



PURCELL

Hampsfell Hospice

PHASE I CONSERVATION STATEMENT

Issue 4

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ΠΟΛΥΔΕΚΤΕΡΑΟΣ ΗΜΕΣ

MORECAMBE BAY
PARTNERSHIP



NICHOLAS MENY

On behalf of Purcell ®
16 Rutland Square, Edinburgh EH1 2BB
nicholas.meny@purcelluk.com
www.purcelluk.com

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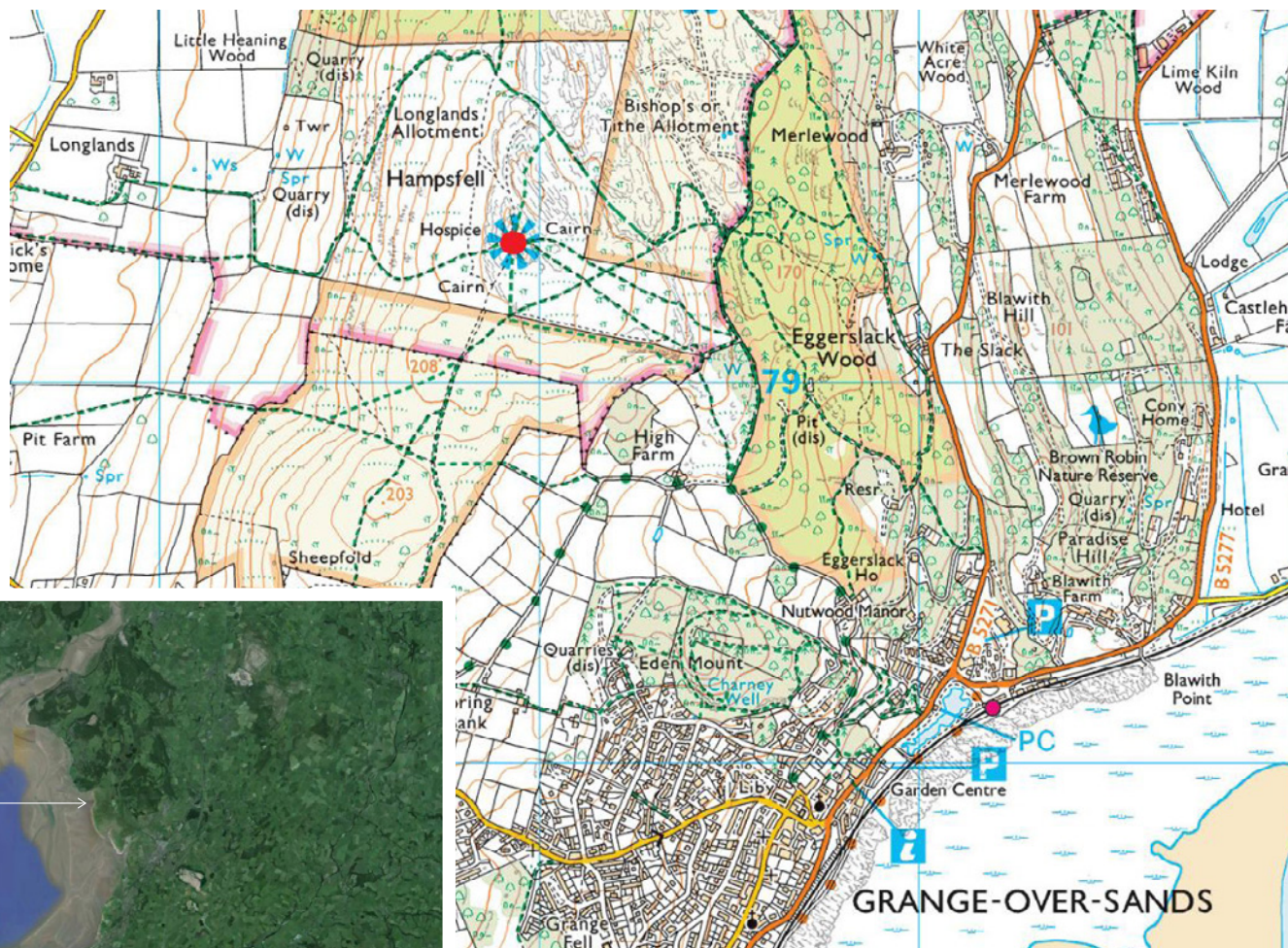
DOCUMENT ISSUE

