



# Iain Soden Heritage Services Ltd

Modern living in an historic environment

**Buildings Recording at  
Park View Farm, Grange Cottage & Yew Tree Cottage,  
Astwith, Derbyshire; three properties belonging to  
The National Trust.**

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# Park View Farm, Grange Cottage and Yew Tree Cottage

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### Summary

Three empty National Trust properties have been recorded to various levels, according to their size, complexity and perceived heritage importance. Park View Farm (1) is a post-War brick farmhouse with an assortment of modern former farming sheds. Grange Cottage (2) is a 19<sup>th</sup>-century house with a variety of outbuildings, some ruinous, which enjoys an extraordinary setting and views across the valley to Hardwick Hall. Yew Tree Cottage (3) is a deteriorating 18<sup>th</sup>-19<sup>th</sup> century house with dilapidated outbuildings. All are in need of attention but may have a variety of uses when conserved or otherwise returned to use.

### Introduction

The current three-part survey at Astwith (Ault Hucknall), Derbyshire, S45 8AN, was commissioned from Iain Soden Heritage Services and undertaken to equate to prescribed Historic England (2016) levels as set out in a Brief issued by the National Trust (Buck 2018). The work was carried out in accordance with an approved Written Scheme of Investigation (WSI; Soden 2018).

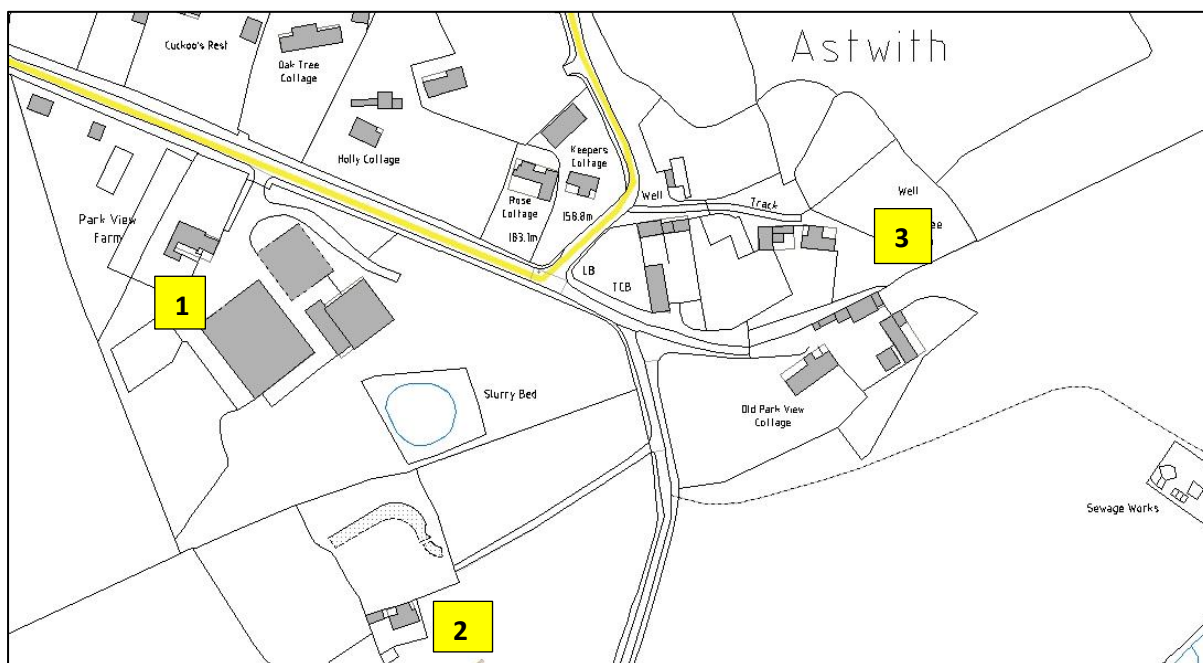


Fig 1: Site locations 1. Park View Farm, 2. Grange Cottage, 3. Yew Tree Cottage. Contains Ordnance Survey data © Crown Copyright and database right 2018. Map provided by The National Trust

