



PURCELL

Hampsfell Hospice

PHASE 2 CONSERVATION STATEMENT

Issue 2

June 2016

**MORECAMBE BAY
PARTNERSHIP**



BEVERLEY KERR

On behalf of Purcell ®

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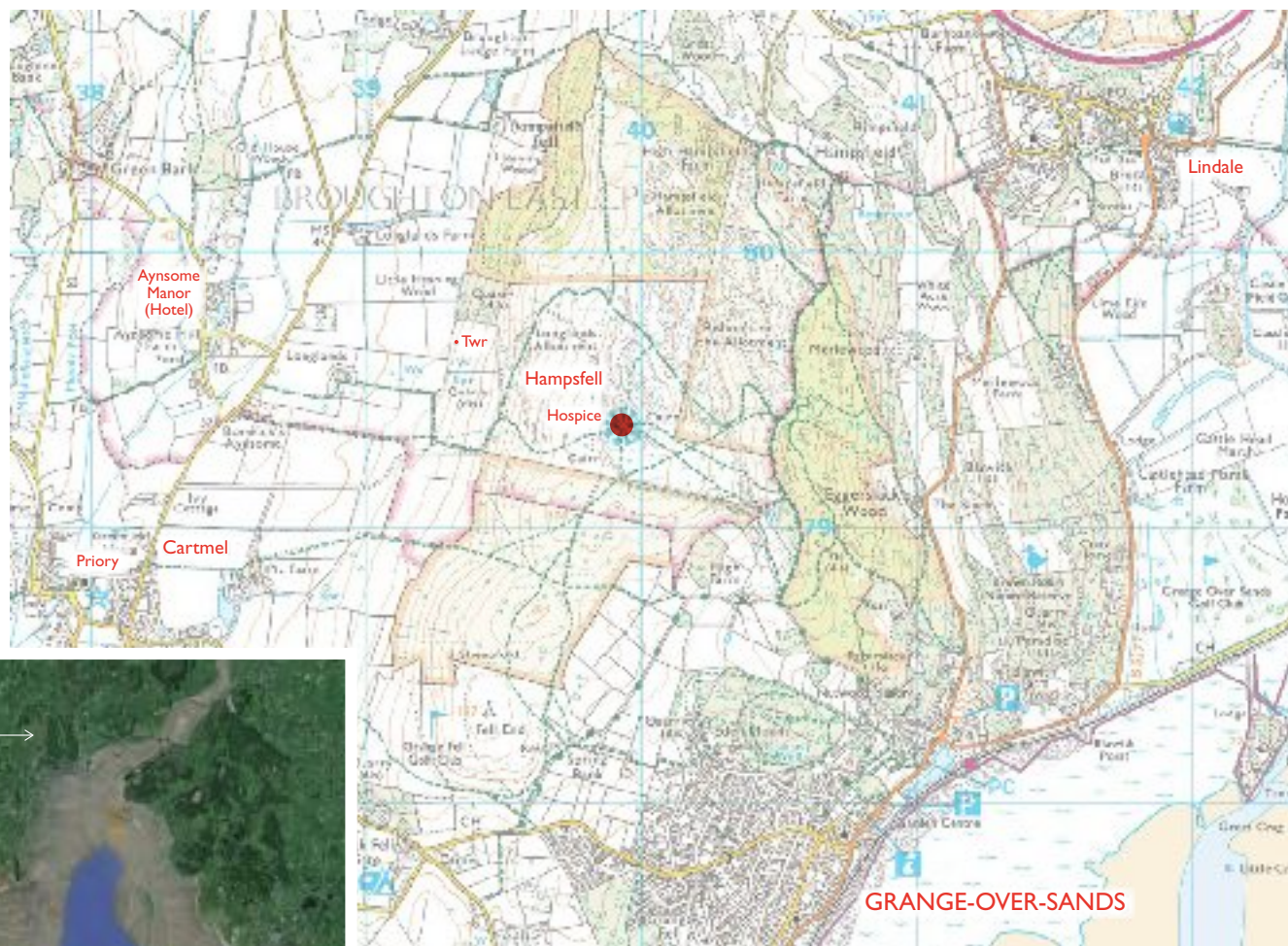
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Location Plan (Base plan © 2015 Infoterra Ltd & Bluesky)



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 PURPOSE OF THIS REPORT

In 2015 the Morecambe Bay Partnership commissioned Purcell to undertake built heritage conservation statements for five areas/sites around Morecambe Bay. The programme of work supports the delivery of the Headlands to Headspace (H2H) Project 1 (Built Heritage and Lookouts), allowing for conservation and consolidation proposals of key built heritage sites to be taken forward.

The Phase 1 reports which provided an initial assessment of the five sites/ areas were delivered in October 2015. Following the report's findings, the Morecambe Bay Partnership commissioned full phase 2 Conservation Statements for two sites:

- Hampsfell Hospice (the subject of this report)
- Walney Island, near Barrow-in-Furness

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

The Conservation Statements 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 have followed a two phase approach. The initial reports provided an assessment to determine which sites are significant enough and viable to be taken forward to phase 2. Phase 2 involves the production of full Conservation Statements for the two sites, and includes accurate costed proposals for the potential conservation, consolidation, and interpretation of the sites.

This work 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 Bev Kerr MA (Cantab), MA (Hons), Mst (Cantab) Heritage Consultant and Matthew Dyer, BA (Hons), BArch, ADPPA, RIBA, Senior Architect.

I.4 SCOPE OF THE STUDY

This report will focus on Hampsfell Hospice a Grade II Listed structure and its setting at the top of Hampsfell in Cumbria. As a phase 2 report, it will incorporate a description of the site and its setting, an outline of specific planning policy and heritage guidance which should be taken into consideration and the historic background of the site to put it in context, thus informing the statement of significance. The document will also include an assessment of condition, and explore issues and opportunities including potential conservation projects and future uses.

I.5 EXISTING INFORMATION AND GAPS IN KNOWLEDGE

The second phase of the work involved a further assessment of existing information about the site, building upon earlier research which has included consultation of the following resources:

- Kendal Archive Centre
- Barrow-in-Furness Archive Centre
- The National Heritage List for England
- The National Archives
- British History Online

The site was visited on 19th May 2015 and further visited on 15th December 2015. During this time the structure was inspected and photographed. Additional primary and secondary sources were provided by Louise Martin, Morecambe Bay Partnership and Louise Parkinson, Archaeological Consultant.

A number of areas of further research were identified during the course of this project; no firm date for the Hospice's construction could be found. Additionally, during research, Hampsfell Tower on the lower slopes of Hampsfell was identified as being built by the same person as Hampsfell Hospice. As another folly in the locality of the Hospice it is of interest. Further research is required to connect the tower to the Remington family, and to establish a firm date for the construction of both buildings.

It was also established that the Remington family archive existed in Barrow-in-Furness which could potentially shed further light on the Reverend Thomas Remington. Research into the family archives could be undertaken as a community project.

Additionally, no information could be found concerning the view indicator on top of the Hospice and it is unknown when it was installed or by whom, although evidence suggests it is a 20th century addition.

2 UNDERSTANDING

2.1 STATUTORY DESIGNATIONS AND LEGISLATIVE FRAMEWORK

HERITAGE ASSETS

Hampsfell Hospice is a Grade II listed building. Buildings listed at Grade II are of national '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. Any alterations to Hampsfell Hospice require consent from Lake District National Park planning department and Historic England. 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.

Within a 1km radius of the Hospice are two other listed buildings. On the lower slopes of Hampsfell and 660m to the north-west of the Hospice is Hampsfell Tower. The two storey crenelated tower is constructed of dressed limestone in the gothic style and is Grade II listed. It is described as a 'shelter' in the list description but is now roofless. It is thought to have been constructed between 1834-1846 by the Reverend Thomas Remington, who is also believed to have constructed the Hospice, although the original source of this information is unclear.²



Hampsfell Tower, Grade II listed

¹ Listed Buildings, Historic England: <https://www.historicengland.org.uk/listing/what-is-designation/listed-buildings/> Last accessed 2nd Feb 2016.

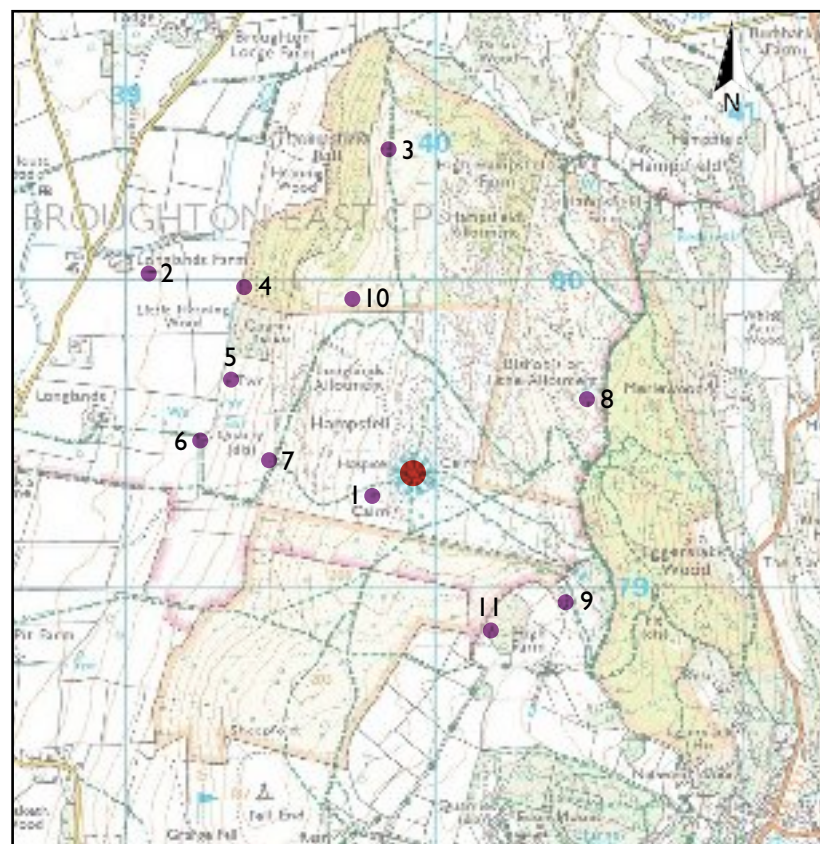
² National Designation List, Historic England: <http://www.historicengland.org.uk/listing/the-list/list-entry/1087214> Last accessed 2nd Feb 2016.

