



Fig.1 Aerial Photo c.1970s

PROPOSAL

Internal and external alterations to Grade II Listed Building at 'Heather Cottage', 12 Hathershelf Lane, Halifax HX2 6JH.

LOCATION

Heather Cottage is located in the hamlet of Lower Hathershelf - 1.3 miles South East of Mytholmroyd and 1.2 miles (practically) West of Luddenden Foot. The location is bright, elevated and characterised by grazing land, dry stone walls and dispersed settlements.

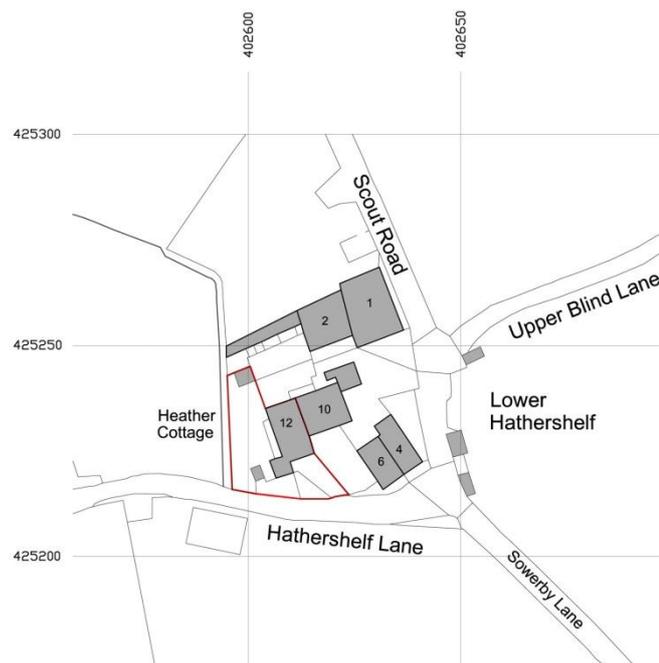


Fig.2 Site Location

HISTORICAL BACKGROUND

Evidence suggests that a timber framed structure has existed on the site since 16C (later referred to as the hall or housebody). This was enclosed in stone and extended East c.1671 (later referred to as the East, or service wing). The West wing (sometimes referred to below as the parlour wing) is - it has been suggested - 18C.

A collage of building surveys can be seen below. This integrates a base survey drawing of the housebody and East wing by Hawdon Russell Architects (2011)ⁱ, information extracted from building inspectors plans (1886) held in the archives of Halifax Library, and building survey drawings of the West wing by ROOTS Architects. The drawings give some indication of the 'original' layout of one magnificent, enlarged dwelling and workplace. The 3-room through passage plan referred to in the listing below is clearly apparent and illustrated at ground and first floor level.



Fig.3 Phasing – Lower Hathershelf Farmhouse Ground and First Floor Plans

Heather Cottage occupies the West (parlour) wing of the farm house now divided into two dwellings. The existing layout invites the question that the projecting room to the South is potentially of a different date from the rooms to the rear but the stone coursing along the West facade does not support this theory.

LISTING (RELATES TO HEATHER COTTAGE)

Details

SE 02NW DEN ROYD C.P. HATHERSHELF LANE SE 026252 Luddendenfoot, Halifax 2/129 Lower Hathershelf and Heather Cottage (formerly listed as Nos. 8, 10 and 19.7.63 12 Lower Hathershelf)