The fieldwork was carried out on 28-29 August 2018 in fine weather. Access was restricted at Park View Farm, while all exterior views at the two cottages were restricted by undergrowth. Thanks to Rosalind Buck and Rachael Hall at the National Trust for their commission and administration, arranging for the work to take place. We are grateful to Nick Brown for accompanying us to Park View Farm. We note a debt to archaeologist Beryl Lott for her survey work in 1997.

# Park View Farm, Grange Cottage and Yew Tree Cottage

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## Park View Farm

### A level 1 / 2 building record of Park View Farm, Astwith, Derbyshire

#### Introduction

Park View Farm, a mid-twentieth-century farmhouse and associated farm buildings, was the subject of a historic building survey (NGR: SK 4392 6408; Fig 1 [no 1]).

Both the farmhouse and the associated ancillary farm buildings were previously recorded (Lott 1997). All appear to be in generally good repair but, due to an ongoing dispute, access was limited to the farm buildings and none whatsoever was possible to the farmhouse and its garden.

The survey was therefore limited in the level of detail possible. The records created by Lott (1997) for the farmhouse remain the only ones made, but because no access was possible, they could not even be verified as a true or accurate record by the present works, which as a result addressed only the farm sheds.

All buildings at the time of the survey (August 2018) whilst generally weather-tight were, showing signs of longer-term dereliction and limited on-going repair. Thus gardens and accesses have become overgrown, former cultivated areas or other man-made features within that surrounding area are now almost entirely lost to view but might survive beneath vegetation though the level of survival is at present uncertain.

No clearance had been undertaken prior to the site visits, neither was any undertaken as part of the survey. Therefore, elements which might survive but were not visible at the time of survey, have not been commented upon though omission from this report does not indicate their absence.



Fig 2: The Ordnance Survey 25 inch series map, sheet XXX.8. Revised 1938-39, published 1946. North to top.

The field in which the farm and its buildings was laid out was plot 426, at just under 3 acres. The triangular field adjacent to the farmhouse and its gardens is labelled at this date (though not previously) as 'Allotment Gardens'. Given the date of the revision of the map (1938-39) it might be a

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reflection of the need for the country to prepare for the imminent war by encouraging people to grow more of their own food.

The brick farmhouse was built during the 1950s and the reader may refer to Lott (1997) for a record of its plan and other detail at that later date. This 21-year old record cannot be verified as a true or accurate record of survival as no access was possible on the present occasion. It is therefore not represented here.