2 UNDERSTANDING

750m to the south-east are a series of barns at High Farmhouse which are Grade II listed and probably 18th or 19th century in date. Other listed buildings at High Hampsfeld Farm to the north and Merlwood to the east are just over 1km from the site. There is no inter-visibility between the Hospice and the Listed Buildings mentioned.

In addition to listed structures, LDHER and NHER indicate a number of archaeological sites and historic assets within a 1 km radius of the site. The location of these in relation to the Hospice have been shown on the adjacent map and details are as follows:

- 1 LDHER ref 1805819 - Burial cairn west of Hampsfell Hospice.
- 2 Mon Ref 39805 – Find of 3 Roman coins
- 3 LDHER ref 1802212 - Two standing stones possibly boundary markers.
- 4 LDHER ref 1805011 - Hampsfeld Fell Quarry and Lime Kiln, probably 19th century. Partly destroyed during the Second World War during the rescue of a cow from its bowl.
- 5 LDHER ref 1802983 - Hampfell Tower and lynchets. The lynchets could be fields cut into the slope or natural limestone pavement edges.
- 6 LDHER ref 1805012 - Heaning Wood Quarry and lime kiln of post-medieval date.
- 7 LDHER ref 1802986 - Hampsfeld Fell earthworks and quarry of an unknown date.
- 8 LDHER ref 1804925 - Eggerslack Quarry, Broughton East, site of a limestone quarry.
- 9 Mon. no. 1487266 – Site of a post-medieval lime kiln
- 10 LDHER ref 1808238 - Hampsfeld Fell quarries are a series of at least 3 quarries probably of a modern date.
- 11 Mon No. 1487269 Possible site of a WW2 pillbox.



- The site
- Archaeological sites and heritage assets within 1km radius of the site

The earliest record in the Lake District Historic Environment Record (LDHER) for human activity in the setting of the Hospice is that of a Bronze Age barrow located 100m to the west of the Hospice (2). Approximately 9m across, it is thought to have been disturbed. According to the National Record of the Historic Environment (NHER) a number of Roman coins were found in Broughton in the later 18th century. Whilst the location is rather vague, they may have been uncovered near to Longlands Farm, west of the Hospice (3). The Priory of Cartmel attests to the medieval presence in the area; two possible medieval boundary markers have been identified 1km to the north of the hospice (4). Additionally, there are a number of quarry's and lime kilns scattered across the area. These may have provided the material for the Hospice or other farms, enclosure walls and houses in the area (5, 7, 8, 9,10,11). The HER also records a possible Second World War pill-box 550m to the south-east of the site (12).

NATIONAL AND LOCAL PLANNING POLICY

The National Planning Policy Framework (NPPF)³ (published March 2012) is the overarching planning policy document for England. Within Section 12 – Conservation and enhancing the historic environment – are the government's policies for the protection of heritage.

The policies advise a holistic approach to planning and development, where all significant elements that make up the historic environment are termed heritage assets. These consist of designated assets, such as listed buildings or conservation areas, non-designated assets, such as locally listed buildings, or those features which are of heritage value. The policies within the document emphasise the need for assessing the significance of heritage assets and their setting in order to fully understand the historic environment and inform suitable design proposals for change to significant buildings.

Conservation is defined in the NPPF as the 'process of maintaining and managing change to a heritage asset in a way that sustains, and where appropriate, enhances its significance'. Consequently, a key aim of the NPPF is to encourage the identification of the significance of heritage assets in advance of proposed development works (Paragraphs 128-139). The NPPF also emphasises the importance of sustainable development and the need for continued viability. By focusing on what matters about a heritage asset – its significance – it frees up opportunities to keep these assets in use and manage sustainable change.

Local planning policy is contained within the Lake District National Parks Development Plan which contains key planning policy including the Core Strategy. It can be accessed in full via the Park's website at <http://www.lakedistrict.gov.uk/planning/planningpolicies>.

GUIDANCE

English Heritage, Conservation Principles (2008)

Conservation Principles, Policies and Guidance, published by English Heritage (now Historic England), provides a comprehensive framework for the sustainable management of the historic environment.

The guidance describes a set of four heritage values, which are used to assess the significance of a heritage asset: evidential value, historical value, aesthetic value and communal value. Conservation Principles also differentiates between works that are repairs, restoration and new works or alterations. The following paragraphs indicate the level of justification required for different types of work.

117. Repair necessary to sustain the heritage values of a significant place is normally desirable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposals on the significance of the place; and
- b. the long term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future; and
- c. the proposals are designed to avoid or minimise harm, if actions necessary to sustain particular heritage values tend to conflict.

126. Restoration to a significant place should normally be acceptable if:

- a. the heritage values of the elements that would be restored decisively outweigh the values of those that would be lost;
- b. the work proposed is justified by compelling evidence of the evolution of the place, and is executed in accordance with that evidence;
- c. the form in which the place currently exists is not the result of an historically-significant event;
- d. the work proposed respects previous forms of the place;
- e. the maintenance implications of the proposed restoration are considered to be sustainable.

138. New work or alteration to a significant place should normally be acceptable if:

- a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;
- b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;
- c. the proposals aspire to a quality of design and execution which may be valued now and in the future;
- d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

³ NPPF available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60772/16950.pdf

2 UNDERSTANDING

2.2 MANAGEMENT, MAINTENANCE AND USE TODAY

Hampsfell Hospice is located on privately owned land to the north-west of Grange-Over-Sands. Responsibility for maintaining this listed structure rests with the land owner.

Although invisible from the valley below, the Hospice is a popular focal point for walkers in the area, being prominent at the top of Hampsfell. Originally constructed as a shelter and prospect tower; it continues to be used as such, providing a point of interest for visitors and local people alike as they walk the fells.



- 1 Visitors to the Hospice (ARG_Flickr)
- 2 The direction indicator in use by a visitor
- 3 Visitors to the Hospice (Trigpointing.uk)

2.3 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 frieze 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 windows with single light casements covered in polycarbonate sheeting. Cantilevered stone steps with a handrail project from the north elevation. These steps lead to the flat roof, which is surrounded by iron railings with Gothic detailing. At its centre, mounted on a limestone block, 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 associated with the chimney.

The entrance door in the eastern elevation has an iron gate, possibly to keep out unwanted sheep or cattle. 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. Three are relatively modern replacements introduced by the Lake District National Park. The fourth appears to be older and is held up by rusting iron brackets. Small limestone benches run around the walls on the north, south and west sides. The walls are of limestone blocks, but a smooth concrete render has been applied to the lower half of the walls. The windows have slate sills and lintels in stone, timber and concrete (the timber and concrete are more recent replacement). The door has a timber lintel in poor condition. There are signs of graffiti around the walls. The floor is concrete.

EXTERIOR



- 1 Greek inscription above door
- 2 Entrance
- 3 North and east elevations
- 4 West elevation
- 5 Window with polycarbonate sheeting
- 6 South and west elevations



2 UNDERSTANDING



- | | |
|---------------------|----------------------------------------|
| 1 Cantilever steps | 4 The chimney |
| 2 Railings | 5 Roof and base of direction indicator |
| 3 Information board | 6 Direction Indicator |

INTERIOR



1 View eastwards from the Hospice

2 New timber lintel

3 Graffiti on cement render

4 Fireplace

5 Alcove

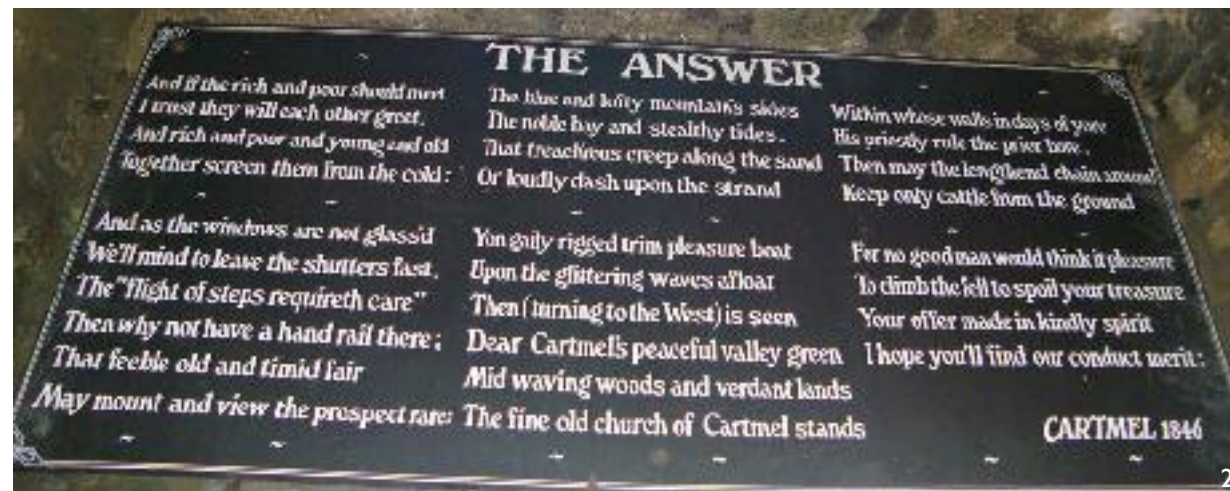
6 Stone bench, south wall

7 Ceiling

8 Floor

2 UNDERSTANDING

THE NOTICE BOARDS



- 1 The Hospice of Hampsfell (west wall)
- 2 The Answer (east wall)
- 3 Take Notice (north wall)
- 4 The Hymn (south wall)

2.4 SETTING AND SITE CONTEXT

The Hospice is relatively accessible over the surrounding open fields, with the main paths approaching from the east and south west. There are a number of routes to the Hospice, with the paths from Grange-over-Sands and Cartmel being the most popular starting points. On good footpaths the Hospice is 2.3km from Grange and 2.2km from Cartmel.

