing in mastic cement in order to make all watertight; and to

effect this the old ivy had to be disturbed very much. The stems and roots have however been preserved uninjured, and in two or three years the old place will look as venerable and interesting as before. Ivy will be planted against the walls of the new chapel also so that old and new may be speedily assimilated in appearance.

A commodious vestry for the minister has been built, communicating with the chapel through the old south doorway; and part of the cellarage of the old hall, which is covered by the new chapel, has been utilised for a heating chamber. The warming apparatus has been supplied and fitted up by Messrs Haden & Son. The gas coronae and other gas fittings are by Mr Dovey of Manchester. Architect, Mr H. J. Paull FRIBA of Manchester and London. Accommodation is provided in sittings for 520 adults, which number will be increased to 670 when the other transept is added. There are no galleries nor provision for any.

The total cost of the works, comprising the extension and the thorough restoration and remodelling of the old chapel and inclusive of lighting, heating and architects' charges, but exclusive of the porch, turret, vestry and other special portions contributed privately, is about £3,000''.

H. J. Paull had quite a large practice mainly in Nonconformist churches, although, in partnership with Bonella, he also designed The Promenade Hospital, Southport, for example.

The Old Hall itself was demolished at the end of the year 1950. It was described in the 1904 list of old buildings for the area drawn up by the Manchester Society of Architects as "now divided into cottages". Gordon writing in 1896 said "The Old Hall has lost its moat and avenue of trees, and parts of the structure are in bad repair. South of the Chapel may be seen (forming the end gable of a row of houses) the fine front of the Hall barn, with an inscribed stone dated 1736 and bearing the initials of Sir Charles and Lady Dukinfield, surmounted by the Dukinfield crest''.

We therefore submit that historically Dukinfield Old Hall Chapel is of prime importance in the history of English Nonconformity as the scene of the first Independent (Congregational) church, as the scene of George Fox's first sermon, and as the scene of the first provincial non-Trinitarian (Unitarian) church. In the context of Dukinfield, the building has no peer. It is the oldest building in the area by nearly three centuries. Without it there will be no trace of Dukinfield's pre-19th century history.

**PENNINGTON STREET WAREHOUSES,  
LONDON DOCKS**



**Demolished: London Docks Warehouses, a sad loss.**

One of the saddest losses to London's industrial archaeology was the demolition during the year of the great London Docks warehouses of 1802-04. The simple massive detailing of the rusticated plinths, of the brick vaulting to the stair wells, of the internal wooden supports, was particularly effective. It is hoped that the great skin floor by Brunel, with its extraordinary whiplash iron struts, will be saved. The Society will do all it can to ensure this.

**SHORTGROVE HALL, NEWPORT, ESSEX**



**Shotgrove Hall, Newport, Essex**



Once a major 18th century building the Hall was burned out in the early 1970s and opposition to demolition would have been idle. Nevertheless it held great interest, particularly as the former home of Lord ('Rab') Butler. Permission to clear the remains has now been given.

Nos. 867-869, HIGH ROAD, TOTTENHAM, MIDDLESEX



A detail of one of the staircases at Tottenham.

A pair of early Georgian town houses built on the main road into the City from the North. Now derelict and the subject of an application to demolish they had passed into industrial use and been altered as a result. The Society is supporting the London Borough of Haringey at the appeal against the refusal of consent.

#### MARSTON HALL, BICKENHILL, BIRMINGHAM

An enigmatic house listed Grade II\* and threatened with demolition by the expansion of Birmingham airport. In origin sixteenth century, as is indicated by the sole surviving exposed timbers in the stair hall. It appears to have been tripled in size in the seventeenth century emerging with three gables. The Roman cement is presumably early 19th century and the porch later nineteenth century. The main stair is baffling—the dado panelling appears to be convincingly early eighteenth century with Baroque sweeps up to each pilaster, but the balusters themselves are most odd in silhouette and almost dateless.

The most interesting non-architectural feature in the Hall is the portrait of Sir John Smith, knighted by Charles I at Edgehill



**Marston Hall, Bickenhill, Birmingham**

and killed at Alresford. The airport expansion also involves the demolition of 18th century farm buildings and Chapel House Farmhouse which has been greatly altered but lies on the site of the mid-14th century St Leonard's Chapel.