G.V. II

House, now in 2 occupations initialled and dated "R M S 1671" (for Robert and Mary Swaine). Large dressed stone, stone slate roof. 2 storeys. 3-room through-passage plan with western cross-wing which projects to front but is flush at rear. All are double chamfered mullioned windows. Gabled crosswing has 9-light window with king mullion (6 + 3) with hoodmould over. Over, to 1st floor, is mullioned and transomed window of 8 lights with stepped hoodmould which continues over former taking-in door (blocked) with monolithic jambs. Finely moulded gothic coping to gable with finial. Left hand return wall has 8-light chamfered mullioned window with 9-light window over to 1st floor with closer spaced mullions. To right of windows disturbed stonework. Right hand return wall has disturbed stonework where formerly a lateral stack may have been, now replaced by an internal stack. Hall has impressive mullioned and transomed window of 18 lights with 2 king mullions. Hoodmould over has initials to left and date to right forming label stops. Over is gabled dormer with coping and finial and window with chamfered surround. Doorway has Tudor arched lintel with stop chamfered surround. Over, window with plain stone surrounds. Service end is gabled with coping, kneelers and finial. 8-light window with king mullion. Over, to 1st floor, is mullioned and transomed 8-light window with hoodmould over. 2 stacks to ridge to either side of through-passage. Single storey outshut to rear set between gabled wings. Interior: Heavily jowled post on stylobat survives to rear of through-passage. Housebody has scarfjointed spine beams, evidence of former bressumer removed when the large hall window was built. It would appear that there was a single-aisled timber framed hall with an added stone cross-wing, probably early C17. The hall was then encased in stone in 1671. C. F. Stell, p.64-5, 76.

Listing NGR: SE0261225234

Date first listed: 19-Jul-1963



Fig.4 (14 04 17) - Principal Elevation North West View



Fig.5 (11 05 17) - Principal Elevation South East View

HISTORIC ENVIRONMENT RECORD 'Heather Cottage' - 12 Hathershelf Lane

In August 2011 Elizabeth Chamberlin (WYAAS) visited the 10 Lower Hathershelf farmhouse, which is one of the two occupations which form the 17th-century yeoman's house (the other dwelling is now called 'Heather Cottage'). The visit related to a listed building application (11/00770/LBC - internal and external alterations). At the time of visit there was no access to Heather Cottage.

The house is of stone construction with a stone slate roof. There is, however, surviving evidence for an earlier timber-framed building inside which is likely to date from the 16th century. The parlour wing (now Heather Cottage) has been extended to the south and there is evidence for a blocked taking-in door to the first-floor of this.

(Historical Maps tells us very little about the development of the farmhouse, the reason being, the age of the building). No.10 Lower Hathershelf was at some point divided into two further cottages with the lower service wing forming one cottage and the central former hall forming another. On the OS 1st Edition map of 1854 the house is shown extending to the east and evidence for this can be seen in the outside wall of the east service wing, where a chimney breast and fireplace(s) survive indicating the presence of an attached building, now demolished. The OS 1895 map shows that by this stage, the east extension had been demolished. The first floor retains a number of historic chimney breasts and fireplaces, including one to the south-west room, above the line of the passage below, which retains an 18th-century grate.

There are a number of areas where the surviving evidence of the earlier timber-framed structure can be identified. In the hall or housebody in the dividing (**party**) wall with the extended parlour wing, a number of timber studs (in this instance, similar to timber planks) survive with evidence of daub infill. There is also a surviving timber post between the main part of the house and the former outshut or aisle. This post can be identified on the ground floor, sitting upon a stylobate to the east side of the passage and the post continues up to the first floor, where it has a jowled head and evidence for a wallplate and tie-beam (both of which have been cut short). This is further evidence for a timber post partially hidden within the south wall of the house, again on the east side of the passage.

There is documentary evidence which suggests that the stone slab in front of the main door of the house is in fact a gravestone, which was reversed by one of the previous owners of Lower Hathershelf. The inscription is reported to read 'Here lieth the body of Sarah, the daughter of William Normanton of Lower Hathershelf who departed this life September 29th 1758'. This suggests that a grave may lie within the vicinity of the house. The stone may have been reset from elsewhere within the grounds of the house since it would be very unusual to find a burial beneath the entrance of the house at this late date.

Hathershelf is mentioned in documents dating back to the 13th century, when it is mentioned in the Court Rolls of the Manor of Wakefield. By 1649, Hathershelf had passed from the ownership of the Bannister Family (Edward Bannister died in 1648-9) through the female line to the Swaine family. Robert Swaine (son of Mary and Samuel) was the individual responsible for the rebuilding of Hathershelf and it is his initials (along with his wife Mary) which can be seen incorporated into the lapel stop of the hall window.