The building is easily accessible for ambulant visitors, both young and old, but more difficult for the less able. Arthur Wainwright the author and fellwalker included the Hospice within his volume *'The Outlying Fells of Lakeland'* which was primarily written for *'old age pensioners and others who can no longer climb high fells but can still, within reason, potter about on the short and easy slopes and summits of the foothills'*.⁴

Having made it to the summit at 220m above sea level, Hampsfell Hospice has a commanding position at the summit of Hampsfell where there are sweeping vistas of the surrounding area. It boasts views north-west towards the Lake District with the Old Man of Conistone and Helvellyn in the distance and Morecambe Bay to the south, west and east.



- 1 Final approaches to the Hospice
- 2 Limestone pavement
- 3 View to the north-west from the Hospice (c Ian Taylor)
- 4 View towards Morecambe Bay from the Hospice

⁴ A Wainwright, 1974, (reprinted 2003) *The Outlying Fells of Lakeland*

2 UNDERSTANDING

2.5 HISTORY

The Hospice stands within 'Longlands Allotment'. This is one of several plots created on Hampsfield Fell during the Act of Enclosure which took place in this area between 1796-1803. The others include Hampsfield Allotment and Bishop's or Tithe Allotment.

The Hospice (Lake District HER No 16137) is first shown on the OS 6" 1st edition map of Lancashire sheet 12 dated 1851 and surveyed 1848. Then called the Hospice of Hampsfield Fell, 'Hampsfell' is probably a later corruption.

It is thought to have been constructed between 1834-46.⁵ Although no documentary evidence has been found to establish a firm date for its construction, contemporary sources state that it was built for the Reverend Thomas Remington, the vicar of Cartmel. The date of its construction is therefore assumed to be between the date he became vicar of Cartmel (1834), and the date on one of the noticeboards within the Hospice (1846).

Thomas Remington was born in 1801 and educated at Trinity College, Cambridge where he studied Mathematics and Classics. He distinguished himself with a First Class degree in Mathematics and eventually becoming a Fellow of his college.⁶ Following his ordination he became curate in the village of Buckden near Huntingdon. He inherited Aynsome, a country estate 1km north of Cartmel, from his uncle Thomas Michaelson Machell in 1826,⁷ and was finally presented to the Vicarage of Cartmel by the Duke of Devonshire in 1834.^{8,9} He lived at Aynsome with his unmarried sister Isabell.¹⁰



5 This is the date given in the List Description

6 T Cockerill (1989), 'The Machell and Remington Families of Aynsome, Carmel', in *Transaction of the Cumberland and Westmorland Antiquarian and Archaeological Society*, 2, 89 pp263-268

7 J Stockdale, in 'The Annals of Cartmel' (1872), claims that Aynsome was also the family seat of the Marshal family, descendants of William Marshal who founded Cartmel Priory in the 12th century. The Machell family purchased the estate when the Marshal family line ended in 1745, p512

8 Clergy Database, <http://theclergydatabase.org.uk/> Last accessed 5th February 2016

9 There is some confusion as to when Thomas Remington became the vicar of Cartmel - the Victoria County History for Lancaster records him as vicar from 1835 to 1855. However, his tombstone states that he was vicar of the parish for 26 years, a 6-year discrepancy.

10 1841 census return lists Thomas, Reginald (70 years) his father who lived in Melling, Isabell (35 years) and 3 servants

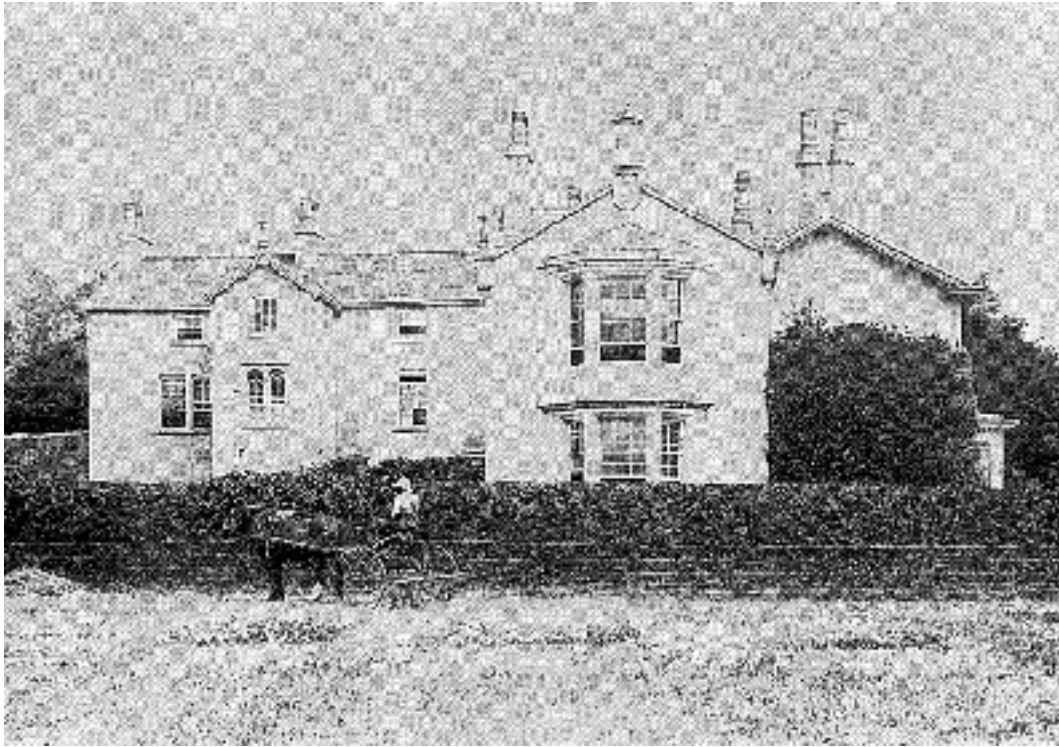
1 Ordnance Survey 1851 6" Lancashire sheet 12 (surveyed 1948)

2 Cartmel Priory Church

3 Interior



2 UNDERSTANDING



Aynsome photographed c.1900



Aynsome Manor Hotel pictured today

An early history of tourism in the Lake District

The Lake District was not always the tourist destination it is today. Early visitors were struck by the imposing almost threatening quality of the landscape. The area and its inhabitants was perceived as wild and savage. Daniel Defoe who visited in the early 18th-century, described it as *'the wildest, most barren and frightful of any (place) that I have passed over in England'*.¹¹

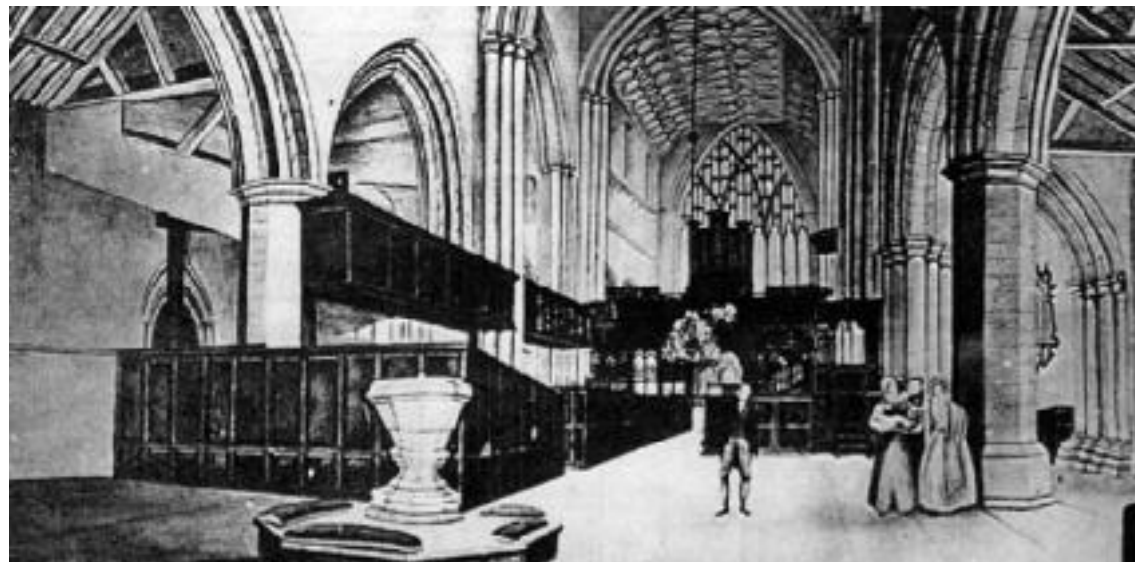
Attitudes were to change in the later 18th century with the publication of the first modern tourist guide, *'A guide to the Lakes'* by Father Thomas West in the 1778. It was an immediate success. It challenged the old attitude of the savage landscape and encouraged a romantic and 'picturesque' vision of the scenery of the Lake District. Poets, artists and writers like Coleridge, Gray and Wordsworth flocked to the area. Wordsworth himself published his first guide to the Lake District in 1810.

Initially the province of the rich, tourism in the Lakes grew with the introduction of leisure time during the 19th century, the expansion of the middle classes and the introduction of the railways. The railway came to Grange-over-Sands in 1857 and with it came a huge increase in visitors, many of whom would have headed the short distance up Hampsfell.

