

LEACH HOUSE

Hathersage, Derbyshire



Heritage Statement

November 2020
Draft v1

Document No: TJC2020.125
Planning No: TBC
OASIS No: TJC2020.1259



Northern Office

Cedar House
38 Trap Lane
Sheffield
South Yorkshire
S11 7RD

Tel: 0114 287 0323

Midlands Office

The Garden Room
Coleshill House (No.3)
75 Coleshill Street,
Sutton Coldfield
Birmingham
B72 1SH

Tel: 01543 479 226

Southern Office

The Old Tannery
Hensington Road
Woodstock
Oxfordshire
OX20 1JL

Tel: 01865 364 543

Disclaimer

This document has been prepared with the best data made available at the time of survey and research. It is, therefore, not possible to guarantee the accuracy of secondary data provided by another party, or source. The report has been prepared in good faith and in accordance with accepted guidance issued by the Chartered Institute for Archaeologists. Digital versions of this document may contain images that have been down-sampled and are reduced in quality.

Copyright

The copyright of this document is assigned to the Client, however the JESSOP Consultancy must be acknowledged as the author of the document.

The JESSOP Consultancy (TJC Heritage Limited)

The JESSOP Consultancy is the trading name of TJC Heritage Limited, a United Kingdom Registered Company - No.9505554.

SUMMARY OF PROJECT DETAILS

TJC Project Code:	C23
OASIS ID:	thejesso1-404826
Project Type(s):	Heritage Statement
National Grid Reference:	SK 23409 80721 (centred)
Postcode:	S32 1DT (nearest)
County:	Derbyshire
District/Unitary Authority:	Derbyshire Dales
National Park:	Peak District
Parish:	Hathersage
Elevation:	c.139m
Planning Reference(s):	TBC
Designation Status(s):	Grade II Listed Building (NHLE: 1311528) Situated within Peak District National Park
Site survey by:	Oliver Jessop MCIFA
Prepared by:	James Thomson MCIFA
Contributions by:	Dr Victoria Beauchamp
Reviewed by	Oliver Jessop MCIFA
Date:	06.11.2020
Version:	Draft (v1)

ACKNOWLEDGEMENTS

The authors would like to acknowledge Mr and Mrs Broadberry and Lucy Uren for commissioning this report, providing information on the site, and for coordinating access.

The staff of the Derbyshire record office, Peak District National Park conservation team, and the Derbyshire Historic Environment Record are thanked for providing background information to the site.

TABLE OF CONTENTS

1	INTRODUCTION	4
2	METHODOLOGY	6
3	SITE DESCRIPTION.....	7
4	UNDERSTANDING THE SITE – ARCHAEOLOGY AND HISTORY	8
5	UNDERSTANDING THE SITE – BUILDING APPRIASAL.....	14
6	UNDERSTANDING THE SITE – SIGNIFICANCE.....	22
7	PLANNING CONTEXT	24
8	IMPACT ASSESSMENT	26
9	DISCUSSION.....	34
10	METHODOLOGY.....	36
11	BIBLIOGRAPHY AND REFERENCES.....	39

Appendix 1: Historic Mapping

Appendix 2: Historic Photography

Appendix 3: Photography

Appendix 4: Listed Building Description

EXECUTIVE SUMMARY

This report comprises a heritage statement undertaken for the site of Leach House, Hathersage, Derbyshire situated at National Grid Reference SK 23409 80721. It has been prepared to inform an application for retrospective Listed Building consent following a planning enforcement action for unauthorised works to the property.

Leach House comprises a multi-phased purpose-built combination dwelling, beerhouse and stable dating from the early to mid-19th Century. The building is considered to be of national significance on account of its architectural and historical interest as a good quality example for its age and regional vernacular, in comprising an unusual mix of functions which are partially legible, and a degree of historical interest in respect to its development under a local businesswoman. The building also possesses a degree of local archaeological interest, principally in respect to evidence for a late 18th to early 19th Century phase of building at the site.

The combined recent works undertaken without listed building consent have adversely affected the heritage significance of the building. Whilst the overall recent investment in Leach House, including several positive works to conserve its windows and fabric, has been positive and will contribute to the long term conservation and preservation of the structure, any benefit from these works has been outweighed by a number of isolated interventions that have resulted in less-than-substantial harm to its historic fabric, character and appearance. The works proposed to mitigate these impacts will greatly restore those valued aspects of the building which have been adversely affected, although it is recognised that the loss of historic fabric already caused cannot be undone. The additional proposal to convert the stables to ancillary domestic accommodation has been designed in consideration of the heritage interest of the space, recognising, and implementing a design which respects, the value attributed to its sense of volume, and the sensitivity of its fabric. Whilst domestic conversion will have an unavoidable effect on the functional character of the space, historic integrity of the space has already been affected by the loss of its original stalls and stable fixtures and in respect to this the scale of change is deemed to be the minimum necessary to achieve the conversion.

Overall, the proposed works to Leach House are assessed to result in negligible harm to the designated heritage asset in facilitating the long-term preservation of the historic buildings at the site with minimal necessary impact to its heritage significance.