Fig 3: The farmhouse from the main road



Fig 4: The farmhouse from the farmyard

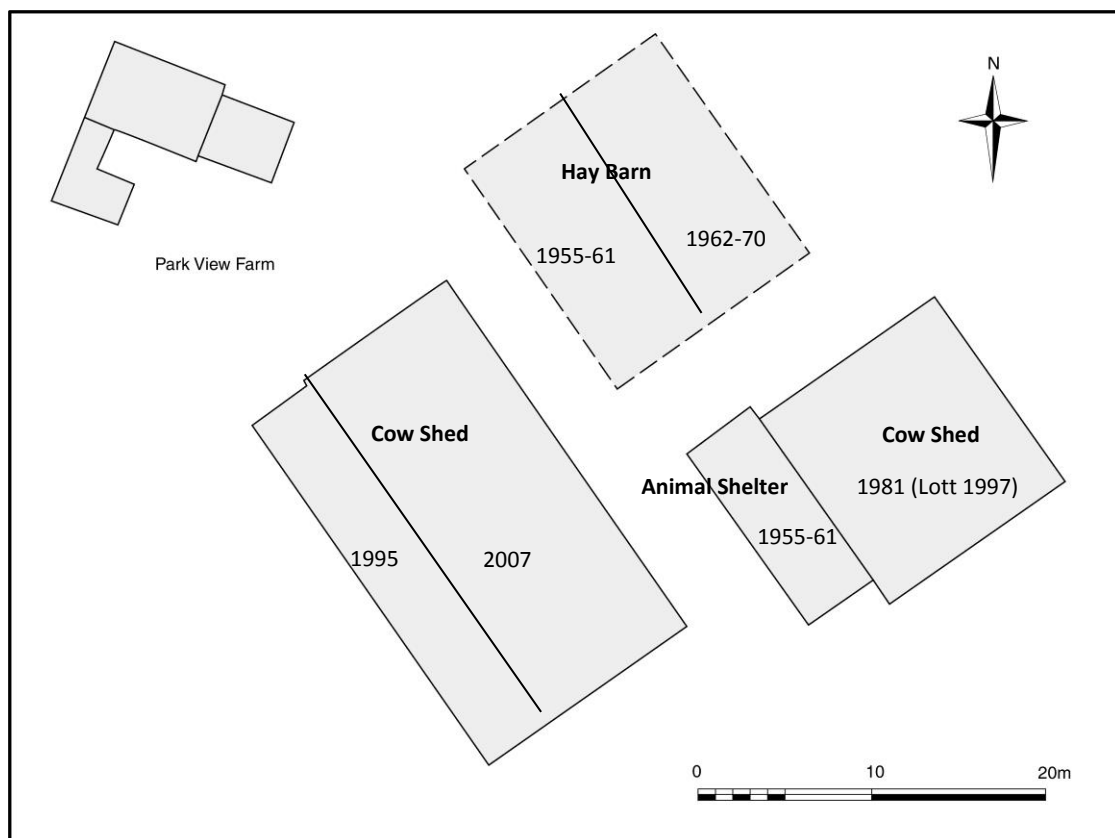


Fig 5: The layout of Park View Farm and dates of development from Lott (1997) and current research (Drawing by Andy Isham)



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Behind (south-east of) the farmhouse lies a collection of modern farm sheds, of varied dates and methods of construction (Fig 5). All have concrete floors. These are as follows:

- A narrow, open-fronted brick shed facing south-west (Figs 5, 6 and 7). Map regression shows this was built during the period 1955-61 and is probably original to the farm. It is simply constructed with brick laid in the frugal *Flemish Stretcher Bond* with a timber framed roof covered in Trafford Tile (asbestos). Its front wall plate is set upon timber uprights resting on concrete stanchion bases. A single concrete-framed window with built-in sill-mounted ventilator faces north-east. The building is probably a former animal shelter, which would have been suitable for sheep. There are no internal details surviving. Onto the back of this building is a low block-walled enclosure around a steel frame with asbestos roof (Fig 8). This was recorded by Lott (1997) as a cow shed, having been built in 1981. There is nothing to suggest otherwise.



Fig 6: The open-fronted shed 1955-61, looking north-east



Fig 7: Pre-cast ferro-concrete window unit with ventilator-sill in the 1955-61 animal shelter





Fig 8: Steel-framed shed of 1981 built onto the back of the 1955-61 brick animal shelter.

- A high timber shed, Dutch-Barn style, with Trafford tile roof; extended and doubled in size to the north-east (Fig 5, 9 and 10). Map-regression show that the initial build took place in 1955-61, probably original to the farm, and that the lean-to extension took place in the period 1962-70. Lott (1997) indicates that its use at that date was as a hay-barn, which might be expected of a high open-sided Dutch- barn style structure.

It is distinguished by its use of double-uprights of parallel softwood posts, individually too thin for stability but stronger paired. These were probably a cheaper alternative to steels. These are bolted to concrete godfathers set in concrete stanchions to defray rot at their base.