Thomas Remington apparently fell in love with the Vale of Cartmel. A family tale recalls that he refused the offer of the Bishopric of Chester just to remain at his beloved Aynsome.¹² At 6.00am every morning he is said to have walked to the top of Hampsfell; the Hospice was constructed in gratitude for the enjoyment he had taken from his daily ascent.¹³ His early morning walks perhaps explain the inscription he chose above the Hospice door, 'the rosy-fingered dawn', a quoted from Homer's *Odyssey*.

Another folly, that of Hampsfell Tower, is also attributed to him (see appendix). Situated on the lower slopes of Hampsfell and close to the route he may have taken from Aynsome on his daily walk, it is easy to believe that it was built for the vicar, but no evidence was found in current research.

The Reverend Thomas Remington is also remembered today as the man who was instrumental in restoring of the Priory Church of Cartmel. The Priory was established in the 12th century and only saved from the destruction of the Dissolution by its founding charter which allowed the people of Cartmel to worship in the church. During the latter half of the 18th-century a succession of non-resident incumbents had neglected the upkeep of the building. By 1810 it was described as having the *'appearance of something between a cathedral and a ruin'*, with *'damp floors, green walls and rotting beams'*.¹⁴



Cartmel Church Interior c 1800 (from *Cartmel Priory: Ancient Jewel, Living Church*)

11 D Defoe, 'Letter X, Lancashire, Westmorland and Cumberland in Daniel Defoe', *A tour thro' the whole island of Great Britain, divided into circuits or journies* (London: JM Dent and Co, 1927) <http://www.visionofbritain.org.uk/travellers/Defoe/34>

12 Cockerill, p264

13 Ibid

14 *'Cartmel Priory: Ancient Jewel, Living Church'*, PCC of Carmel Priory (undated), Ruddocks Publishing, p17

2 UNDERSTANDING



- 1 Cartmel Priory as it may have appeared in 1300 as sketched in 1883 by Rev. JG Holt (from Cartmel Priory: Ancient Jewel, Living Church)
- 2 The memorial to Reverend Thomas Remington in Cartmel Priory Church

Thomas Remington is said to have spent £7,000 making good the neglect of the past.¹⁵ The church was re-floored, the walls cleaned, and a new roof installed. Other 'improvements' are said to have included the removal of the old balconies and pews, the latter replaced were by oak benches. The three-decker pulpit was replaced in stone and windows were re-glazed.¹⁶ Unfortunately, he did not live to see its completion; in 1855 he travelled to London to collect the hymn tune of 'Ye Holy Angels Bright' and caught smallpox. He never made it back to Aynsome, and died at his ancestral home of Crow Trees, in Melling, Lancashire, on the 5th May 1855. He never married and Aynsome and the Hospice passed to his elder brother, Henry.¹⁷

As early as 1848, a local newspaper, the Kendal Mercury, included an article which describes the Hospice. 'A Guide to Grange' describes the ascent of Hampsfell:

'From the height the eye sweeps for miles on every hand over a circuit so comprehensive and varied that little is left to be wished for; very few spots are to be met with. Which combine so extended and so diversified a landscape. No wonder then that the thoughtful benevolence of the Pastor of the Parish Church, like-minded with his predecessors, the Priors of the olden time, should have provided a Hospice for the shelter and refreshment of the visitor, upon the Ery of Cartmel. "Hampsfell Hospice" is inscribed on the erection. It is built of the grey limestone marble of the fell. Its architecture is not Ionic nor classical, but from its similarity to the neighbourhood farm buildings, it may be denominated the "native style".

It goes on to describe the interior which appears to have changed little from today; in one corner is a fireplace for 'the kettle and its worshippers' and it describes the 'dialogue between the host and the visitor inscribed on the walls'. The signs, or versions of them, appear to have been in-situ from an early date. They are described as warning anyone who causes harm to take heed 'lest his ingratitude should receive just retribution from the fays or brownies whose rings and raths are seen on the heath grass.'¹⁸

¹⁵ Cockerill, p263

¹⁶ PCC Cartmel Priory, p17

¹⁷ Cockerill, p264

¹⁸ 'Guide to Grange', Kendal Mercury, Saturday 10th June 1848. This article was later produced as 'Sketches of Grange and the Neighbourhood' in 1850, Kendal: Hudson

Edwin Waugh in his book *'Over Sands to the Lakes'* also describes the rich and varied views from the Hospice:

*'the views are indeed glorious, both in variety of character and extent of range. Fertile, peace-breathing valleys; old castles and churches, and quaint hamlets and towns,—eloquent relics of past history; lonely glens, rich parks, and forest steepes; picturesque homesteads, in pleasant nooks of shelter; beautiful estuaries; the fresh blue bay; bleak brown moorlands; wild craggy fells; and storm-worn mountains, each different in height and form, the grand old guardians of the magnificent scene.'*¹⁹

Interestingly, he also says that *'heather around affords ready and abundant kindling'* — sadly there is no heather near the Hospice to warm today's walkers who must be content burning crisp packets or finding kindling from further afield.

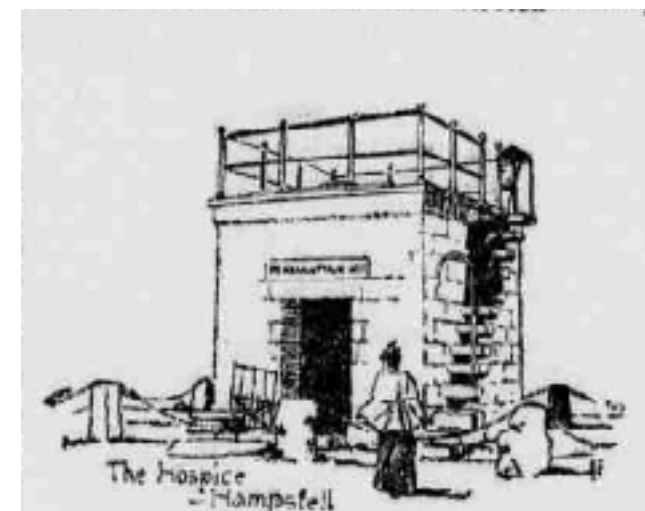
The Westmorland Gazette published a description of the building in 1856. The visitor was, however, 'disappointed' by its common crudeness and describes its *'coarsely-formed fireplace'* furnished only by a bench placed along the walls. It describes the outside with an *'unrailed flight of steps, by which its flat roof is reached'* indicating that the metal railing to the steps is a later addition.²⁰ This is also supported by a report from the Lancaster Gazette in 1866 which asks why no one has yet thought to install a rail to the outside stair.²¹

It is interesting that in 1864 concern was already being voiced about the condition of the Hospice. A letter to the editor of the Westmorland Gazette and Kendal Advertiser expressed concern that during a visit to the Hospice in August of that year, the writer had found it in *'a very neglected state'*. He believed this was due to *'no one in particular having the charge of looking after it'*. In memory of *'the benevolent gentleman to whom we are indebted for its erection'*, he suggests that a willing resident from Grange

or Cartmel (which he assumed would be a female!) should visit it two or three times in the summer season and keep it *'clean and orderly'* for visitors and picnic parties.

In 1872 further *'mischief'* was reported by a visitor to the Hospice - the walls were being disfigured by graffiti. To counter this there was a 'large board inscribed "Visitors' Names"' on which were carved many.²² It is unclear where this board was positioned or when it was removed.

By 1892 a description and sketch of the Hospice appeared in the Manchester Times (see opposite). It indicates that a handrail for the steps had finally been installed.²³ A number of photographs also 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 on the steps of the Hospice. The structure itself is very similar to how it stands today. The differences are that the direction finder on the roof is absent and the gate is not the same as the one that currently stands at the entrance today.



Hampsfell Hospice 1892 (Manchester Weekly Times, Friday 26th August)

19 E Waugh, *'Over Sands to the Lakes'*, 1860, Manchester: Ireland

20 'The Neighbourhood of Morecambe Bay', *Westmoreland Gazette and Kendal Advertiser*, Saturday January 8th 1856

21 'Intelligence', *Lancaster Gazette*, Saturday 23 June 1866

22 'Morecambe Bay and its Surroundings. Barrow in Furness — Home Letter', *Sheffield Daily Telegraph*, Saturday 19th October 1872

23 'Popular Holiday Resorts: Arnside, Grange and Cartmel', *Manchester Times*, Friday 2nd September 1892

2 UNDERSTANDING



Historic photographs of the Hospice, dates unknown

Twentieth Century to Present

The Hospice continued through the twentieth century to feature in tour guides of the southern Lake District. The Sheffield Independent, for example, praised the Hospice for its '*magnificent view*' in 1908.²⁴

The famous fellwalker and guidebook author A Wainwright, included Hampsfell in his book '*The Outlying Fells of Lakeland*' in 1972. He dedicates the book to the '*old-timers on the fells*' as it includes many shorter and less strenuous walks. He describes Hampsfell as a '*first-rate amenity*', and a hill that is '*small and unpretentious yet endowed with an air of freedom and space that will recall happy days on greater heights. It is a place for looking northwest, indulging memories, and dreaming.*'²⁵

At some point in the late 20th century, 3 of the 4 notices in the Hospice were replaced - it is believed by the Lake District National Park. Other 20th century works of an unknown date include the concrete floor and concrete rendering to the lower walls, a new gate, works to the roof, and most obviously, the installation of the direction finder on the roof.

More recently, two window lintels have been replaced and stonework has been repointed.

²⁴ Sheffield Independent, Saturday 4th July 1908

²⁵ A. Wainwright (2007), '*The Outlying Fells*', London: Francis p59

2.6 THE NOTICE BOARDS

Despite its limited size, all four walls have notice boards positioned high on each wall. Whilst 3 boards appear to have been replaced in modern times, the fourth appears to be of some age. It is thought that these notices have, at various times been added by the owners of the Hospice.

The notice facing the visitor as he or she enters the Hospice is entitled '*The Hospice of Hampsfell*'.