I INTRODUCTION

BACKGROUND

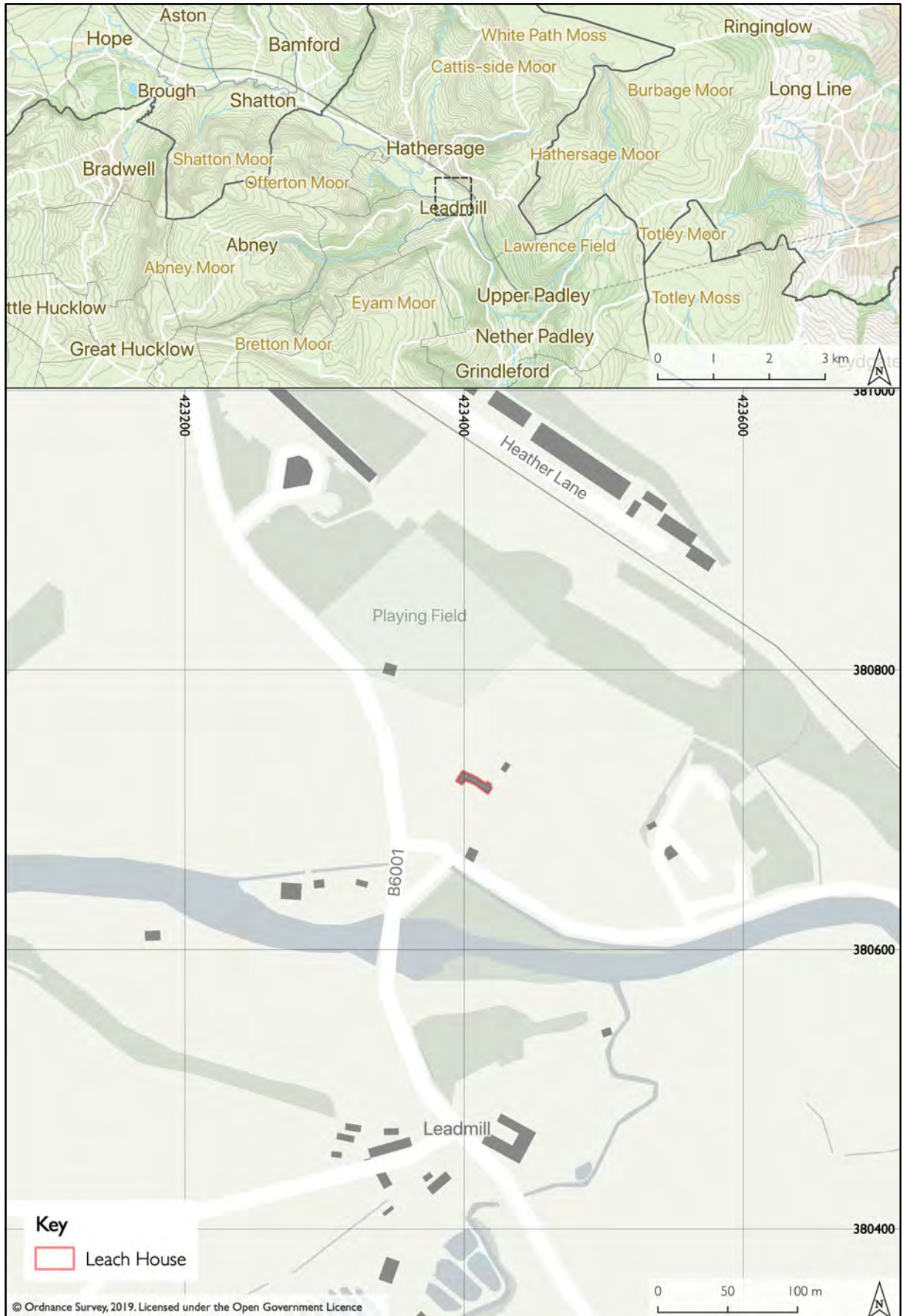
This report presents the results of a heritage statement for Leach House, Hathersage, Derbyshire, centred on National Grid Reference SK 23409 80721 (**Figure 1**). It has been prepared to inform an application of retrospective Listed Building consent following a planning enforcement action for unauthorised works the property.

AIMS

In accordance with the requirements of local planning policy DMC5 and National Planning Policy Framework para. 189 (MHCL 2018), this document describes the archaeological and historical context of the site, analyses its heritage significance and its contribution to the significance of other heritage assets and provides an assessment of the impact of the proposed development. This has been undertaken in line with guidance published by the Chartered Institute for Archaeologists (2020), and Historic England (2019).

SCOPE

The scope of this report was formulated in consultation with the Peak District National Park conservation team and included desk-based research; a site inspection; and a building appraisal.



2 METHODOLOGY

DESK-BASED RESEARCH

A review of the previous documentary sources has been undertaken to identify gaps in knowledge, and to ensure that the historic character of the site and study area is understood. The sources consulted are listed in **Section I I** of this report, and include:

- The Derbyshire Record Office and Local Studies Library;
- Sheffield Archives;
- Peak District National Park digital material; and
- Online sources and relevant publications held by The JESSOP Consultancy.

SITE APPRAISAL

The exterior and interior areas of the buildings at the site was inspected in October 2020 by Oliver Jessop MCIfA to assess its development and use over time and to make an assessment of its significance. All areas were inspected. The scope is based on a Level 2 (descriptive record) historic building record (HE, 2016).

ASSESSMENT

This report provides a discussion of the results of the preceding stages of desk-based research and survey; an assessment of the significance (including a description of their setting) of heritage assets identified at the site; and recommendations. Details of the methodology and terminology adopted for assessment significance (and setting), sensitivity and impacts is provided in the **Section 9**, with consulted guidance listed in **the bibliography**.

The assessment is undertaken in reference to relevant legislation and planning policy, as set out in **Section 10**.

3 SITE DESCRIPTION

LOCATION

Leach House comprises an L-shaped range of buildings with south facing gardens, bounded by agricultural land to the north and east. It is located on the northern side of the River Derwent, 119m north of where it is crossed by the B6001, from which the site is accessed along a drive from the west, and approximately 900m south of the centre of Hathersage.

The building is split into five structural elements, the **Dwelling**, with **Outshot** and **Store** to the rear, and the adjoining L-shaped range comprising of the **Former Cottage & Cart Shed** and **Former Stables** (Figure 2).

GEOLOGY

The underlying geology at the site comprises siltstone and sandstone of the Mam Tor Beds. The local building stone is predominantly sandstone and gritstone, from various sources, with stone and slate roofs (Historic England, 2016).

DESIGNATION

Leach House is Grade II Listed Building (NHLE: 1311528). The full designation description is provided in **Appendix 4**.

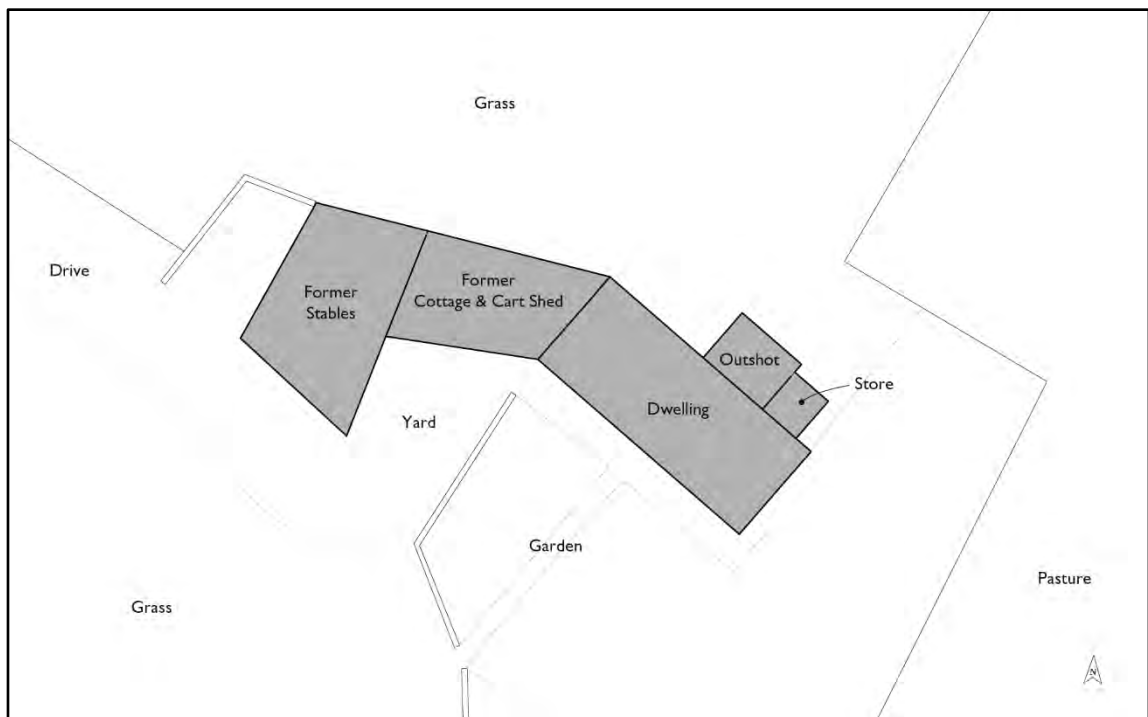


Figure 2: Site layout

4 UNDERSTANDING THE SITE – ARCHAEOLOGY AND HISTORY

DEVELOPMENT OF LEACH HOUSE

The exact date Leach House was built has not been established although it does not appear on Burdett's map of Derbyshire that was completed by 1767 although water mills on either side of the Derwent close to Lead Mill Ford are as well as two properties on the south side of the river (**Appendix I.1**).