**TEMPLE STREET CHURCH, KEIGHLEY**



**Successfully defended: Temple Street Church, Keighley, West Yorkshire.**

An imposing classical work of 1846, the design of the eminent Methodist architect, James Simpson of Leeds proposed for demolition by Bradford Council. The Society, the Victorian Society and the local action group defeated the proposal at the public inquiry. The building contains two beautiful stained glass windows by William Morris and Co. The original 'chapel-keeper's home' of 1826 survives at the rear.

### BALCOMBE PLACE, SUSSEX

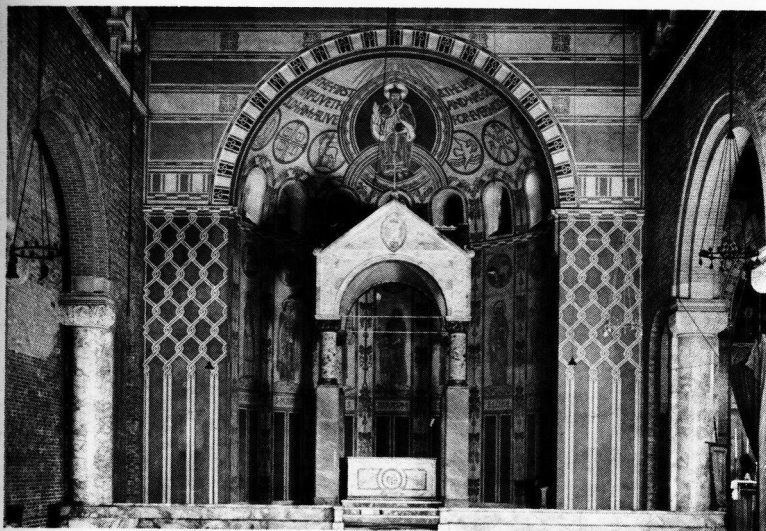


User found: Balcombe Place, Sussex. (National Monuments Record copyright)

An imposing mid-Victorian 'Jacobethan' house (by Clutton, 1856, and Horsley, 1899) lavishly fitted internally. An application to demolish was rejected and although the Society was prepared to appear at the resultant appeal a user for the house has now been found and it is apparently safe.

### ST. AGATHA'S, PORTSMOUTH

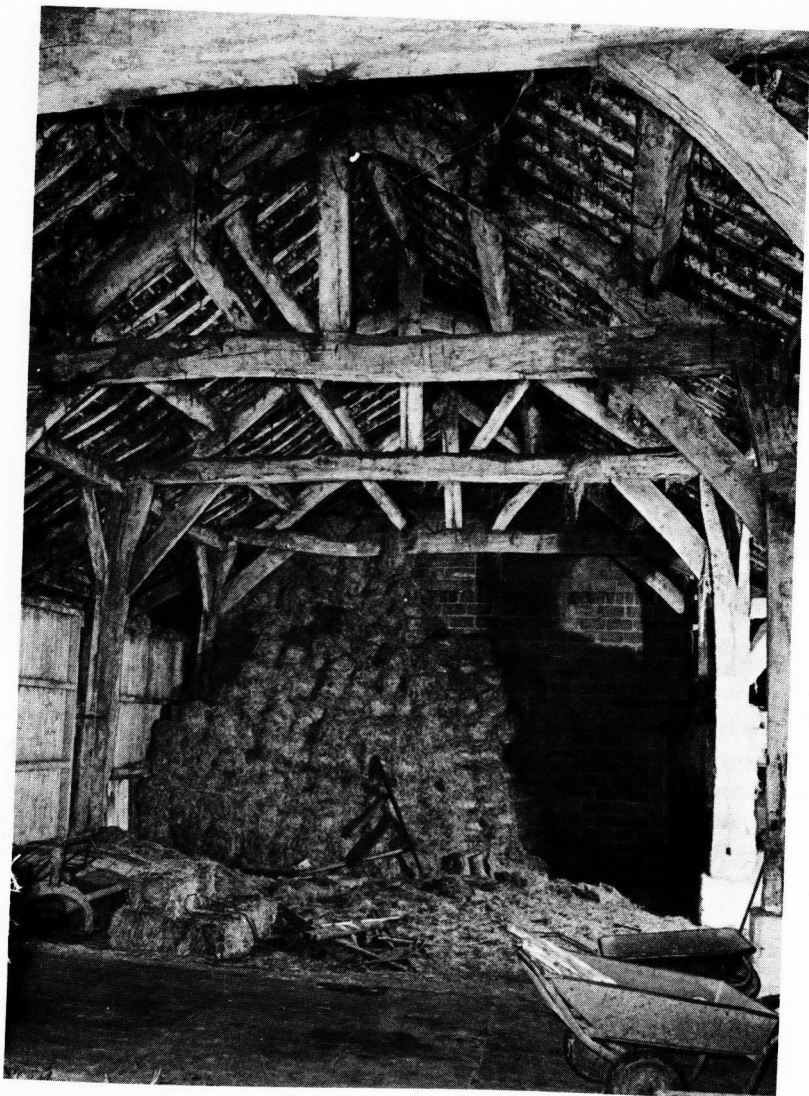
This extraordinary basilican church of 1895 faces demolition for road works and there is a consent to that effect. Nevertheless there is hope that the magnificent 'sgraffito' decorations by Heywood Sumner will be resited in another of the city's churches. The photograph shows the interior before its conversion in 1955 into an Admiralty storehouse, a conversion which did respect the apse.