THE HOSPICE OF HAMPSFELL

THIS HOSPICE AS AN OPEN DOOR,
A LIKE TO WELCOME RICH AND POOR;
A ROOMY SEAT FOR YOUNG AND OLD,
WHERE THEY MAY SCREEN THEM FROM THE COLD

MOUNTAIN AND VALE YOU THENCE SURVEY,
THE WINDING STREAMS AND NOBLE BAY;
THE SUN AT NOON THE SHAADOW HIDES,
ALONG THE EAST AND WESTERN SIDES:

THREE WINDOWS THAT COMMAND A VIEW,
TO NORTH, TO WEST AND SOUTHWARD TOO;
A FLIGHT OF STEPS REQUIERETH CARE,
THE ROOF WILL SHOW A PROSPECT RARE:

A LENGENTHED CHAIN HOLDS GUARD AROUND,
TO KEEP THE CATTLE FROM THE GROUND;
KIND READER FREELY TAKE YOUR PLEASURE,
BUT DO NOT MISCHIEF TO MY TREASURE:

The poem welcomes the visitor to the Hospice and asks them to enjoy the view and shelter from the cold. The notice suggests the owner is protective of his shelter for he requests that visitors '*do no mischief to my treasure*'. One wonders if Thomas Remington was familiar with the foundation charter of Cartmel Priory in which the founder William Marshall also asks the building to be respected. Marshall's tone is a little stronger than Remington's:

'whosoever therefore shall cause loss or injury to the said house or its inmates may he incur the curse of God and of the Blessed Virgin Mary and of all the other saints of God, beside my particular malediction'.²⁶

The '*Hospice of Hampsfell*' also tells us that the chain was installed around the Hospice to keep the cattle out – and is a very early arrangement. The style of script and condition of the board also indicates that the notice may be original, or at least an historic copy. The poem is not dated.

²⁶ Excerpt from William Marshall's Foundation Charter for Carmel Priory reproduced in '*Cartmel Priory: Ancient Jewel, Living Church*', PCC of Carmel Priory (undated), Ruddocks Publishing, p9

2 UNDERSTANDING

Opposite the *'Hospice of Hampsfell'*, and above the entrance in the east elevation is 'The Answer'. It appears to respond to content of *'The Hospice of Hampsfell'* in a way that suggests it was written a little afterwards. It makes suggestions for the care of the Hospice and the safety of the visitor, but also provides us with information about the appearance of the Hospice. It describes the windows as having shutters and no glass:

*'And as the windows are not glass'd
Well mind to leave the shutters fast'*

And describes the lack of a handrail:

*'The "flight of steps requireth care"
Then why not have a hand rail there'*

It is dated *'Cartmel 1846'*, just 2 years before the Kendal Mercury printed its article which bemoans the lack of a handrail. The date also provides a *terminus post quem* – we know the building was standing by 1846.

The poem again pleads that no one should *'spoil'* the Hospice, once again echoing William Marshall's charter for the Cartmel Priory.

THE ANSWER

And if the rich and poor should meet
I trust they will each other greet,
And rich and poor and young and old
Together screen them from the cold:

—

And as the window are not glass'd
We'll mind to leave the shutters fast,
The "flight of steps requireth care"
Then why not have a hand rail there;
That feeble old and timid fair
May mount and view the prospect
rare

The blue and lofty mountain's sides
The noble bay and stealthy tides,
That treacherous creep along the sand
Or loudly dash upon the strand

—

Yon gaily rigged trim pleasure boat
Upon the glittering waves afloat
Then (turning to the West) is seen
Dear Cartmel's peaceful valley green
Mid waving woods and verdant lands
The fine old church of Cartmel stands

Within whose walls in days of yore,
His priestly rule the prior bore,
Then may the lengthened chain
around
Keep only cattle from the ground

—

For no good man would think it
pleasure
To climb the fell to spoil your treasure
Your offer made in kindly spirit
I hope you'll find our conduct merit:

TAKE NOTICE

All persons visiting this Hospice by permission of the owner, are requested to respect private property, and not by acts of wanton mischief and destruction show that they possess more muscle than brain.

I have no hope that this request will be attended to for as Solomon says "Though thou shouldest bray a fool in a mortar among wheat with a pestle yet will not his foolishness depart from him.

G. REMINGTON

Attached to the north wall there is a further reminder to 'respect private property' in the sign entitled 'Take Notice'. The writer, however, seems rather pessimistic of his fellow human as he says: 'I have no hope that this request will be attended' and quotes from Proverb 27:22, 'though thou shouldest bray a fool in a mortar among wheat with a pestle yet will not his foolishness depart from him', which roughly translates as 'fools will always be fools'. The notice ends with the name 'G Remington' and is undated. It implies that despite the other notices, the Hospice had already attracted some unwelcome visitors. The name 'G Remington' may be the Reverend Thomas Remington's nephew, George, who was a solicitor at Ulverston, and whose father had inherited Aynsme in 1855.

O God! O good beyond compare!
If this Thy meaner works be fair,
If thus Thy bounty gild the span
Of faded Earth and fallen Man,
How glorious must those mansions be
Where Thy redeemed dwell with Thee.

The shortest notice above is on the south wall. It is the third verse from the hymn 'I praised the earth in beauty seen' by Reginald Heber which was written in 1827. It is therefore likely to have been familiar to the Reverend Thomas Remington.

2.7 COMPARATIVE EXAMPLES

Hampsfell Hospice can be considered to be a folly. It is a building which is simply constructed, was not intended to be flamboyant but existed to serve a purpose – to offer shelter and afford a vantage point.

It is difficult to find a universal definition of a folly. Jeffrey Whitelaw in *Follies* defines them as a diverse range of structures from grottoes, pyramids, well heads, bridges, sham ruins, tunnels, prospect towers, cottages and pergolas.²⁷ However, they share few characteristics in common, except perhaps that they stand apart from those buildings we define as 'normal'. Follies do not even have to be extravagant in design or be useful – some are very personal affairs. The folly builder has been described as one who 'indulges a natural urge to express eccentricity'.²⁸ What appears to be common to all is they were intended to be enjoyed and bring pleasure.

The earliest follies date to the 16th and 17th centuries – for example, the Triangular Lodge at Rushton Hall in Northamptonshire dates to the 1596. But the greatest era for folly building was in the 18th century – the idea of the ruin became a fashion particularly with the advent of the Romantic Movement. However, folly building was still popular in the 19th century although they tended to be 'cruder in execution and less original in form'.²⁹ The folly is common within Cumbria – they have a tendency to blend with their landscape, utilising materials sourced from the surrounding landscape.

Many were designed to be impressive, crowning hilltops and visible from afar. For example, the John Barrow Memorial on Hoad Hill at Ulverston resembles a light house. Built in 1850 it can be seen from many miles away. Other follies were built for specific purposes – they could be windmills, lodges or houses, kennels or summer houses. The Henry VI Monument was built in the 18th century and is an octagonal Gothick tower set on a promontory overlooking the Esk north of Muncaster Castle. It is said to have been used as a summerhouse.

Similarly, Kirkhead Tower was possibly built as early as 1830 as a folly- summer house and Hampsfell Tower which has also been connected to the Reverend Thomas Remington may have served as a summer house.

Serving a different purpose is Lyulph's Tower on Ullswater, which was built as a folly-hunting lodge in the 1770s by the 11th Duke of Norfolk. Derwentwater also has a number of follies, one of which includes a boathouse built in the shape of a chapel. Another folly managed by the National Trust is on the edge of Windermere near Far Sawrey; Claife Station is a Gothick octagonal tower built at the end of the 18th century. It was a two storey prospect tower, where the wealthy could enjoy the views over the lake as they picnicked. It had an internal stone cantilevered staircase and fireplaces for the comfort of visitors who were encouraged to observe the lake through different coloured panes of glass in the windows.

Hampsfell Hospice was built on a more modest scale than Claife Station by a man so taken by the beauty of the Lake District that he wanted to provide others with the chance to linger and enjoy the prospect, and to provide them with rest and respite from the wind. Structures for sheltering walkers on the tops of fells are not uncommon. For example, the shelter on Scout Scar south-west of Kendal is a well-built shelter which is also a memorial. Hampsfell Hospice is perhaps unusual in offering a greater degree of hospitality than most Lake District folly-shelters.

27 J Whitelaw, 1997, *Follies*, Oxford: Shire

28 G Headly and W Meulenkamp, 1986, *Follies*, London: Cape, Xxii

29 G Mott, and S Sample Ott, 1989, *Follies and Pleasure Pavilions*, London: National Trust, P 24

2 UNDERSTANDING



1



2



3



4



5



6



7

- 1 Kirkhead Tower
- 2 Claife Station on Windermere (c Jonathan Hutchins)
- 3 Hoad Monument (c Alexander P Kapp)
- 4 Lyulph's Tower near Ullswater (c Karl and Abi)
- 5 The Shelter on Scout Scar (c Mauldy)
- 6 The Henry VI monument at Muncaster Castle
- 7 Hampsfell Tower

3 ASSESSMENT OF SIGNIFICANCE

3.1 SIGNIFICANCE ASSESSMENT METHODOLOGY

Significance can be defined as the sum of the cultural, social and/or natural heritage values that make a place important to this and future generations. As well as the physical fabric, age and aesthetic value and more intangible qualities such as communal value, association with historic people and events and former uses are all important in defining the significance of a place. Understanding the significance of a place is vital to inform sensitively managed change to ensure that the significance is maintained and, where possible, further revealed, reinforced and enhanced.

The significance assessment is based on the heritage values identified in English Heritage's *Conservation Principles, Policies and Guidance*, which defines value as “an aspect of worth or importance...attached by people to qualities of place” and separates heritage values into four categories:

- **Evidential** - The potential of a place to yield evidence about past human activity.
- **Historical** - The ways in which past people, events and aspects of life can be connected through a place to the present. This can be both illustrative and associative.
- **Aesthetic** - The ways in which people draw sensory and intellectual stimulation from a place.
- **Communal** - The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

The significance of the building is assessed using a number of significance ratings: High, Medium, Low, Neutral and Detrimental. The definitions of these ratings are provided below.