The earliest map identified during this research was drawn by William Fairbank showing the old Hathersage Enclosures in c.1810 (FC/P/Hath/6S) (**Appendix I.2**). This map depicts the property (no. 1173), as a rectangular structure with a yard to the front. The property lies approximately east-west in orientation. A rectangular structure parallel to the road lies to the south. The bridge over the Derwent carrying the road to Stony Middleton is shown as Hasleford Bridge rather than Leadmill Bridge. A numerical survey made in c.1817 and the accompanying Fairbank book with the initial survey notes dated 1815 (ACM/D/86 and FC/MB/257) show that plot 1173 belonged to the Duke of Devonshire and was occupied by a Job Smith. The property was described as "*two houses, gardens cottage*"; on a plot of 18 perches. Plot 1174, on the banks of the River Derwent, was owned by A.A. Shuttleworth and also occupied by Job Smith, and was described as a Nursery (2 roods, 16 perches). Smith also rented from Shuttleworth plots 1175 (3 acres, 1 rood 23 perches) (the site of the small building to the south of Leach House), 1176 (3a-2r-29p), 1177 (1a-2r-5p), 1178 (2a-2r-29p) and 1179 (2a-1r-9p) described as a half-acre.

Records found show that Job had married Sarah Gardiner in 1804 at Sheffield Parish Church both then living in the Parish of Sheffield (DRO D6123/14/8) and must have moved to Leach soon afterwards. Both signed their own names (Sheffield Parish Registers 20th June 1804 no. 213, 1804).

The Smith family were still listed at living at 'Leach' when Job Smith died aged 42 in 1823 (a copy made in 1873 is included bundle DRO D6123/14/8).

The property and that to the south of it also appears on the 1830 tithe map of Hathersage drawn by William Fairbank. Again the scale of the map shows just a small rectangular outline set a little back from the road and it is not named (**Appendix I.3**).

Sixteen years after the death of her husband Sarah purchased Leach House. A 'Conveyance of premises' dated 26-27th August 1839 details the purchase of the property from William Spencer, Duke of Devonshire to Mrs Sarah Smith (DRO D6123/14/2). The document records the payment of £50 for the sale of: "*all that messuage or tenement with the garden thereto situate at*

Hathersage...containing by estimation 18 perches...as the same are now or later were in the occupation of the said Sarah Smith”.

In 1841 the census records describes the 55 year old Sarah Smith (widow) as a farmer at ‘Leach’ living with her five grown up children, John (35), Samuel (30), Allethia (25), Anne (20) and Millicent (18) as well as a male servant, Robert Holmes (20) and Emma Mottram (13) (later records suggest she was probably a granddaughter). In Pigot’s directory of 1842 (p21) and Bagshaw’s directory of 1846 it is noted that Sarah Smith kept a beerhouse at “Leech” (p510).

Ten year later (1851) Sarah (65) described herself as a gardener, her son John (42) was a gardener and farmer and her daughter Elizabeth Mottram (37) was described as an agricultural labourer’s wife. Also present was grandson John Mottram aged 9. The property is shown as being called “Leach House”. In the Post Office directory of 1855 Sarah Smith is described as beer retailer and gardener (p93).

In 1861 Sarah was still the head of the household at “*Leach House*” and her son John, now 54, was described as a farmer. Her daughter Elizabeth Mottram also remained at the farm, described as a dairymaid indicating they kept cows. Two of Sarah’s grandsons Job Mottram (18), a carter and William Gregory (15) a scholar were also residing with them.

Sarah Smith died, aged 76 on the 30th March 1862 (Sheffield Daily Telegraph, 5th April, 5). A notice to creditors and debtors a few weeks earlier mentioned her husband John [Job] Smith had also lived at Leach House (Derbyshire Courier 12th April 1862, 2). In her will dated the 7th December 1858 she devised “*the freehold Dwelling House called Leach House in the parish of Hathersage in which I now reside with the garden, outbuildings and appurtances thereto belonging, including a pew in Hathersage Church, and all the furniture, plate, linen, china, glass goods and chattels and other effects which shall be in or about the dwelling house or premises...and tenant right estate and interest of an in the farm and nursery which I now rent under John Aston Shuttleworth...and all the live and dead stock, hay straw, corn, horses, carts, cattle, carriages, implements and utensils, crops and tillages, tree, shrubs, plants, flowers, roots and vegetables which shall be upon the said farm and nursery unto my son John Smith*” (DRO D6123/14/3). John Smith on her death became liable for tax on her death of 19s 10d. The property was valued at £150-0-0 with an annual value of £10 was shown to be reduced to £8 16s 6d after annual expenses of £1 and fire insurance of 4s 6d (DRO D6123/14/4). The increase in value of the property between 1839 and 1862 suggests that Sarah had made some considerable improvements to the property and with her farm, nursery and beerhouse would appear to have been a woman of enterprise.

Her son John continued with the business after Sarah's death, appearing to have an interest sheep as the Sheffield Independent noted in March 1867 that one of his ewes had given birth to 5 lambs (16th March, 6). He is also recorded in Harrod & Co's 1870 directory as a beer retailer and market-gardener (p193). The Bakewell Special Petty Session records show that towards the end of her life it appears that Sarah did not renew her licence as a beer retailer as no records of an application in the period 1857 until her death nor in the subsequent years to 1868. In 1869 John Smith 'of Leach House, Hathersage' was once again granted permission to sell beer upon his premises (DRO D232/3/1).

In 1871 the census records at "Leech" John Smith (63), farmer and gardener, his sister Elizabeth Mottram, his nephew Samuel Smith (18) described as a farm servant (indoors), niece Elizabeth (5) and another niece Sarah Barber (21) described as a lodger and Anna Barber (3mths). John Smith died in the early part of 1873 and was buried on the 31st March aged (Burial certificate included in DRO D6123/14/8).