Basilican church: St Agatha's, Portsmouth.

#### THE GREAT BARN, BUTCHER'S FARM, WORSTHORNE

Dated to *circa* 1630. Carpenters' marks numbering the frames (Roman numerals marked horizontally) can be seen on the king posts and the struts of the first three frames at the base of each member. An application to demolish the roof and substitute a steel framework was contested by the Society.

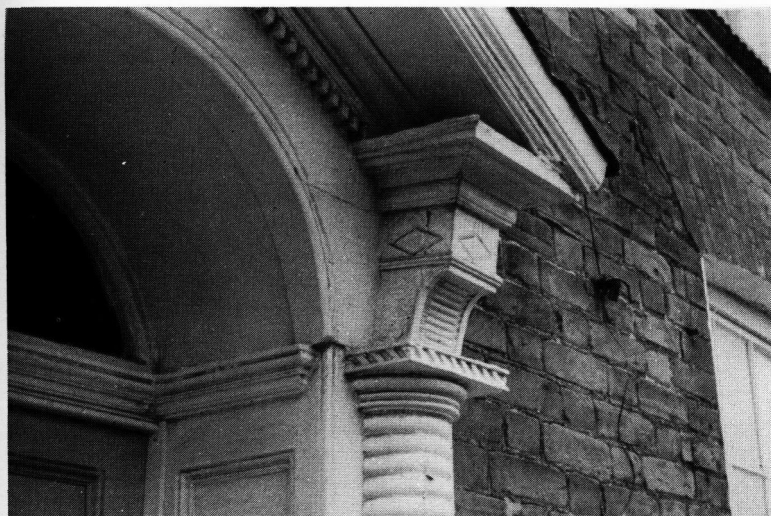


Dated to 1630: The Great Barn, Butcher's Farm, Worsthorne, Lancashire.

#### **5-9. ALBION STREET, SPALDING, LINCOLNSHIRE**

A pleasant mid-18th century terrace, well detailed externally in its doors and internally in its plasterwork. Robert Freakley, RIBA, represented ourselves and the Georgian Group at the inquiry when we contested the Council application to demolish.





5-9 Albion Street, Spalding, Lincolnshire

**MINER'S LODGING HOUSE, ELSECAR**



Alternatives explored: Miners' Lodging House, Elsecar, Yorkshire.

A striking early 19th century design central to the village which is an Outstanding Conservation Area and was largely built by Earl FitzWilliam. Carr of York designed some of the cottages and may have had a hand in this design too. The building is the subject of an application to demolish but the Society is helping to explore the possibilities of conversion.

### THURNSCOE HALL, BARNSELY



Thurnscoe Hall, Barnsley, Yorkshire

Built 1670-1701 and listed Grade II\*. The hall retains a distinctive frontispiece, original on the first floor, and later 18th century on the ground floor. The hall, divided into flats in 1923, passed into the hands of the National Coal Board at nationalisation. It is now derelict and the subject of an NCB application to demolish. The Society strongly contested this and there are hopes that Barnsley Council may buy the hall and save it.

**HASELLS HALL, BEDFORDSHIRE**



Saved: Hasells Hall, Bedfordshire. A detail of the dining room fireplace.

The family home of the Pymys since the 18th century. The Society played a leading role with SAVE in opposing the application to demolish at the 3-day public inquiry. We contested the cost of repairs, the extensiveness of the advertising, and were able to show that there were people willing to put the Hall to productive use. The application was rejected.

Matthew Saunders  
Secretary