SUMMARY OF SIGNIFICANCE

Hampsfell Hospice is a good example of a late Georgian/early Victorian folly. It is not a unique structure in the area where there was a fashion for erecting such structures. However, it is closely associated with the increased popularity for visiting in the Lake District and the development of tourism. It is simply constructed and is associated with Reverend Thomas Remington, a local vicar who was also instrumental in the restoration of Cartmel Priory. It is of medium evidential and historic value.

Aesthetically, it is a simple vernacular structure built more for its function as a shelter and for affording the visitor a pleasant prospect; its design perhaps reflects the simple tastes of the Reverend Thomas Remington, but sits comfortably in the landscape due to its use of local materials. Its present condition makes it temporarily of low aesthetic value.

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 well publicised as a point of interest on the local walking routes.

DETRIMENTAL ELEMENTS

- Perspex windows
- Signs of occasional antisocial behaviour
- Inappropriate repairs
- Algal growth

3 ASSESSMENT OF SIGNIFICANCE

3.2 EVIDENTIAL VALUE

Evidential value derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. Evidential value is proportionate to its potential to contribute to people's understanding of the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement.

The fells have been inhabited by humans for millennia. Evidence comes from burial cairns found in the area on summits or the brow of hills like Hampsfell. A possible cairn has been recorded (Lake District HER 1805819) a short distance from the Hospice. Other more recent human activity close to the Hospice comes in the form of medieval boundary markers, enclosure walls, quarries and lime kilns.

The Hospice is simply constructed upon a limestone pavement with stone taken from surrounding fells. It does not appear to have been designed by an architect but was probably constructed by a local builder. It does not appear to exhibit any special skills or technologies, but within its fabric retains the record of 19th century building techniques in the vernacular tradition. It has undergone few changes, but there is some potential to establish changes and repairs within a further analysis of the fabric. There is also potential that historic graffiti may lie beneath the concrete render on the interior.

The date of construction has not been established but there is the possibility that through further historical documentary research (accounts, estate maps etc) that a more precise date may be forthcoming.

Medium Evidential Value

3.3 HISTORIC VALUE

*Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. Historic aspects of the site that help us understand life in the past and the broader context of British social history, especially where it reveals important trends or events in historic development and associational links, including links to significant people that are important in the site's history or design, or the history of the area or nation. Historic value can also include the changing use of a site or its evolving place in a local community. Historic values tend to be **illustrative** or **associative**.*

Contemporary sources connect the Hospice with that of the Reverend Thomas Remington, the vicar of Cartmel from 1834 to 1855. He was a well-respected gentleman who was also influential in restoring the Priory of Cartmel. The structure reflects the man's love of the area, and his generosity, wanting everyone to share in the glorious view from Hampsfell.

Described as a folly, it is not a structure that is uncommon in the Lakes. Similar structures became fashionable in the late 18th and 19th century. Another folly known as Hampsfell Tower, which has also been attributed to the Reverend Thomas Remington, can be found a short distance away. The structure combines the high level views of a folly like Hoad Memorial, Ulverston, with the comforts of Claife Station on Windermere.

The building also illustrates the history of tourism in the Lake District. The growing popularity of the area in the late 18th century, made Romantic by writers, artists and poets like Wordsworth. The increase in leisure time and the growth of the middle classes in the 19th century, and the establishment of the railways saw a growing number of visitors to Grange and Cartmel. The Hospice has featured in guides to the Lakes from as early as 1848, and featured in illustrations and photographs from the 19th century to today. Sadly, there is limited understanding of the Hospice and a distinct lack of interpretation.

The Hospice is of **Medium** historic value nationally and on a local level.

3.4 AESTHETIC VALUE

Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place or the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Aesthetic values tend to be specific to a time and cultural context but appreciation of them is not culturally exclusive. While aesthetic values may be related to the age of a place, they may also (apart from artistic value) be amenable to restoration and enhancement.

The Hospice is functional in form, simply designed and executed. It is a square vernacular structure of even proportions built from limestone taken from the hillside on which it stands; it sits comfortably in its surroundings due to its use of local materials.

There are few concessions to decoration apart from the carved plaque in Greek over the door and the Gothic motifs on the piers of the iron fence on the roof. The noticeboards provide a dialogue with the owner of the Hospice with the recurrent theme of the beauty of the view. It is clear that it is the scenery that the owner wishes the visitor to share with him, and the Hospice is of lesser aesthetic importance.

Today the Hospice's tired condition, the grey concrete render, algae stained walls, graffiti and rubbish, temporarily reduce its aesthetic significance.

On a local and national level, it is of **Low** Aesthetic Value.

3.5 COMMUNAL VALUE

Communal and spiritual values derive from the meanings of a place for the people who relate to it, or for whom it figures in their collective experiences or memory. Spiritual value is attached to places associated with organised religion or perceptions of the spirit of a place, including places of worship. Social value is associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence, and are often public places. Commemorative / symbolic value often symbolise positive or negative aspects relating to the history of a place. It can also be used of buildings, structures or landscapes that have specifically been created to commemorate a particular historical event or person.

The Hospice has been a feature of Lake District guide books and leisure articles from as early as 1848. A number of drawings and photographs exist from the Victorian and Edwardian era which demonstrate that the Hospice has been an important destination for walkers and continues to be well used by those walking in the area.

It is easily accessible on good footpaths from Cartmel and Grange. The famous author and fellwalker Arthur Wainwright included the Hospice in his guidebook to the 'Outlying Fells of Lakeland', describing it as one which would appeal to the 'semi-retired' fellwalker. It is clearly an attractive walk for all ages and just as likely to attract young families and picnickers as well as walkers.

For nearly two centuries the Hospice has provided an important service and has been visited by countless numbers of people. They have been drawn by the promise of spectacular views, and a place to sit - and perhaps a few came out of curiosity.

The Hospice is of **High** local and national communal value.

4 CONDITION SURVEY AND RECOMMENDATIONS

4.1 EXTERNAL CONDITION

4.1.1 ROOF

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 over-hang the external walls, which sit on a flat 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. These limestones slabs appear to be in relatively good condition with minor wear apparent. Moss growth is prevalent at the joints due to water run-off and sitting water. A number of slabs have had cementitious mortar repairs to cracked slabs.

The roof leaks at present due to failure of the bitumen jointing. A comprehensive solution would be to lift the slabs and re-bed on a new membrane. Given the building's occasional use, it may be sufficient to rake out and renew the joints between the slabs in molten lead.

The projecting iron pipe which acts as a chimney flue is serviceable and is surrounded by cementitious flaunching on the roof to prohibit the ingress of water down the penetration of the iron flue.



Existing failed bitumen joints.

4.1.2 RAILINGS

The Gothic detailed railings on the top of the building are stable and in fair condition with only minor iron oxide present on the surfaces. Consideration should be given to cleaning down the railings and redecorating with a red oxide metal primer and additional coats of a hard wearing metal paint.

There is minor corrosion at the base of the stanchions, while not impacting on the stability of the railing itself this has caused spalling and fracturing to the limestone slabs beneath. It is recommended that the joints between the stanchions and slabs should be raked out and the corrosion treated. The joints would then be filled using molten lead and the cracked stones pinned with minimum 316 graded stainless steel pins.



Cracked limestone slab below railing stanchion and iron chimney flue.

4.1.3 DIRECTION INDICATOR

The direction indicator in the centre of the roof appears to be in fair condition. Consideration should be given to redecoration of the iron table.

The cement flaunching to the bottom of the base column appears to be in good condition with only hairline cracks.

The timber needle also appears to be in good condition with no apparent sign of rot. However, it is recommended that adequate protection is applied as soon as possible with a moisture permeable paint to minimise deterioration of the timber.



Direction Indicator

4.1.4 SIGNAGE

The direction indicator key affixed to the balustrade is in good condition but may require minimal decoration.

The fixings require attention as they are suffering from corrosion. An appropriate matching 316 graded stainless steel fixing is recommended to replace the existing.



Direction indicator key sign requiring new fixings.

4 CONDITION SURVEY AND RECOMMENDATIONS

4.1.5 WALLS

The external walls are in good condition with only a number of joints missing mortar. However, the existing cementitious pointing is advised to be raked out and replaced with a natural hydraulic lime mortar to allow the building to naturally dry out.

Run-off staining mars the north and east elevation and a gentle steam-clean is recommended.

A small section of iron pipe projects through the wall to aid the chimney to draw and appears to be in good condition.

The external benches have deteriorated and some slabs are already broken. It is recommended that existing bench tops are pinned with stainless steel pins.

The cantilevered stone steps to the north elevation are in fair condition. Iron oxide staining appears on a number of treads from rainwater run-off the spindles.



- 1 North Elevation
- 2 West Elevation
- 3 East Elevation
- 4 South Elevation

4.1.6 GATE AND WINDOWS

South Window

The existing stone sill has a number of cracks and a cementitious mortar repair. Their replacement is recommended.

The existing timber lintel is coated in cementitious render and is likely to have decayed like the West Window lintel. It is advised to remove the timber lintel and replace with stone to minimise on-going maintenance.

The timber framed polycarbonate sheet to the window opening could be thoughtfully replaced in a sympathetic design to allow cross ventilation.

North Window

The cement render sill could be removed and replaced with a stone sill to match the existing profile of other window sills.

The existing timber lintel is coated in cementitious render and is likely to have decayed like the West Window lintel. It is advised to remove the timber lintel and replace with a stone lintel to ensure ease of maintenance in the future. The timber framed polycarbonate sheet to the window opening could be thoughtfully replaced in a sympathetic design to allow cross ventilation.