After the death of John Smith in 1873, his representatives instructed W. Brittain, auctioneer to sell by auction on the 27th May *"the whole of his most superior in-calf cows heifers, stirks, calves, horses, sheep, pigs, farm produce, farming implements, a quantity of wool, household furniture and other effects"* (Sheffield Daily Telegraph 24th May 1873, 4). The notice to creditors and debtors that appeared stated that he left his estate to: *"Ann Brown... of Clifton Street Carbrook and Elizabeth Mottram (his sister) of Leach House, widow"* (Sheffield Daily Telegraph 21st June 1873, 8). The house was put up for sale by Auction on the 22nd July 1873. In Mr. Nicholson's advert of the sale the property was described as:

"All that commodious and well-built messuage or dwelling house, lately occupied by Mr. John Smith, farmer and nurseryman called "Leach House", and situate near to the Lead Mill in the Parish of Hathersage, together with the garden, 3-stalled stable, carriage-house, hay chamber and other outbuildings adjoining.

The superficial area is 18 perches or 544 square yards. The house, which is built of stone, contains on the ground floor three good-sized rooms, and five bedrooms on the first floor. It is in thorough repair and the outbuildings, stables etc are large and well planned.

The House has had a beer licence, which no doubt could be continued if wished, and it is situate close the fishing station of the Duke of Devonshire and J.S.A. Shuttleworth Esq.

A pew in Hathersage Church is attached to the house. About 20 acres of Farming Land and a nursery near to the house was held by the late Mr Smith as tenant from year to year...

It is seldom so compact and well-bult a property of a value within the reach of most, comes into the market near Hathersage.

To a gentleman in Sheffield anxious to have a shooting or Fishing Box in the Country within an easy reach, the above is specially recommended" (Sheffield Daily Telegraph 19th July 1873, 4).

The property did not sell and was advertised for sale by private treaty on the 2nd August 1873 (Sheffield Independent 2nd August 1873, 4) but again no sale seems to have taken place. In October of the same year the stock from the nursery was advertised including a stack of: *“well-got hay, two sacks of white oats, and many thousands of the following plants: four year old larch, tow year old ditto, spruce, scotch, sycamore, beech, thorn, quicksets, gooseberry, currents, yews, rhubarb roots etc.”* (Sheffield Daily Telegraph 25th October, 4).

Documents held in the Derbyshire Record Office show that after John's death, who died without children and intestate (DRO D6123/14/8) the house passed to a descendent of Job Smith's brother James, Sarah Ann Wain. Mr and Mrs Wain did not live at the property. On the 20th May 1873 it was leased to Samuel Gardener of Abbeydale (DRO D6123/14/5). The lease noted that Sarah Smith had much enlarged the property since 1839 adding *“stables, barns and a coach house”* and that under her ownership it became known as *“Leach House”*. However Sarah and her husband George continued to insure the house against fire with the Law Union Fire and Insurance Co for the annual premium of 9s as shown by the certificate dated to June 1874 (DRO D6123/14/6). The insurance document described the property as comprising of a :

“Dwelling house, stables, coachhouse and outbuildings all adjoining and communicating, called Leach House, brick or stone built and slated or tiled, situate at Hathersage in the County of Derby, late in the occupation of John Smith, farmer but now unoccupied”

In 1876 it appeared the family attempted to let the house as apartments. An advert appeared between the 19th and 23 in the Sheffield Independent:

“To be let, Furnished Apartments, for the season or otherwise, pleasantly situated in Derbyshire. Apply Mr. Job Mottram, Lead House, Leadmill, Hathersage”
(Sheffield Independent 20th June 1876, 5).

However this enterprise does not seem to have been long lived and no further adverts appeared. In the same month the Wains sold the house, stables, garden and outbuildings to J.S.A. Shuttleworth for the sum of £370 (DRO D6123/14/10). He however appears to have let family members remain in the property.

White's Directory of Sheffield in 1879 records Job Mottram as a market garden and farmer in Hathersage listing. No mention is made of the beerhouse suggesting by this date it had been given up (p115). In 1881 the census records for *“Leech House”* Job Mottram (40) as a farmer and market gardener living at the house with his wife Mary (37) and children Elizabeth (15), Thomas (13), Samuel (11), Sarah (7), Emily (5) all described as scholars and baby Ada aged 10mths. His mother Elizabeth Mottram described as an Annuitant (70), also remained at the house.

The Ordnance Survey (OS) map for 1881 shows Leach House as a long rectangular house with small outshot to the rear of the property (**Appendix I.4**). To the front the garden contained a number of trees and a path is shown leading from the road. A pump is shown on a dividing wall that splits the garden/yard into two parts. The building is also divided on the same line and there appears to be a further division at the northwest end of the structure. A further building is shown to the south as depicted on the 1830 map that appears to have small pig-pens attached to the southern side. The tie bars on the map show this building and land is connected to Leach House.

The next known occupant was Joseph Crossland. His name appeared as the Surveyor of Roads, Leach House, Hathersage in an advert of "*materials, gates and posts, engine and stone breaker; tools etc.*" for sale by the Sheffield and Chapel-le Frith Turnpike Trust in 1884 (Sheffield Independent 1st November 1884, 4). The 1891 census shows him living at "Leach House" described as a farmer, with his wife Sarah and servant Annie Slack. He is not listed in Kelly's 1891 directory, although Job Mottram remained listed within the general Hathersage entry as a nurseryman (p224) suggesting he kept this side of the business going even though he had given up the house.

The 1898 25" map shows "Leach House" as a broadly L-shaped property abutting the road with a path running across an enclosed front yard to the main door. The split front garden and yard are again shown as is the pump close to the dividing wall and the small outbuilding in the garden just south west of the house (**Appendix I.5**).

Crossland died at the age of 90 in 1915, noted at the time to be the oldest inhabitant of Hathersage. In his obituary in the Derbyshire Courier his photograph appeared and it noted he had been born out Birley farm, Outseats and moved to farm on Bacon Lane, Attercliffe and later to Moor Hall, Whamcliffe Craggs where he had supplied milk to the Sheffield Workhouse. He returned to Derbyshire living first at Thorp Farm, Outseats before taking on Leach House and rented Moscar Moors so that he could run 1000 sheep. He had been a representative on the Bakewell Board of Guardians, member of the education Committee for Church of England Schools, Hathersage, a parish councillor; controlled the old toll-car from Chapel le Frith to Sheffield, Chairman of the Hathersage Association for the Prosecution of Felons and chairman of the Longshaw Sheep Dog trails. He moved from Leach House on his retirement to 'Rock Lea', Hathersage (13th March 1915, 1). The census records show that this was sometime before 1901 as George Grayson (69) a domestic caretaker and his wife Harriet are shown in the "*Leach House*" at this date.