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Location Plan (Base plan © 2015 Infoterra Ltd & Bluesky)



Location of Hampsfell Hospice indicated in red. (Copyright Ordnance Survey. Mapping provided by Cumbria County Council for use by Morecambe Bay Partnership under licence 100019596)

I INTRODUCTION

I.1 REASON FOR THE CONSERVATION STATEMENTS

Morecambe Bay Partnership has commissioned Purcell to undertake built heritage conservation statements for five areas/sites around Morecambe Bay. This programme of work will support the delivery of the Headlands to Headspace (H2H) Landscape Partnership Scheme Project 1 (Built Heritage and Lookouts), allowing for conservation and consolidation proposals of key built heritage sites to be taken forward.

I.2 HOW THE CONSERVATION STATEMENTS FIT INTO THE H2H SCHEME

The Conservation Statements will combine work already undertaken for H2H (principally the feasibility studies produced for the sites by Greenlane Archaeology) to detail the history of each site, significance and conservation issues.

The Conservation Statements will follow a two phase approach. The initial reports at the end of phase 1 will provide an assessment to determine which sites are significant enough and viable to be taken forward to phase 2. Phase 2 will involve the production of full Conservation Statements for those sites being taken forward, including accurate costed proposals for the potential conservation, consolidation and interpretation of the site.

By prioritising the sites and focusing on those that can be taken forward, the process will help to achieve the four key outcomes of H2H, which are to:

- Conserve and protect Morecambe Bay's rich natural and cultural heritage
- Involve the Bay's communities in all aspects of this scheme
- Provide significantly improved access for all audiences to the key natural and cultural heritage sites
- Provide training

I.3 AUTHORSHIP

This Conservation Statement has been prepared by Purcell, a firm of conservation architects and heritage consultants. Specifically it has been prepared by Nicholas Meny, MA (Hons), Heritage Consultant and Matthew Dyer, BA (Hons), BArch, ADPPA, RIBA, Senior Architect.

I.4 SCOPE OF THE STUDY

This report will cover Hampsfell Hospice and its setting at the top of Hampsfell in Cumbria. As a phase 1 report, it will provide a summary understanding of the building, will discuss the setting in order to put the structure into its physical and historical context and will include an initial assessment of suitability with a commentary on condition and potential future uses. This will inform the conclusion as to whether it is appropriate to take the site forward to the full conservation statement stage.

I.5 APPROACH AND METHODOLOGY

The initial stages of the work involved gathering readily available information to present a background to the sites. This included site surveys where the structures were inspected and photographic evidence taken of each site. This physical evidence was supplemented by documentary evidence gathered at the Cumbria Archive Service's local archive centres in Kendal and Barrow-in-Furness. Additional primary and secondary sources were provided by Louise Martin, Morecambe Bay Partnership and Louise Parkinson, Archaeological Consultant.

2 SUMMARY UNDERSTANDING

2.1 LEGISLATIVE FRAMEWORK AND STATUTORY DESIGNATIONS

LISTED BUILDINGS

Hampsfell Hospice is a Grade II listed building. Buildings listed at Grade II are 'of special interest; 92% of all listed structures are in this class'.¹

Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990 and are designated for their architectural or historic interest. Alterations to Hampsfell Hospice require consent from Cumbria County Council planning department.

The list description is detailed below.