West Window

The natural stone sill appears to be in good condition. It is recommended that debris is removed and the sill steam cleaned to remove algae growth. The existing timber lintel is completely decayed and could be replaced with a stone lintel to ensure ease of maintenance in future.

The timber framed polycarbonate sheet to the window opening could be thoughtfully replaced in a sympathetic design to allow cross ventilation.

Entrance and Gate

The timber lintel above the door opening has some decay and one of the three window lintels has failed. It is likely that the remaining rendered lintels have also failed and could be replaced in stone.

The modern iron gate at the hostel entrance is in fair condition, but consideration could be given to redecoration.



- 1 South Window Sill
- 2 North Window Sill
- 3 West Elevation Window
- 4 Entrance Gate

4 CONDITION SURVEY AND RECOMMENDATIONS

4.2 INTERNAL CONDITION

4.2.1 CEILING

Internally the building is suffering from damp related to water ingress from the roof which can be seen with microbiological growths on the concrete soffit above.

The concrete soffit, which likely dates from a 20th century restoration, is in fair condition. It is recommended that it is steam cleaned to remove all algae growths.

4.2.2 WINDOWS

Cross ventilation of the building is vital and it is recommended that the existing polycarbonate window details are sympathetically re-designed to allow for cross ventilation (see 4.1.6).

4.2.3 WALLS

At present, there appears to be a number of terracotta coloured vents installed just beneath the concrete soffit. At the time of inspection, it was unclear where these vented to.

The lower side of the interior walls has been coated in a cementitious render, restricting the flow of moisture and breathability of the walls. It is recommended that the cementitious render is carefully removed, ensuring minimum damage to the stone and renewed in a breathable lime render. The existing cementitious mortar to the internal exposed walls could be raked out and replaced with an appropriate lime mortar.

There are remnants of algal slimes within all internal walls and soffit of the structure due to the humidity and damp condition of the building which could be removed using a steam clean.

4.2.4 FLOOR

The concrete floor slab appears to the building appears to be in good condition.



4.2.5 FEATURES, FIXTURES AND FITTINGS

Internal signage appears in good condition, however the fixings have deteriorated and could be replaced with 316 Grade stainless steel to avoid future corrosion issues.

The benches and chimneys appear to be in good condition albeit algae growths.

- 1 Cementitious render on lower half of wall.
- 2 Algae slime on soffit and terracotta vent.
- 3 Internal Chimney.

4.3 SUMMARY OF RECOMMENDATIONS

4.3.1 ROOF

- Consider lifting roof slabs and re-bed on a new membrane. An alternative may be to rake out and renew the joints between the slabs in molten lead.

4.3.2 RAILINGS

- Consideration should be given to cleaning down the railings and redecorating with a red oxide metal primer and additional coats of a hard wearing metal paint.
- It is recommended that the joints between the stanchions and slabs should be raked out and the corrosion treated. The joints could then be filled using molten lead.
- It is recommended that the cracked stones are pinned with minimum 316 graded stainless steel pins.

4.3.3 DIRECTION INDICATOR

- Consideration should be given to redecoration of the existing iron table.
- It is recommended that the timber needle is given adequate protection with a moisture permeable paint to minimise deterioration of the timber.

4.3.4 SIGNAGE

- Whilst in good condition, some redecoration is recommended
- It is recommended that the corroded fixings are replaced with appropriate matching 316 graded stainless steel fixings.

4.3.5 WALLS

- It is recommended that cementitious pointing is raking out and replacing with a natural hydraulic lime mortar to allow the building to naturally dry out.
- Staining to north and east elevation could be removed by a gentle steam clean.
- It is recommended that broken bench tops are pinned with stainless steel pins.

4.3.6 WINDOWS, ENTRANCE AND GATE

- It is recommended that the north and south window sills are replaced.
- Timber lintels could be replaced in stone to ensure ease of maintenance in future.
- Consider removal or the thoughtfully replacement in a sympathetic design of polycarbonate sheet windows to promote cross ventilation.
- Consider the redecoration of the entrance gate.

4.3.7 CEILING, WALLS AND FLOOR

- A gentle steam clean could remove algae growths on internal ceilings and walls.
- It is recommended that the cement render to the lower walls is removed and replaced with breathable lime render.
- It is recommended that cementitious mortar to the internal walls is raked out and replace with an appropriate lime mortar.

4.3.8 FEATURES, FIXTURES AND FITTINGS

- Whilst the benches are in a good condition, a steam clean is suggested to remove algae growths.
- It is recommended that signage fixings are replaced with 316 Grade stainless steel to avoid future corrosion issues.

5 ISSUES AND OPPORTUNITIES

5.1 SUMMARY

Hampsfell Hospice is of high communal value as a well-used stopping point and shelter for walkers and visitors to Hampsfell. It appears in many guide and walking books for the area and is a valued structure on the fells.

This section will look at the issues and potential options for the future of Hampsfell Hospice to ensure that it continues to be appreciated and enjoyed by visitors. It is therefore important that conservation and consolidation of the structure takes place.

The main issues are summarised as follows:

- Present condition and historic repairs
- Ownership
- Funding repairs and ongoing maintenance
- Accessibility
- Anti-social behaviour
- Erosion and general wear-and-tear

The main opportunities are:

- Liaison with the owner to allow the potential management by a Friends organisation or passes into Trust
- Easily accessible and on a number of main footpaths
- Opportunity to improve signage of the route
- Opportunity for interpretation
- Opportunity to promote the site by working with other organisations
- Themed trails
- Regular inspections and maintenance programme
- Possible 'graffiti board'

5.2 CONDITION

Although the Hospice has a number of issues, it is a well-constructed stone building which has continued in the same use for around 180 years. Recommendations have been discussed in full in the previous section and a proposed repair and interpretation schedule has been prepared and supplied.

5.3 OWNERSHIP, FUNDING AND MAINTENANCE

The site is in private ownership and initial discussions with the owner, by Morecambe Bay Partnership, indicate that he is amenable to suggestions for long-term conservation of the site. Further discussions, liaison and permission of the landowner will be necessary before any of the opportunities outlined in the following sections could be taken forward.

As part of the Headlands to Headspace Landscape Partnership Scheme, there may be funding to undertake or assist the owner, in undertaking some elements of the recommended work. It may be necessary to explore opportunities for further grants and/or funding sources.

Discussions with the owner should be held to explore options for the buildings present and future maintenance, for example passing ownership to a local Trust or body who may be able to access grant funding. In addition, it could be 'adopted' by a local 'Friends of' group, who could ensure that the building is regularly cleaned and inspected for damage.

5.4 LOCATION AND ACCESS

The Hospice has the advantage of being easily accessible on public footpaths from both Grange and Cartmel. The ascent is not onerous which makes it an ideal walk for both young and old. However, access for the less ambulant is more difficult, preventing inclusive access.

Although not all visitors will be able to access the roof, it is not considered obstructive to a full enjoyment of the view. However, there is potential to improve this by adding interpretation boards indicating features and fells visible from Hampsfell at ground level (in a similar way to Wainwright's illustrations in his walking books).

The Hospice is located on the top of Hampsfell and it is therefore physically isolated. There is therefore a risk of anti-social behaviour, particularly in the form of graffiti. One answer may be to revive the 'Visitors Board' of the 19th century. Increased usage could reduce such behaviour by making it less remote and isolated, however, increased footfall could also bring with it the risk of increased wear-and-tear and damage.

5.5 INTERPRETATION

There is a distinct lack of interpretation of Hampsfell Hospice. The majority of visitors pass by with little or no understanding of the structure. The noticeboards, if they are even seen, may inspire curiosity but there is no current explanation.

Improved understanding could have a positive outcome by leading to increased enjoyment and appreciation of the site. It could potentially drive a voluntary programme of care by the local community. Interpretation could take the form of discrete but robust interpretation panels, leaflets, website information or a mobile phone app. Different materials, such as local slate or stone, could be used to produce hard-wearing interpretation panels that require minimal maintenance.

Consideration should also be given to:

- Working with the PCC of Cartmel Priory and the owners of Aynsme Manor to promote sites associated with the Reverend Thomas Remington. A circular walk could be created.
- Working with other organisations such as the National Trust and Lake District National Park Authority to link the Hospice with other similar buildings in the Lake District and an exploration of the history of tourism in the Lakes. There is the opportunity to create a circular tour by car or mountain bike.

5.6 EROSION FROM VISITORS AND ANIMALS

The building is in an exposed position, regularly used by the public and in open grazing; it is therefore at risk from natural erosion, general wear-and-tear and damage by people and animals. A chain resting on limestone piers surrounds the site, and a gate protects the entrance - both help to keep out unwanted visitors and need to be maintained.

In order to reduce the risk of damage and erosion, the Hospice should be subject to regular inspections and maintenance. Repairs should be carried out using appropriate materials by a suitably qualified person, preferably with experience working with historic buildings.

Should damage from grazing animals become problematic, there is potential to install fencing in a wider area around the Hospice. However, as this could negatively impact on the setting of the building, this should only be carried out following careful consideration and consultation with heritage organisations such as Historic England.

6 OPTIONS APPRAISAL

6.1 SUMMARY

There are a number of potential options to improve the condition of the building, which were summarised in Section 5, however due to the location, local weather and possible lack of maintenance, careful consideration must be given to the options and how the building is used.

Given the size and remote location of the Hospice, it is not considered feasible to repurpose the accommodation: indeed, it continues to fulfil its original function as a shelter and viewing point well and is a popular stop-off point for walkers.

Due to the design of the existing structure, particularly the roof, it is unlikely that internally there will ever be a completely dry and damp free environment, particularly as there is no door preventing wind driven rain from penetrating the space.

Critical elements listed in Option A are advised to be completed as soon as possible, as there is a chance that the structure is unsafe until the works are carried out, or further investigations are carried out by a structural engineer. Option B seeks to prevent future deterioration by proposing general repair work to secure the long term future of the building. Option C looks at completing the works identified in Options A+B with additional interpretation.