The 1911 census records Sarah Marrison (59) living at "The Leach" with her daughter Florence Jane (32), son Charles Percy, a commercial traveller (29) and twin granddaughters Mary and Margaret Marrison aged 5. Staying with them are two boarders, William Edwin Clark, a land surveyor and Ernest Edward Ibbotson, a commercial traveller. The house is described as comprising of nine rooms

excluding any scullery, closet, bathroom, landing or lobby. The return was completed by the boarder William Clerk, perhaps suggesting the arrangement was long term. The family remained at the house for at least another 5 years as in 1916 Mrs Marrison advertised for a Mothers help, indicating that a maid was already kept (Sheffield Daily telegraph 18th October 1916, 2).

The 1922 OS map (25") shows an additional outbuilding to the rear of the property (north elevation) (**Appendix I.6**). The pig-pens are no longer shown on the building to the south.

Tenders were invited in 1926 for the widening of the bridge and the main road (The Municipal Journal and Public Works Engineer Vol 3). However it was not until 1928 that Ashton Aston Shuttleworth, stated as then being of Glyn Gwy, Rhayader, Radnor, made a request to the Rural District Council in Bakewell to divert the road away from the house and install a new highway across Leadmill Bridge, the distance of 128 yards as compared the old route of 163 yards (Q/SB/9/487 letter dated 10th May 1928). Permission was granted on the basis that the new route proposed, the current road line, was "more commodious to the public". The depiction of Leach House on the plan is based on the OS mapping (**Appendix I.7**). The diversion was completed by 29th March 1929 and certified as being in good repair by Henry R. Crossland and Richard F. Wardrobe JPs.

The same year as the application was made to divert the road, 1928, a sale of "*Important antique and modern furniture, including old Sheffield Plate, Crockery, Glassware, brassware etc*" was advertised at Leach House by Mr. R. J. Armsfield, Auctioneer (Derbyshire Times 17th March, 10), suggesting the tenants were again moving on. The next known occupant is recorded in 1932 as a Mrs R Tarvin, then aged 70 although the notice in the paper said that she was suffering from having tripped while carrying boiling water, badly scalding her face and hands (Derbyshire Times 9th April, 12).

In April 1968 a deed of grant was made between Lt Comd. J.A. Shuttleworth and the Rural district council to lay a pipeline across his land. A dispute is recorded in the agreement that Shuttleworth had made a complaint that the council had carried out work that had affected the spring water supply to Leach House, the new pipeline proposed to carry water directly to Leach House (D6123/14/12).

More recent inhabitants of the house have included James Atkinson, professor of Biblical Studies at the University of Sheffield from 1967 and former theological advisor to the Archbishop of Canterbury (since 1955). He published a number of books and articles about Luther and the Reformation (Writer's Directory 1980-82, 45). The property was still owned by the Shuttleworths in 2009 when they applied to extend the dwelling into the adjoining barn (Planning ref: NP/DDD/0609/0461), and was bought by the present owners in 2012.

5 UNDERSTANDING THE SITE – BUILDING APPRIASAL

INTRODUCTION

The following section presents an appraisal of Leach House. Annotated floor plans showing the phasing of the buildings are presented as **Figure 3**.

PHASES

The building appraisal identified six principal phases of development and alteration:

Phase 1: Mid to Late 18 th Century	Construction of a building on the western part of the Dwelling
Phase 2: Late 18 th to Early 19 th Century	Reconstruction of the Dwelling
Phase 3: Early to Mid-19 th Century	Construction of the western range of buildings including the Former Cottage, Cart Shed and Former Stables .
Phase 4: Late 19 th to Mid-20 th Century	Minor alterations
Phase 5: Mid-20 th Century to 2012	Conversion of the first floor of the Former Stables to accommodation.
Phase 6: 2012 to Present	Alterations.

Phase 1: Mid to Late 18th Century

The first phase of construction at the site likely dates to the latter part of the 18th Century. No building is shown at the site on Burdett's map of 1767, although it may have been omitted, with the first depiction of buildings at the site appearing on the enclosure map of 1810 which illustrates it as comprising four subdivisions and its accompanying apportionment recording it comprised "*two houses, gardens cottage*".

Examination of the fabric of the building has identified early fabric within the western ground floor part of the northern elevation of the **Dwelling** and parts of the outshot. Here the masonry is distinct from elsewhere in the **Dwelling** in being of roughly coursed rubble, with rough dressed quoins to the right. From the character and extent of this masonry it suggests the presence of a single storey structure at the site partly overlying the footprint of the western part of the **Dwelling**.

The same character masonry also appears within the **Outshot**, at both ground and first floor level, although rebuilt at its north-western corner. This masonry abuts the earliest section of masonry described above, but if contemporary to the earlier structure could indicate it included a two-storey element.

Phase 2: Late 18th to Early 19th Century

Leach House was described as comprising two houses and a gardens cottage in 1810, when it was tenanted by the Smith family who ran a nursery. This description suggests the property was subdivided, with accompanying plan showing the building divided into 4 units.

Based on the structural evidence, it is considered that the **Dwelling** was rebuilt during this period, replacing the earlier building and in line with late Georgian architectural fashions with regularly ordered façade, sash windows, and central doorway into a stair hall with kitchen and parlour on the ground floor and two chambers above. The kitchen was probably located in the **Dining Room**, where there is a cupboard that likely lies in a former doorway that provided access to the **Outshot** (presumably at this time a pantry or buttery), and historic photographs showing evidence of a large fireplace (**Appendix 2.11**).

Phase 3: Early to Mid-19th Century

The property was bought by Smiths in 1839, after which they were documented to have greatly extended it with a coach house, barn and stables. A beerhouse was also operated from the property from at least 1841, most likely capitalising on the 1830 Beer Act which loosened the regulations on the size and provisions for public houses (Bryson, 2004: 27), although this may have been a relatively small enterprise operating from a single room.

The **Former Cottage and Cart Shed** and **Former Stables** range is distinct from the **Dwelling** both in terms of its irregular plan form and materials, and there is a clear structural joint illustrating it post-dated the construction of the **Dwelling**. When built it appears to have incorporated a single ground floor habitable space (now the **entrance hall**) with corner large corner fireplace suggestive of having been used for cooking. The chamber over looks to have been incorporated into the **Dwelling**, with a linking first floor doorway retaining a six-panel door with rim lock which could be contemporary with this period. It would have been anticipated that a corridor would have been formed through **Bedroom 3** to access this room, however no evidence of this now survives. Whether the ground floor room was used as an extension to the **Dwelling**, or purpose built to provide a single-room beerhouse, is unknown, although it evidently comprised a form of domestic space. It is possible the beerhouse was accessed from the **Cottage**, separating the access from that of the main dwelling, although it may have extended into the **Dining Room** which had direct communication with the **Outshot** (through a door now filled with a cupboard) which would have provided a suitable space for storing beer barrels.

The function of the **Former Stables** range is clearer, with niches in its north wall from removed hay racks and a central drain illustrative of stalls for three horses along the north wall. The windows into

the space likely served the combined functions of ventilation, light and access for clearing manure. At first floor the space is open to the roof void with a large taking in door in the south elevation, and tall windows in the east elevation. The combination of the taking-in door and tall window would be unusual for a **hayloft**, and perhaps reflects an intentional function as a storehouse for produce from the owner's nursery.