Historic building recording was undertaken at 10 Lower Hathershelf by Stephen Haigh during March and June 2012, in advance of alterations and refurbishment to the building. The building is a stone house with rear outshut and cross wings dated to 1671 but containing the remnants of the late medieval timber frame of an open hall, which may have had a rear aisle. The recording work consisted of photographic and drawn surveys, which are presented in the final report (Stephen Haigh, 2013) - a copy of this report is on file in West Yorkshire HER.

HISTORIC ENVIRONMENT RECORD (EXTRACTS) Adjoining Property - 10 Hathershelf Lane

The Historic Building Record (HER) by Stephen Haigh (2013)ⁱⁱ for the **adjoining** dwelling at number 10 Hathershelf Lane is indispensable. It presents concisely, thoroughly researched and extremely specialised documentation of the expanding and contracting developments at Lower Hathershelf across centuries. Inevitably, parts of this document are relevant to the interpretation of the historical significance of Heather cottage and includes the following extracts:

4 Previous Investigative Work

4.1 The house was recognised as a significant example of vernacular architecture, associated with an estate documented in the medieval period by the local antiquarian **HP Kendall in 1914** and **Stell** investigated the building in the **1950s** as part of his studies into Pennine houses. His survey of the house included a sketch of the ground floor showing the building largely as it is now appears and five photographs of the exterior. He noted that:

Lower Hathershelf had been very much altered and now in three separate dwellings but it also has a single wing in the position of the parlour... Most of the house is of the date 1671 but there are indications that it incorporates the remains of an earlier building.

5 Historical Background

5.1 **Kendall's** account suggests that of the three settlements now known as Lower, Middle and Upper Hathershelf, the first named is the earliest, whose first known mention in surviving documents is in 1274 and which may well have been one of seven surviving vaccaries (cattle farms) run by the earls of Warren, Lords of the Manor of Wakefield. It was listed among property conveyed from Richard Townley to John Bannister in 1523, in whose family it remained for several generations, until bequeathed to Edward Whittakers and his heirs, and later acquired (by means that are not clear) by Robert Swaine, the son of Samuel and Mary Swaine, in 1670. He is thought to have had Lower Hathershelf rebuilt or clad in stone at that time.

5.3 An important source of information regarding the development of the house is a group of building plans submitted for building control approval in **1886** by T.L. Patchett, architect and surveyor of Halifax, on behalf of the owner James Hodgson. These include an existing block plan of the site, and floor plans of the centre of the house where major alterations were to take place, including the creation of a cellar (as found today), the removal of a projecting rear dairy, the replacement of larders at the rear with a new kitchen, accompanied by the reduction in size of the living room (housebody).

The (original) drawings are available to view by appointment at Halifax Central Library, about to be relocated. The existing and proposed ground floor layouts of the housebody / hall are illustrated below. The significance of these drawings is that they indicate that the through passage was originally within the 'hall', demolitions and additions bringing reorganised use but loss of character and, at that time, the farm house divided into three separate dwellings:

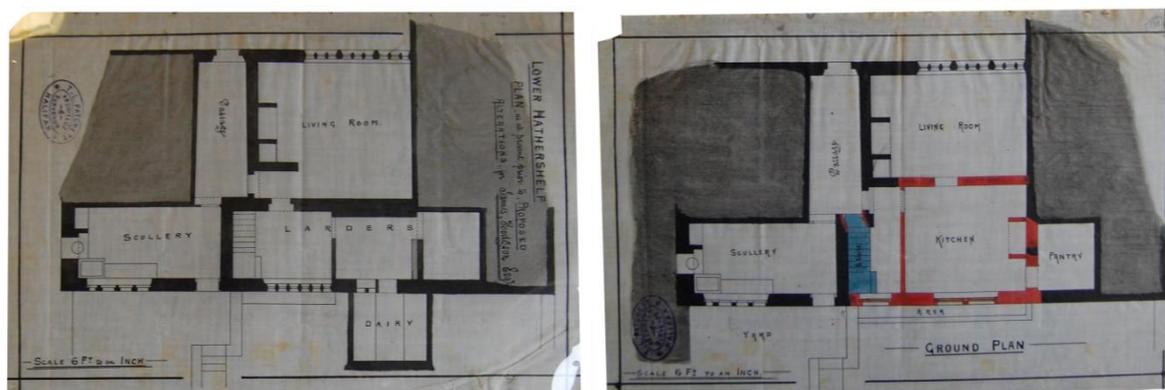


Fig.6 1886 (House Body) Alterations –Existing and Proposed

Exterior

7.3 The front elevation of the house ... is predominantly of seventeenth century work.

7.4 The (original principal entrance) doorway gives access to the cross passage at the East end of the main range, that part of the building which is dominated by the chief room of the house known as the housebody. The room is served by a large, eighteen light double chamfered window which runs up the angle with the west wing. The opening ... has a hoodmould over, the labels to either end of which bear the initials RMS and the date 1671; the former has almost certainly been resited, probably when the east side of the west wing was rebuilt on its present alignment, in the eighteenth century.

7.10 A substantial mortared stone wall butts up to the rear of the house and has a dogleg plan, half round coping and a doorway through. It has stood here since the 1890s if not earlier according to the Ordnance Survey and was presumably intended to separate the garden to the rear of the main range and West wing from the former farmyard and its livestock to the East, or it may instead reflect the division of the house into a number of dwellings.

Housebody

7.15 It should be noted that in the late medieval timber framed phase of Lower Hathershelf, the housebody or hall would have been open to the roof and so the present first floor frame comprising the two spine beams as well as chamfered and stopped oak joists at 0.6m (2 feet) centres, is clearly a post medieval introduction, probably seventeenth century though possibly late sixteenth.

7.16 Early fabric from the timber framed phase can also be seen on the South West Corner of the house body (the party wall with Heather Cottage) , where there is a wall post set within the cross wall at its junction with the front wall, as well as mid rail and three studs with laths and daub finish, continuing above the first floor , where an upward brace connects to the wall plate; the front stone wall containing the house body window butts up to this group. Significantly, the present East side of the West wing (projecting to the front of the building) does not align with the wall post and it is believed that this stone wall is an eighteenth century construction (although it incorporates the outer side of an earlier lateral stack). It is not known whether the West wing existed at all before the house was encased in stone, but this surviving area of timber framing with daub must in any case have been an external wall at the time and the survival of the daub coating is remarkable in a district where so little medieval timber framing was later hidden from view by rebuilding in stone.

PROPOSED EXTERNAL ALTERATIONS - REFER DRAWINGS L(00) 07 and 08

- Replacement windows throughout excluding kitchen windows - double glazed with slender hardwood frames, flush fitting rather than storm proof and painted white. Exterior doors to be hardwood and double glazed.
- Refurbishment of front porch. The proposed roof finish is stone tile. The line of the hoodmould is not to be breached.
- Rear Lean To (West Elevation) - Replace timber frame with hardwood, and perspex with glass

PROPOSED INTERNAL ALTERATIONS - REFER DRAWING L(00) 06

- Hack back plaster in living Room and re-plaster / skim.
- Ground Floor Flagstones - Stone flag floor to be revealed in ground floor corridor and dining room by removal of 'Fulcherite' covering; to be cleaned and repaired.
- Remove cosmetic panelling c.1950s in hall to reveal condition of plaster below.
- Relocate two internal doors



Fig.7 Hall (14 04 17) - Floor Finish / Panelling to be removed and two doors relocated

- Open out and restore- ground floor inglenook and possible first floor fireplace over.



Fig8 (14 04 17) - Dining Room Location of Inglenook and Living Room Fireplace (Pre 18C.) Already Restored

- Ground and first floor windows - Expose and restore mullions (and transom) and surrounds internally.