6.2 OPTION A

Works immediately necessary to prevent collapse or significant deterioration of the building/features. (Items marked in red are considered urgent to prevent risk to public safety)

- Replace failed timber lintels to openings to ensure structure is structurally sound.

6.3 OPTION B

Works necessary within the next 3-5 years to avoid acceleration in the rate of the deterioration of the building or feature

- Treat external stanchion bases to railings to minimise any further cracking of slabs.
- Carry out pinning repairs to roof and lead jointing.

6.4 OPTION C.

Works necessary to ensure long term cyclical maintenance and likely to arise in the next 5-15 years.

- Replace internal and external cementitious pointing and internal render with a lime based alternative to improve breathability of structure.
- Carry out full steam clean of internal of the structure and of 2no. external elevations.
- Decorate all exposed metalwork to prevent further corrosion.
- Carry out works to the existing direction finder.
- Decorate all exposed metalwork to prevent further corrosion.

6.5 OPTION D

Undertake works in Option A, B, and C but allow for additional improved interpretation boards incorporating the history and significance of the hostel and its signage as well as further and more robust works to the roof to be completed in line with Option B. Consideration could be given long term to a joined up approach linking the building with similar structures in the Morecambe bay area, including Hampsfell Tower, Kirkhead Tower and Hoad Monument (Sir John Barrow Monument) focussing on the contemporary social attitudes that led to their creation.

- Install a damp proof membrane beneath the slabs on the roof (In line with Option B)
- Provide new interpretation boards.

APPENDICES

Appendix A: Bibliography

Appendix B: List Descriptions

Appendix C: Proposed Repair and Interpretation
Schedule

APPENDIX A: 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

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Geograph Creative Commons photographic database for Britain and Ireland <http://www.geograph.org.uk/>

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APPENDIX A: BIBLIOGRAPHY

PRINTED SOURCES

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GUIDANCE DOCUMENTATION AND LEGISLATION

The National Planning Policy Framework: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/60777/2116950.pdf

Lake District National Park planning policy: <http://www.lakedistrict.gov.uk/planning/planningpolicies>

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*

APPENDIX B: LIST DESCRIPTIONS

Name: HAMPSFELL HOSPICE, Broughton East, Cumbria

Grade: II

Date First Listed: 15th Feb 1989

Details:

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.

Listing NGR: SD3992879369

Name: HAMPSFELL TOWER, Broughton East, Cumbria

Grade: II

Date First Listed: 15th Feb 1989

Details:

BROUGHTON EAST SD 37 NE 5/2 Hampsfell Tower II Shelter. Dressed limestone. 1835-54. For Rev T. Remington. Dressed limestone on rock-faced ground floor and some ashlar. Square tower of 2 storeys. Weathered band over ground floor and top projecting embattled parapet. Ground floor has window openings, partially blocked, to north and south, entrance to west; east face built into slope of ground. 1st floor has pointed window openings to 3 sides; entrance to east face up ramp. Lead water spout. Now derelict (1986) roof and floor missing.

Listing NGR: SD3933579670

APPENDIX C: PROPOSED REPAIR AND INTERPRETATION SCHEDULE

Option Description	A	Works immediately necessary to prevent collapse or significant deterioration of the building/features. (Items marked in red are considered urgent to prevent risk to public safety)		
	B	Works necessary within the next 3-5 years to avoid acceleration in the rate of the deterioration of the building or features.		
	C	Works necessary to ensure long term cyclical maintenance and likely to arise in the next 5-15 years.		
	D	Costs for any beneficial works to bring the building into use.		
Item	Condition Report Ref.	Summary		Quantity
OPTION A				
WINDOWS				
A1		Allow to prop up masonry above 3no. lintels, carefully remove existing timber lintels and replace with stone.		3no.
GATE STRUCTURAL OPENING				
A2		Allow to prop up masonry above 1No. lintel, carefully remove existing timber lintels and replace with stone.		1no.

Option Description	A	Works immediately necessary to prevent collapse or significant deterioration of the building/features. (Items marked in red are considered urgent to prevent risk to public safety)	
	B	Works necessary within the next 3-5 years to avoid acceleration in the rate of the deterioration of the building or features.	
	C	Works necessary to ensure long term cyclical maintenance and likely to arise in the next 5-15 years.	
	D	Costs for any beneficial works to bring the building into use.	
Item	Condition Report Ref.	Summary	Quantity
OPTION B			
ROOF			
B1	4.1.1	Allow for scaffolding up to roof level around perimeter of building.	
B2	4.1.1	Rake out all existing mortar and bitumen joints inbetween limestone slabs.	
B3	4.1.1	Clean and ensure no remaining debris between slabs.	
B4	4.1.1	Pour molten lead into gaps into existing joints between joints.	
B5	4.1.1	Allow to carefully remove and pin 5no. slabs with minimum 316 stainless steel pins and rebed on NHL 5 mortar.	
RAILINGS			
B6	4.1.2	Allow to carefully dismantle railings where necessary to allow access to stanchion base.	
B7	4.1.2	Allow for rust inhibitor treatment to stanchion bases.	
B8	4.1.2	Treat with propriety product to stop corrosion of metalwork.	
B9	4.1.2	Carefully remove any residual iron oxide by gently sanding down surface prior to application of paint. Clean and ensure surface is dirt free. Apply one coat of red oxide primer with three further coats of Hammerite metal paint ensuring all fixings are also painted.	
INTERNAL			
B10	4.2.3	Allow to re-point existing mortar joints with NHL5 mortar matched to the results from analysis	
B11	4.2.3	Allow to re-apply a NHL based breathable render where existing cementitious render was present.	9m ²

APPENDIX C: REPAIR SCHEDULE

Option Description	A	Works immediately necessary to prevent collapse or significant deterioration of the building/features. (Items marked in red are considered urgent to prevent risk to public safety)	
	B	Works necessary within the next 3-5 years to avoid acceleration in the rate of the deterioration of the building or features.	
	C	Works necessary to ensure long term cyclical maintenance and likely to arise in the next 5-15 years.	
	D	Costs for any beneficial works to bring the building into use.	
Item	Condition Report Ref.	Summary	Quantity
OPTION C			
DIRECTION FINDER			
C01	4.1.3	Create a template of the existing location of text located on direction finder prior to carrying out works.	
C02	4.1.3	Carefully remove any residual iron oxide by gently sanding down surface prior to application of paint. Clean and ensure surface is dirt free. Allow to paint cast iron direction finder table with 3 No coats of Hammerite paint and renew the existing text on table using template.	
C03	4.1.3	Allow to paint existing needle with a moisture permeable paint.	1no.
C04	4.1.3	Allow to replace existing needle with a Prime quality western red cedar alternative to match existing details. Allow to Paint as B11.	1no.
WALLS			
C05	4.1.5	Allow to steam clean north and west exterior elevations with Stonehealth Doff system.	
C06	4.1.5	Carefully rake out all cementitious pointing and ensure joints are clean and debris free.	
C07	4.1.5	Allow for sample analysis of original mortar.	1no.
C08	4.1.5	Re-point existing mortar joints with NHL5 mortar matched to the results form analysis	
C09	4.1.5	Allow to re-pin bench tops in 3no. locations.	3no.

Option Description	A	Works immediately necessary to prevent collapse or significant deterioration of the building/features. (Items marked in red are considered urgent to prevent risk to public safety)	
	B	Works necessary within the next 3-5 years to avoid acceleration in the rate of the deterioration of the building or features.	
	C	Works necessary to ensure long term cyclical maintenance and likely to arise in the next 5-15 years.	
	D	Costs for any beneficial works to bring the building into use.	
Item	Condition Report Ref.	Summary	Quantity
GATE			
CI0	4.1.6	Carefully remove any residual iron oxide by gently sanding down surface prior to application of paint. Apply one coat of red oxide primer with three further coats of Hammerite metal paint ensuring all fixings are also painted.	
CI1	4.1.6	Allow to oil existing gate hinges and overhaul latch as necessary to allow smooth operation.	
WINDOWS			
CI2	4.1.6	Allow to replace north and south elevation window sills with stone to match west window sill.	2no
CI3	4.1.6	Allow to remove existing perspex window and replace with toughened glass window in stainless steel frames with stainless steel louvres at the bottom. Allow to redecorate.	3no
INTERNAL			
CI4		Allow to carefully temporarily remove any fixtures and internal signage. Carefully store them in a weathertight area until all works inside are complete and re-fix using minimum 316 stainless steel fixings.	
CI5	4.2.3	Allow to steam clean floor, all internal elevations, concrete soffit and west elevation sill with Stonehealth Doff System.	
CI6	4.2.3	Allow to rake out existing cementitious mortar and remove existing cementitious render off walls, reveals and sills.	
SIGNAGE			
CI7	4.1.4	Allow to replace 5no. signs to match existing. (4no. internal, 1no. external)	
CI8	4.1.4	Allow to renew all signage fixings with minimum 316 Graded Stainless Steel fixing.	

APPENDIX C: REPAIR SCHEDULE

Option Description	A	Works immediately necessary to prevent collapse or significant deterioration of the building/features. (Items marked in red are considered urgent to prevent risk to public safety)	
	B	Works necessary within the next 3-5 years to avoid acceleration in the rate of the deterioration of the building or features.	
	C	Works necessary to ensure long term cyclical maintenance and likely to arise in the next 5-15 years.	
	D	Costs for any beneficial works to bring the building into use.	
Item	Condition Report Ref.	Summary	Quantity
OPTION D			
ROOF			
D01		Allow to dismantle all railings, direction finder and lift all limestone slabs off roof.	
D02		Allow to install new damp proof membrane on roof.	
D03		Allow to re-bed existing limestone slabs on a NHL mortar.	
D04		Allow to re-instate railings and direction finder.	
SIGNAGE			
D05		Allow to design, manufacture and install 3no. Al weather proof interpretation boards on stands.	3no.