The **Store** may also have been constructed during this period.

Phase 4: Late 19th to Mid-20th Century

The buildings possibly went through some minor alterations with its transition from the Smith family to the Wain family and subsequent sale to the Shuttleworths in the 1870s. The Wain's initially marketed the building as furnished apartments in 1876, which would have required some segregation of spaces internally. There is little now to demonstrate this change, however it may have included the enclosure of the head of the staircase between the **Utility Room** and **Office** in the **Former Cart Shed**. At its sale to the Shuttleworths it was rented out as a single dwelling.

The 1922 OS map illustrates a rear extension was added to the Dwelling since the previous edition of 1898. This structure no longer survives, and there is no definitive structural evidence to suggest it was tied into the earlier fabric of the **Dwelling**.

Phase 5: Mid-20th Century to 2012

A number of changes have been made during the ownership of the Shuttleworths, with historic photos of the interior from 2012 illustrating mid to late 20th century fireplaces on the ground floor, and a number of replaced windows in the north elevation suggestive of relatively extensive refurbishment. The conversion of the **hay loft** in the **Former Stables** to ancillary accommodation was granted planning permission (ref: NP/DDD/0609/0461) in 2009.

Phase 6: 2012 to Present

A number of changes have been made by the present owners of Leach House following their purchase of the property in 2012. These are detailed in the following Impact Assessment section, but in general encompassed a scheme of repairs and alterations.

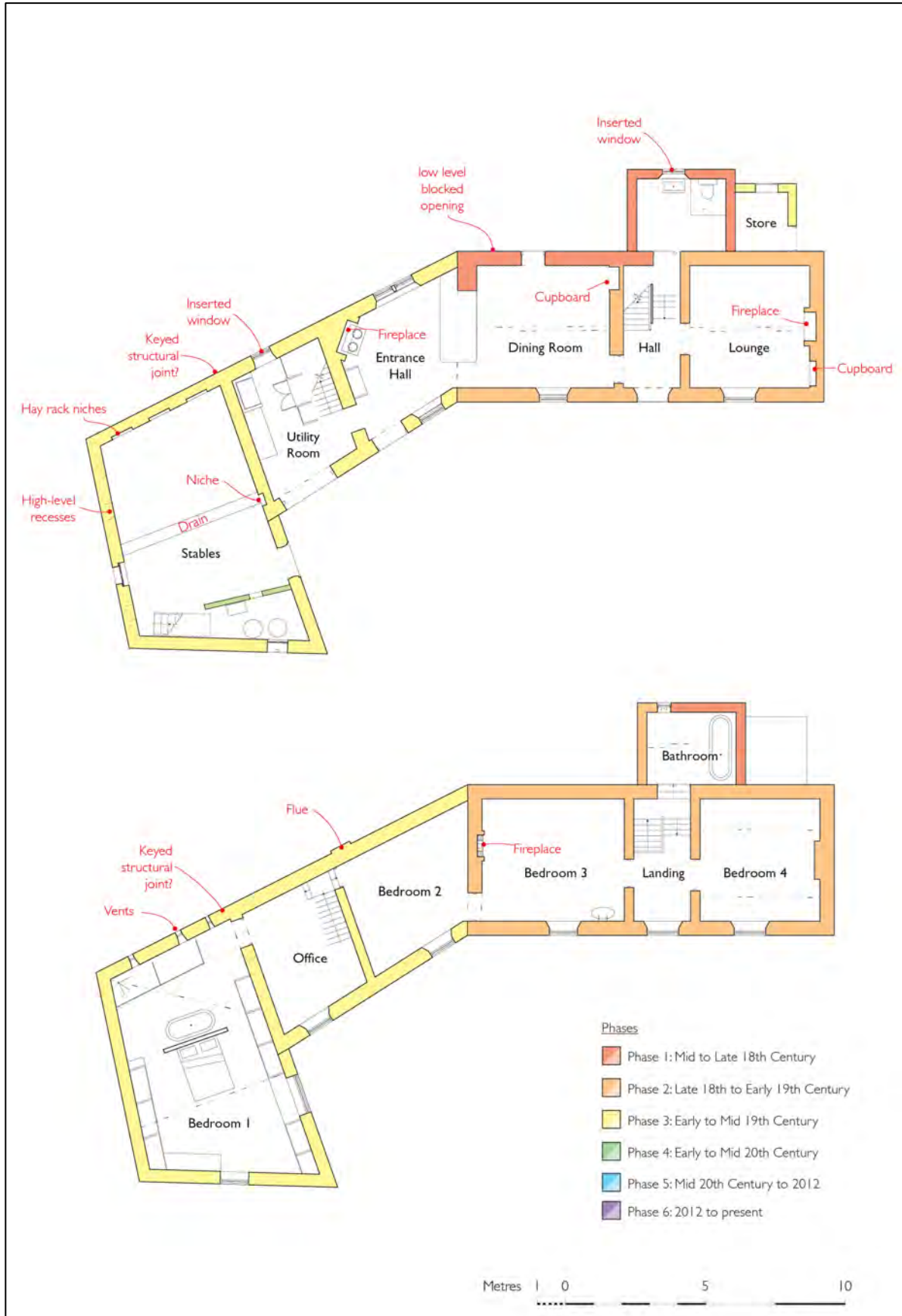


Figure 3: Floor plans of the building in October 2020

Sketch survey based on floor plans provided by the client

DESCRIPTION: DWELLING, OUTSHOT, AND STORE

The **Dwelling (Appendices 3.1-2 & 3.6-3.7)** comprises a single pile plan structure of coursed dressed stone to the frontage and squared rubble with dressed quoins to the east and north elevations. The roof is pitched with stone slates and possesses two gable chimney stacks. The principal elevation faces south and is evenly arranged with three bays of windows with flush stone surrounds and projecting sills. The windows contain small paned timber sashes, without horns, with narrow roll moulded glazing bars. These appear to have been refurbished with new furniture and pulleys, but are of style which is consistent with the date of the property and appear identical to those visible in historic photographs (**Appendix 2**). A doorway is present at the centre of the elevation with flush stone surround and timber door with boarded lower panel and four light upper window.

The north elevation contains distinct fabric indicating the heightening or rebuilding of the upper part of the elevation utilising an iron stained stone identical to that of the east gable. The lower masonry is of irregular rubble with roughly dressed quoins. The **Outshot** incorporates similar masonry in its ground floor and the eastern part of its first floor suggesting it is of a similar date. There are two windows in the north elevation of the outshot, a square timber casement at ground floor level with narrow rough stone lintel and sill; and a narrow metal framed double glazed casement at first floor level with applied lead came and dressed stone surround. The latter is situated within an area of iron stained sandstone, suggesting it is was a later addition.