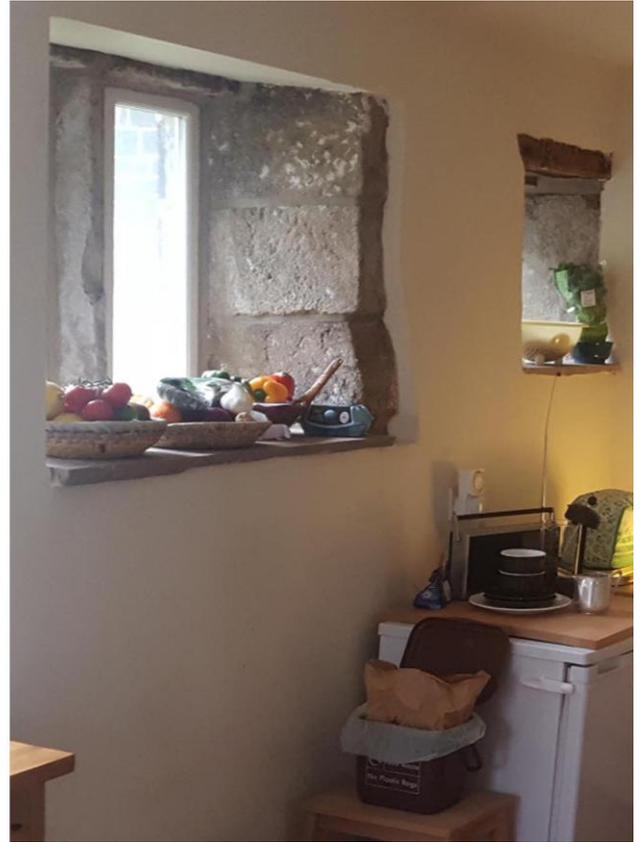


Fig. 9 (14 04 17) - Bedroom 1 Boxed Out Mullions / Transom and Small Kitchen Window Already Restored

- Investigate mystery post and beam and open out lower stairs to dining room.



Fig. 10 (14 04 17) - Dining Room Mystery Post and Beam

- Floorboards on Level 1 - Floorboards on first floor to be refurbished (repaired where possible and patched replacement with equivalent boards where necessary).



Fig. 11 (14 04 17) - Bedroom 2 Sample Floorboards and Fitted Furniture to be removed

- Reconfigure First Floor Bathroom.

SUMMARY

There is negligible 'architectural design' input required within this project, the task at hand was more to investigate, understand and record a significant heritage asset with a view of presenting the clients' proposals to the Local Authority in an informed manner.

It is thought that planning permission is not required for the scope of works detailed in the proposed drawings but that listed building consent is required.

The former farm house is clearly valued and has been monitored by WYAAS and considered, assessed and documented several times over the last century or so by experts in their field.

The building is undoubtedly significant but the clients' proposals are relatively minor. The main issues for consideration are:

1. Replacement windows - There are numerous window types that may be considered suitable for use within a listed building. In this instance, the clients preferred window specification is as detailed to maximise light within heavily mullioned openings, improve ventilation and significantly, not conflict visually with the adjoining property.
2. Expose and restore ground floor flags - The aspiration visually, is potentially a good one. The proposal however, involves the removal of a moisture resistant layer without replacement. Relative ground levels will need to be taken into consideration when planning a method for preventing (or controlling) any potential moisture penetration.

3. Replacement plaster in living room and possibly the hall, following stripping out of cosmetic panelling.

Overall, the client has genuine ambitions to enhance and restore historic features of Heather Cottage.

ACKNOWLEDGEMENTS

ⁱ Hawdon Russell Architects 2011 - Existing Base Survey Drawings (10 Hathershelf Lane)

ⁱⁱ Stephen Haige 2013 - 10 Lower Hathershelf, Hathershelf Lane, Luddenden Foot: Historic Building Record.