Fig 9: The hay barn looking north-west towards farmhouse



Fig 10: The view through to its 1962-70 extension (right)

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- A two-phase cow shed, which is a part replacement for what Lott recorded (1997). The Cow Shed which stood here (and which Lott saw), was of brick, with a high, wide buttressed gable end towards the farmhouse. This was probably built 1955-61 for the original farm, although Lott suggests it was of 1951 (mapping suggests nothing before 1955).

A steel-framed lean-to extension was built on the west side in 1995, helpfully dated by a contractor's plaque in the northern gable (Figs 5 and 11 and 12).

The 1951 cow shed was subsequently demolished and replaced by a modern steel-framed and sectional concrete shed in 2007, and which stands today (Figs 5, 11, 12 and 13). A satellite image (Google Earth timeline) shows the site with the stanchion pits of the foundations just dug and ready for the new shed to be erected (Fig 12).

The site now exhibits the curious juxtaposition of the 'extension' predating the main shed.



Fig 11: The 1995 steel-framed lean-to which extended the original 1950s cow shed; the 2007 replacement lies on the right – note they have separate, back-to-back steel uprights.



Fig 12: Satellite image dated 2007 showing pits dug for barn stanchions. The 1995 extension is free-standing to the left.



Fig 13: The 2007 Cow Shed. The farmhouse lies glimpsed beyond.

To the west of the farm-buildings lies a concrete-base for a former silage-clamp, while to the south-east lies a round concrete slurry pit/tank.



## Grange Cottage

**A Level 2/3 building survey of a cottage and associated outbuildings known as Grange Cottage, Astwith, Derbyshire, belonging to The National Trust**

### Introduction

The detached Grange Cottage was recorded (NGR: SK 4398 6395; Fig 1 [no 2]). Historically the building appears to have also been known variously as The Grange (on some Ordnance Survey mapping), but is currently called Grange Cottage by The National Trust (NT) and known hereafter by that name.

The survey, commissioned from Iain Soden Heritage Services, equates to Historic England Levels 2/3 (Historic England 2016) and stipulated in a Brief issued by the National Trust (Buck 2018).

Both the cottage and the associated ancillary buildings were previously recorded, and that record remains a benchmark (Lott 1997) but, whilst the cottage remains in reasonable repair, some of its ancillary buildings, which were then already in a poor state, have since suffered from the weather unchecked and are now almost entirely ruinous.

The cottage is at present (August 2018) uninhabited and, whilst generally weathertight, is showing signs of its long term vacancy which is particularly noticeable within the overgrown surrounding garden plot. Any former cultivated areas or other man-made features within that surrounding area are now almost entirely lost to view.

No clearance had been undertaken prior to the site visits, neither was any undertaken as part of the survey. Therefore, elements which might survive but were not visible at the time of survey, have not been commented upon though omission from this report does not indicate their absence.

### Summary of previous survey

As part of the previous survey historic documents were assessed and included where they contain relevant information (Lott 1997). Since that report was commissioned by and remains with the NT it will not be re-presented here in full. However, a summary is appropriate as its understanding provides a Level 3 detail of the otherwise straightforward Level 2 record.

Seventeenth-century map evidence suggests that the building is located within an area of former Astwith common land (Lott 1997). There does appear to have been an earlier building on the site, probably another farmstead, which was occupied by William Bowler. His smallholding amounted to 8 acres and he appears to have still resided there in 1861 when he is listed on the census of that year with his wife (Ann) son William (44) and granddaughter Sarah Ann Williamson. In 1881 William junior had taken over the holding as cottage farmer and lived there with his sister Sarah Fisher.

The present house seems to have been built c1862/3 as a George Bowler is recorded as being allowed £2 10s as a percentage of the outlay of a new house in Hardwick Lady Day accounts. It is assumed that this George was one of the Bowler family, though it is not certain whether or not he lived in the house. Stylistically this date fits perfectly with the surviving structure.

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The subsequent occupants are unknown and it appears that the property was acquired by the NT when the Hardwick Estate passed to the NT in the 1950s. It is understood that until recently the cottage was tenanted, associated with Park View Farm to its north.