Internally the building comprises a central stair hall (the **Hall**) with access under to a wc in the **Outshot**, and two rooms to either side (the **Lounge** and **Dining Room**). The floors throughout are stone flagged. The staircase in the **Hall** and **Landing** above has timber steps with moulded edges to treads and a sweeping banister with narrow tapering column shaped newel post and plain square section balusters (**Appendices 3.8-3.9**). The **Lounge (Appendix 3.10)** has an inserted stove, replacing an earlier 20th Century fireplace, with plain stone surround, integrated recessed cupboard to its south, and plain square ceiling beam. The **Dining Room (Appendix 3.11)** has a recessed cupboard to its north-west, possibly representing a former door, and plain ceiling beam. The west wall of the room has been removed, the wall above supported on boxed RSJs. Panelled doors survive between the rooms, whilst architraves and skirting are modern.

At first floor the rooms (**Appendices 3.16-3.18**) have been similarly refurbished, with modern joinery beyond the panelled doors and panelled door reveals, and a plain early to mid-19th Century fire surround and hob grate in **Bedroom 3**. The window in the first floor Bathroom has a stone framed window with cast iron glazing bars. Scars in the jambs indicate the position of lead comes from a previous fixed light (**Appendix 3.18**).

DESCRIPTION: FORMER COTTAGE, CART SHED AND STABLES

This range abuts the west gable of the earlier Dwelling, comprising a L-shaped single pile plan and built from coursed squared stone to the south facing elevations and squared rubble to the north and west (**Appendices 3.1, & 3.3-3.5**). The roof is gabled to the south-east and covered with stone slate.

The principal south facing elevation comprise two bays, the eastern bay with large sash windows with flush stone surrounds similar to those of the **Dwelling** but with sills set to the width of the surround rather than projecting beyond it. To the left of the ground floor window is a door with quoined surround and modern stable door with slat panel to the lower leaf and glazed upper leaf of four lights. The western bay has a wide cart door at ground floor level with monumental stone lintel and quoined surround into which are set iron pintles for a double leaf door. The current door is set within the reveal of the opening and is of a style consistent with the doorway to its right. Above the cart door is a window identical to those of the east bay. The projecting wing of this range of buildings has a further first floor sash window in its south-east elevation, with a doorway below with quoined stone surround and modern plank and batten door with 19th Century strap hinges and pintles to take a stable door. The southern gable of the wing (**Appendix 3.4**) has a central first floor taking-in door with quoined stone surround into which a window has been set. At ground floor, right of centre is a small opening with stone surround, blocked with timber boarding.

The west elevation is blind, with three blocked square vents below the centre of the elevation. Modern plastic drainage pipes have been attached to the elevation.

The north elevation (**Appendix 3.5**) is irregularly ordered, with two differing windows at ground floor level to the rear of the Former Cottage and Cart Shed, that to the left comprising a two light window with flush stone surround and central mullion fitted with timber casements; and that to the right being an inserted window with rough stone lintel and sill and timber casement of two lights with horizontal glazing bars. Between the windows is a projecting chimney stack, corbelled out above ground floor level. The rear of the Former Stables has three ventilation slits at first floor level, with three roughly aligned blockings of similar dimensions at ground floor level. The latter do not possess evidence of having had lintels or sills and are likely to have been inserted.

Internally the range comprises the **Entrance Hall**, which extends in open-plan from the **Dining Room** of the **Dwelling** (**Appendix 3.12**), with a doorway communicating with the **Utility Room** to its west (**Appendix 3.13**). Here there is a stone staircase to the first floor. Both these rooms retain flag stone floors, whilst other original fixtures and fittings have been lost except for a large kitchen fireplace in the **Entrance Hall** (clad in later timberwork). The windows of these rooms have been

fitted with modern shutters. The staircase is bounded by a beaded vertical board partition to its west, rising to form a barrier around the stairwell at first floor level.

The ground floor **Stables (Appendices 3.14-15)** within the west of the building has its own external access. The room has a stone flag floor with central open channel drain. The walls are bare stone, and the ceiling has exposed joists of the floor above. A ladder survives in the south-west corner, relating to a blocked off stairwell, indicating that the doorway on the first floor above is likely to be a secondary insertion. A partition of finely dressed stone sections off the south-east corner of the room, the area not utilised for housing the boiler. This wall appears historic but likely a secondary addition to the room. The north wall has three semi-circular niches set into the wall at a high level, most likely corresponding to the position of iron hay racks, although the scars for fixings are no longer legible. Sockets for the top rails of two stall dividers are evident. In the east wall is a small niche, or keeping hole, which are a common feature of stables, used for storing grooming gear or for placing a lamp.

ASSESSMENT OF RECENT CHANGES

The principal evidence for recent alterations derives from historic photographs taken by the Peak District National Park Authority in 1985, 2004 and 2012, a selection of which have been provided in **Appendix 2**.

Externally the **Dwelling** has remained largely the same (**Appendices 2.1-5**), with the exception of the replacement of the principal door, which was previously a four panelled door with glazed upper panels and what appears to have been high relief or applied moulding to form lower panels. To the rear the fenestration of the **Outshot** has been replaced at both ground and first floor since 2012, that at the ground floor comprising a timber frame with top hung casement and that at first floor comprising a fixed leaded light (**Appendix 2.8**). A window is shown in the location of the north doorway from the **Dining Room**, comprising a timber framed side hung casement, with vertical scars beneath the window illustrating it had been formed within an earlier door (**Appendix 2.9**).

The principal changes evident to the Former Cottage and Cart Shed and Former Stables likewise encompass changes to doorways, with historic photographs illustrating the door to the Entrance Hall as comprising a four panel (flush and beaded) door with letter box, lock and latch (**Appendix 2.6**); the door to the Utility Room as comprising a plank and batten double door with three pairs of 19th Century iron strap hinges supported on external pintles (**Appendix 2.7**). The character of the door to the Stables has not changed, although the boards have evidently been replaced (**Appendix 2.2**). The listing description (**Appendix 4**) describes the taking-in door to the south gable of the Former Stables as having a plank and batten door, however photos from 1985 suggest it had

been boarded over externally and later photos only provide glimpses of what might have been a semi-derelict door.

Internally a 20th Century brick fire surround has been removed from the **Lounge (Appendix 2.12)**. The west wall of the **Dining Room** has been removed since 2012 when it contained a doorway to the south and a centrally positioned stone built mid 20th Century fire surround (**Appendix 2.10**). A photo following the removal of the fire surround shows a much larger fireplace had been altered and reduced in red brickwork, which had then been reduced again to accommodate the 20th Century fireplace (**Appendix 2.11**). A photo of the fireplace in the Entrance Hall reveals the present timber surround obscures a plain stone surround on which there are scars for a removed mantle shelf and what appear to be dowl plugs in its jambs for an attached structure (**Appendix 2.13**). The interior of the fireplace had been plastered and a tiled hearth inserted to take a gas oven.