BROUGHTON EAST SD 37 NE 5/1 Hampsfell Hospice II Shelter. Dressed limestone. 1835-46. For Rev T. Remington. Square structure, stone benches round base; top frieze and cornice band with iron railings. East face has entrance with gate and Greek lettering to frieze reading: "RODODAKTYLOS EOS" (Rosy-fingered Dawn; a quotation from Homer). Returns and rear have small lights with splayed reveals, projecting stone steps with handrail lead to flat roof, which has turntable indicating landmarks. Interior has 2 canted angles, one with fireplace and one with recess. Black boards with white lettering to all sides have notice and 3 poems, one dated 1846. 12 posts support chain surrounding hospice.

NATIONAL AND LOCAL PLANNING POLICY

National planning policy relating to heritage is contained within Chapter 12 of the National Planning Policy Framework, which can be accessed via this link: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf.

Local planning policy is contained within the Cumbria County Council Plan 2014-2017. It can be accessed in full via the council's website at <http://www.cumbria.gov.uk/ourfuture/councilplan.asp>.

The South Lakeland Area Plan 2014-2017 describes how the council's priorities will be delivered across the area. It can also be accessed via the council's website:

<http://www.cumbria.gov.uk/community/areaplans.asp>

2.2 MANAGEMENT, MAINTENANCE AND USE TODAY

Hampsfell Hospice is located on privately owned land to the north of Grange-Over-Sands. Responsibility for maintaining this listed structure rests with the land owner. The Hospice is a popular focal point for walkers in the area, being prominent at the top of Hampsfell and providing shelter and a point of interest for visitors and local people alike.

¹ <https://www.historicengland.org.uk/listing/what-is-designation/listed-buildings/>

2.3 LOCATION

Hampsfell Hospice is situated on the summit of Hampsfell, which is located approximately two miles north of Grange-over-Sands. The village of Cartmel is approximately three miles to the south west.

2.4 SITE DESCRIPTION

Hampsfell Hospice is a single storey square structure with even proportions. It is constructed of dressed limestone and has deteriorating stone benches around its base. Twelve limestone blocks support an iron chain fence surrounding the building. The entrance to the Hospice is in the east elevation and has an iron gate with freize above, containing the Greek lettering, "RODODAKTYLOS EOS" (Rosy-fingered Dawn; a quotation from Homer). The north, south and west elevations each have a small rectangular window. Stone steps with a handrail project from the north elevation. These steps lead to the flat roof, which is surrounded by iron railings. At its centre is a turntable which indicates landmarks visible from the Hospice (a board attached to the western railings provides a key). An iron pipe projects through the south west corner and appears to be connected to the fireplace below.

Internally, there is a single room with the fireplace located in a canted angle in the south west corner and a recess in the corresponding canted angle in the north west corner. Black boards with white lettering to all sides have a notice and three poems. These are relatively modern replacements introduced by the Lake District National park Authority. A small stone bench is built into the walls. The floor is concrete.