Within the **Utility Room** a timber partition is shown around the stairs, clad in c. 6-inch vertical boards and incorporating a doorway between the base of the stairs and the **Utility Room** with plank and board door (**Appendices 2.14-16**). The partition extended at first floor into the **Office**. Here there appear to have been two distinct phases to the structure, with a frame defining a balustrade around the stairwell with outer board cladding, and an upper enclosure of beaded boards with ogee cornice. The boards of the upper enclosure are not supported by a similar timber frame as the lower section, and the jointing between the two parts is not aligned.

6 UNDERSTANDING THE SITE – SIGNIFICANCE

INTRODUCTION

The following section presents a statement of the significance of Leach House, following statement of significance follows the methodology and terminology set out in **Section 10**.

LEACH HOUSE

Leach House represents a multi-phased building of late 18th to early 19th Century origins, seemingly built as a row of three or four cottages before being rebuilt as a single dwelling in the early to mid-19th Century and expanded with ancillary accommodation (possibly utilised as a beerhouse), cart shed and stabling in the mid-19th Century.

The present building retains the planform and circulation of the 19th Century building, and whilst 20th and 21st century renovations have removed much of its internal decorative scheme and fixtures and fittings, there are important survivals within the Dwelling in the form of doors, windows, fire surrounds and a first-floor cast iron fireplace. Survival in the Former Cottage and Cart Shed and Former Stable is poorer, although the large fireplace in the Entrance Hall, stone staircase in the Utility Room/Office and visible archaeological evidence for the arrangement of stalls in the Stable preserve legibility of room functions.

The building is a well-built and a modestly detailed example of the Regency to Early Victorian period architecture which is typical of the design and materials of buildings of similar age within the region. Its combined original functions of dwelling, beerhouse, and nursery storehouse are an unusual combination, however, which is still partially legible in its surviving fabric and possesses a degree of illustrative historical interest. The cumulative interest resulting from its survival, quality of design, and combination of functions raises the significance of the building as an important example of regional architecture.

Physical Surroundings and Experience

The building is located within a predominately rural setting on the northern bank of the River Derwent, forming part of a dispersed group of buildings focused around a crossing point of the Derwent. The building historically fronted onto the road south of Hathersage, which would have reflected its partial use as a beerhouse, however the diversion of the road in the mid 20th Century has since granted it a sense of isolation.

Summary of Significance at Time of Survey

Leach House is considered to possess a **national level** of heritage significance, deriving from:

- * Its **architectural interest**, which makes a **high contribution** to its significance, as a good quality and well-preserved example of regional architecture from a period when the local vernacular was being increasingly applied to national styles. The building also forms an unusual combination of dwelling, beerhouse, stables and storehouse.
- * Its **historic interest**, which makes a **medium contribution** to its significance, in relation to its association with the growth of garden nurseries during the Victorian period driven by intensification of both farming and housing, and the surviving documentary history associated with its development under Sarah Smith, an enterprising widow from a time when women seldom had the opportunity to build their own business.
- * Its **archaeological interest**, which makes a **low contribution** to its significance, in relation to the evidence for the phased development and former functions of the buildings.

The contributions to significance made by the fabric of the site include:

High	<ul style="list-style-type: none"> ▪ Fabric and structural elements relating to Phases 1-3. ▪ The design of the buildings corresponding to their development in Phases 2-3, specifically in relation to their character, materials, architectural details, planform and arrangement of fenestration and access. ▪ Surviving internal architectural details and fixtures and fittings relating to Phases 2-3, including: <ul style="list-style-type: none"> ▪ Fire surrounds and fireplaces ▪ Doors and door frames ▪ Windows and shutters ▪ Staircases
Medium	<ul style="list-style-type: none"> ▪ The internal circulation, which demonstrates a low degree of alteration, in relation to the position of subdivisions, size of rooms and arrangement of access between rooms. ▪ The surviving features relating to the stables, including niches for hay racks, sloping stone floor with drain, and keeping place.
Low	<ul style="list-style-type: none"> ▪ Phase 4 fixtures and fittings
Neutral	<ul style="list-style-type: none"> ▪ Phases 5-6 internal joinery and decoration

7 PLANNING CONTEXT

INTRODUCTION

Change arising to the historic environment from the planning process is managed through legislation, planning policy and practice guidance, and Historic England advice to ensure affected heritage assets are conserved in a manner appropriate to their significance.

Legislation

The principal legislation relevant to the protection of the historic environment at the site comprise:

Historic Buildings and Ancient Monuments Act 1953 makes the effect of proposals on registered parks, gardens, and battlefields a material consideration in planning decisions.

Ancient Monuments and Archaeological Areas Act 1979 which affords protection to Scheduled Monuments and Areas of Archaeological Interest.

Planning (Listed Buildings and Conservation Areas) Act 1990 which provides planning controls for works affecting Listed Buildings and Conservation Areas.

LOCAL Planning POLICY

The statutory development plan for the Peak District National Park comprises the Core Strategy (adopted October 2011) and the Development Management Policies (adopted May 2019). Relevant policies comprise:

L3: Cultural Heritage Assets of Archaeological, Architectural, Artistic or Historic Significance which states that development must conserve and enhance heritage assets and their setting.

DMC5: Assessing the impact of development on designated and non-designated heritage assets and their settings which states that applications must describe the significance of affected heritage assets and the effect of the proposal, going on to state that proposals resulting in harm will not be permitted unless adequately justified.

DMC7: Listed Buildings which states that applications must describe the significance of affected heritage assets and the effect of the proposal, going on to state that proposals resulting in harm will not be permitted unless adequately justified and that where works are acceptable an appropriate record of the building will be required prior to works commencing. Forms of harm are noted to include:

- I. removal of original walls, stairs, entrances or subdivision of interior spaces; removal

- II. removal, alteration or unnecessary replacement of structural elements including walls, roof structures, beams and floors;
- III. the unnecessary removal, alteration or replacement of features such as windows, doors, fireplaces and plasterwork;
- IV. the loss of curtilage features which complement the character and appearance of the Listed Building (e.g. boundary walls, railings or gates);
- V. repairs or alterations involving materials, techniques and detailing inappropriate to a Listed Building;
- VI. the replacement of traditional features other than with like for like, authentic or original materials and using appropriate techniques;
- VII. extensions to the front of Listed Buildings;
- VIII. extensions of more than one storey to the rear of listed small houses or terraced properties;
- IX. inappropriate impact on the setting of the Listed Building.

National Planning Policy

The Government's planning policies for England are set out in the National Planning Policy Framework (NPPF, 2019). In relation to designated heritage assets (such as listed buildings, scheduled monuments, and conservation areas) NPPF recommends great weight is to be given to their conservation (para. 194), that proposals causing substantial harm should be refused consent unless the harm can be adequately justified (para. 195), and that less than substantial harm is weighed against the public benefits of the proposal. For non-designated heritage assets, NPPF recommends that the effect of the proposal is considered in determining a proposal, giving a balanced judgement in regard to the scale of harm and the significance of the asset (para. 197).