- 1 South and west elevations
- 2 View from the Hospice
- 3 North elevation

2 SUMMARY UNDERSTANDING

2.5 SUMMARY OF SETTING AND SITE CONTEXT

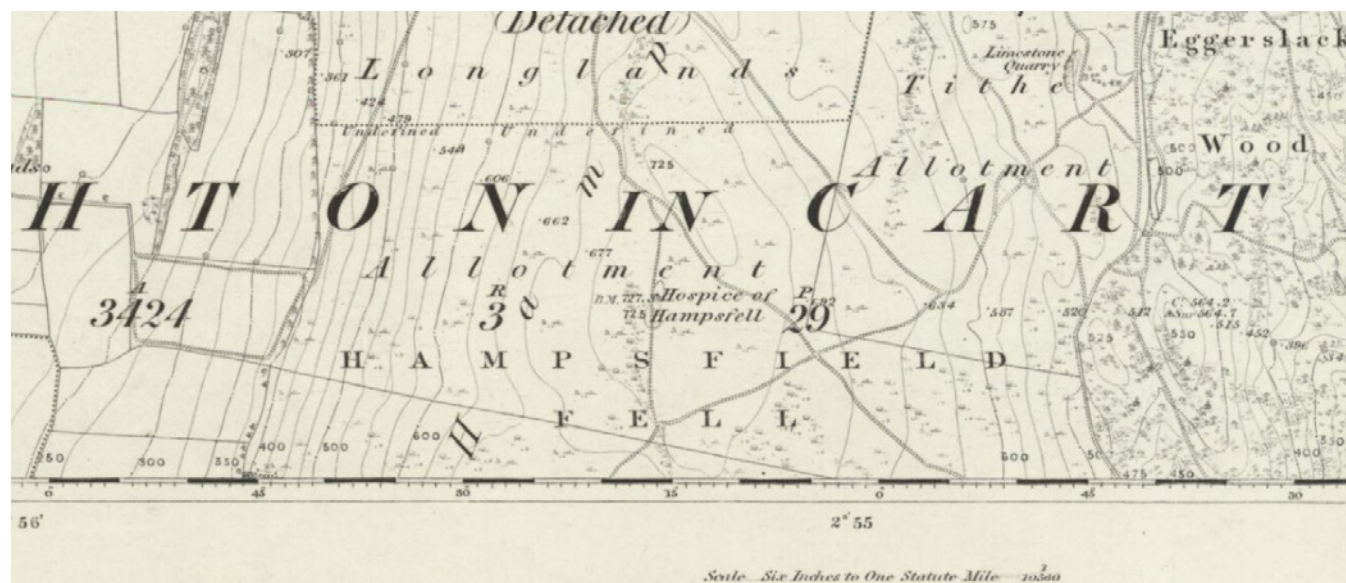
Hampsfell Hospice has a commanding position at the summit of Hampsfell and provides sweeping vistas across the surrounding area. It boasts views north towards the Lake District with the Old Man of Conistone and Helvellyn in the distance and Morecambe Bay to the south, west and east. The Hospice is relatively accessible over the surrounding open fields, with the main paths approaching from the east and south west.

2.6 SUMMARY HISTORY OF THE SITE

The Hospice (Lake District HER No 16137) was constructed between 1835-46 for Rev T. Remington, as a shelter for walkers on the fell. It is apparent on the First Edition Ordnance Survey, published in 1851 and is marked as 'Hospice of Hampsfell'. Several photographs exist from the Victorian and Edwardian eras, which although all undated, underline the importance of the Hospice as a popular stopping off point for those taking walks in the area. The photos show a subject posing on the roof or steps of the Hospice and the structure itself is very similar to how it stands today. The differences are that the turntable on the roof is not visible in any of the available historic photographs, suggesting that it was added in the twentieth century, perhaps at the same time that repairs were carried out to the roof. The other change is that the current gate at the entrance to the Hospice is a modern addition, replacing the one standing in the historic photos.

A burial cairn of unknown date sits to the south west of the Hospice is described in the Lake District HER as being 'possibly a disturbed burial cairn, which appears to have a structured edge with an approximate diameter of 9 metres' (HER No 19245). To the west is the site of a quarry and some earthworks of unknown date (HER No 6167). They are described in the HER as 'disused quarries and unclassified earthwork'. The HER indicates that there is a

site of three modern quarries to the north of the Hospice (HER No 32415). They are described as a 'series of at least three quarries, c.6m in diameter, sited 5-6m north of the adjacent enclosure wall. To the south parallel to the east/west field boundary was a further series of four quarries with similar dimensions. The quarries were probably used for the extraction of stone for wall building.



1851 Ordnance Survey



Historic photographs of the Hospice, dates unknown



3 INITIAL ASSESSMENT OF SIGNIFICANCE

Hampsfell Hospice is a good example of a late Georgian/early Victorian folly and is of medium historic significance. It has provided a shelter for walkers for c.180 years and is a prominent structure in the landscape. It remains relatively unaltered and has been photographed through the years, a testament to its continuous use. The Hospice is of high communal value and continues to be well used by those walking in the area and is well publicised as a point of interest on the local walking routes.

Hampsfell Hospice is regionally significant overall. It is not outstanding architecturally and does not stand out from shelters and follies that exist all over the country. However, it does have a long history and has been a prominent and well used feature in the area. It is a significant part of the cultural heritage and social history of the area and its regional significance is demonstrated through its Grade II listing.

4 ASSESSMENT OF SUITABILITY FOR PHASE 2

4.1 EXISTING CONDITION

The roof consists of dressed limestone slabs jointed with bitumen, supported on what appears to be a modern concrete slab internally. The slabs to the perimeter of the roof overhang the external walls, which sit on a plat band with chamfered bottom edge, giving the appearance of a simplified entablature to the structure beneath and acting as a plinth to the railing above.

The roof leaks at present due to failure of the bitumen jointing. The projecting iron pipe, which acts as a chimney flue, is serviceable.

The railing atop the building is stable and in fair condition but would benefit from redecoration. Minor corrosion at the base of the stanchions, while not impacting on the railing itself, has caused spalling and fracturing to the limestone slabs beneath.

The turntable to the centre of the roof requires overhaul and redecoration.

The external walls are in good condition. However, due to prevailing weather algal growth is present to the north and west elevations. The stone benches to the base have either failed or are deteriorating. A small section of iron pipe projects through the wall to aid the chimney to draw. The modern iron gate at the hostel entrance is in fair condition, but consideration could be given to redecoration.

The cantilevered stone steps to the north elevation are in fair condition.

Internally the building is suffering from damp related to water ingress from the roof. This is exacerbated by lack of cross ventilation.

The timber lintel above the door opening has some decay and one of the three window lintols has failed. It is likely that the remaining render encased lintols have also failed.

The stone walls are in good condition, but require cleaning down to remove algal slimes.

4 ASSESSMENT OF SUITABILITY FOR PHASE 2

4.2 RECOMMENDATIONS

- Resolve the leaking roof, either by lifting the slabs and re-bedding them on a new membrane, or, given the building's occasional use, it may be sufficient to rake out and renew the joints between the slabs in lead or bitumen.
- Redecorate the railing atop the building
- Rake out the joints between the railing stanchions and slabs, treat the corrosion and refill the joints prior to pinning the spalling slabs.
- Overhaul and redecorate the turntable.
- Consider redecorating the iron gate.
- Amend the existing polycarbonate window detail.
- Renew all lintols
- Clean all stone walls to remove algal slimes.
- The historic signboard mounted at high level internally should be remounted on non-corrosive fixings. Consideration could be given to replacing the remaining modern signboards.

4.3 ASSESSMENT OF SUITABILITY FOR PHASE 2

The Hospice is in need of some conservation and consolidation, however this should not prove too onerous. Given its historic value, high communal value and the fact that it is well used as a stopping off point and shelter by walkers, it would make an ideal candidate for some low key interpretation. It is recommended that Hampsfell Hospice is taken forward to a full Conservation Statement.

5 BIBLIOGRAPHY

ARCHIVES

- Kendal Archive Centre: Photographs of The Hospice. Reference WDSO 288/3/11
- Barrow Archive Centre: Photograph of The Hospice, c.1890s-1913. Reference BDP 42/8 'Hampsfell Hospice Verses'. Reference Z/2525

ONLINE SOURCES

- The National Collection of Aerial Photography: <http://ncap.org.uk/>
- National Library of Scotland Map Images: <http://maps.nls.uk/>
- <http://www.bodian.co.uk/h---hampsfell-hospice.html>

PRINTED SOURCES

- Greenlane Archaeology (2013), *Conservation of Built Heritage, Feasibility Study and Delivery Plan for Headlands to Headspace Phase I Report*

GUIDANCE DOCUMENTATION AND LEGISLATION

- The National Planning Policy Framework: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60772/116950.pdf
- Cumbria County Council Plan 2014-2017: <http://www.cumbria.gov.uk/ourfuture/councilplan.asp>
- English Heritage (2008) *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*.
- Historic England (2015) *Historic Environment Good Practice Advice in Practice Note 3: The Setting of Heritage Assets*



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