Pre-mid nineteenth-century mapping does not indicate any buildings on the site. The tithe map of 1840, though small in scale, does apparently show two buildings occupying the present building location (Lott 1997). One is thought to indicate a former house whilst the other, the western of the two, is thought to represent the current ruinous animal shelter range. The first reliable mapping is that produced by the Ordnance Survey in the 1880s and again in 1899 (Fig 14).

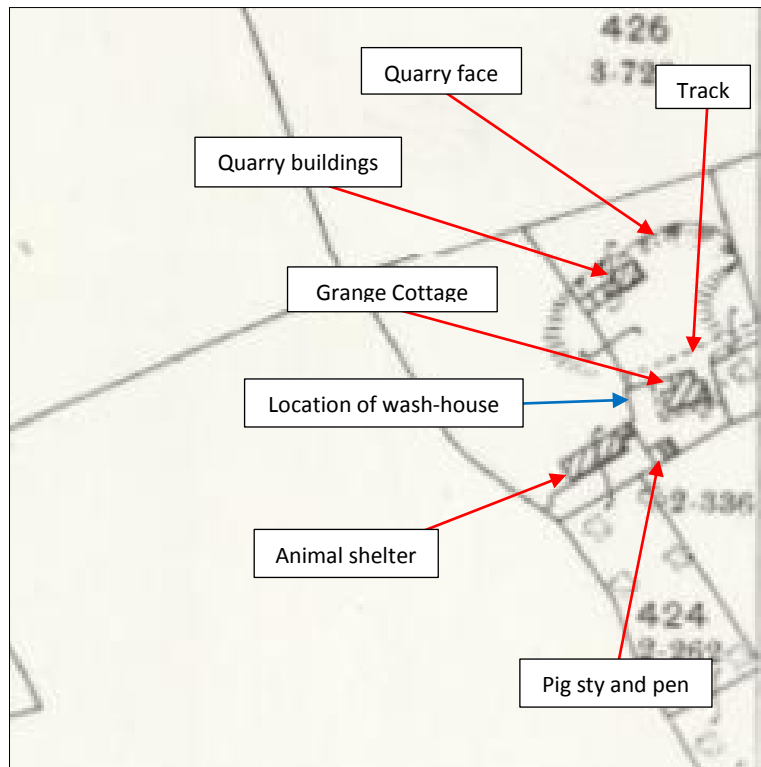


Fig 14: The Second Edition Ordnance Survey map, 25 inch series, 1899. Sheet XXX.8. North to top.

The cottage and the associated buildings are delineated on the extreme right-hand side of the sheet on which they are depicted. The remainder of the track which leads to the complex from the lane to the south side of Astwith village is unchanged.

Features indicated on the 1899 map are *arrowed in red*. Recent features not indicated on the 1899 map are *arrowed in blue*.

- The northern perimeter is delineated by the curving line of a stone quarry shown both as rocky outcrops and lines of hachures.
- Within the area to the immediate south of the quarry face is a group of buildings indicated by shaded rectangles and other enclosed areas, perhaps small yards or pens, shown by unshaded rectangles. It is not certain whether these are additional animal shelters or were in some way related to the working of the quarry itself.

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- Grange Cottage is shown as a shaded T-shaped building which occupies the same outline and shape that it retains to this day, situated in a similarly delineated plot which is assumed to represent the present stone retaining wall which provides a garden.
- The long range comprising the animal shelter, located to the south-west of the cottage and occupying the same layout as that which survives to this day, albeit in ruinous form.
- There is a detached pigsty and pen located to the south of the cottage.
- The wash-house situated immediately to the west of the cottage. No building is indicated there, just a linear which is assumed to be a wall which separates the cottage from the quarried area to the north and west and the animal shelter.

By the date of the 1939 Revised Edition, significant changes are documented (Fig 15).

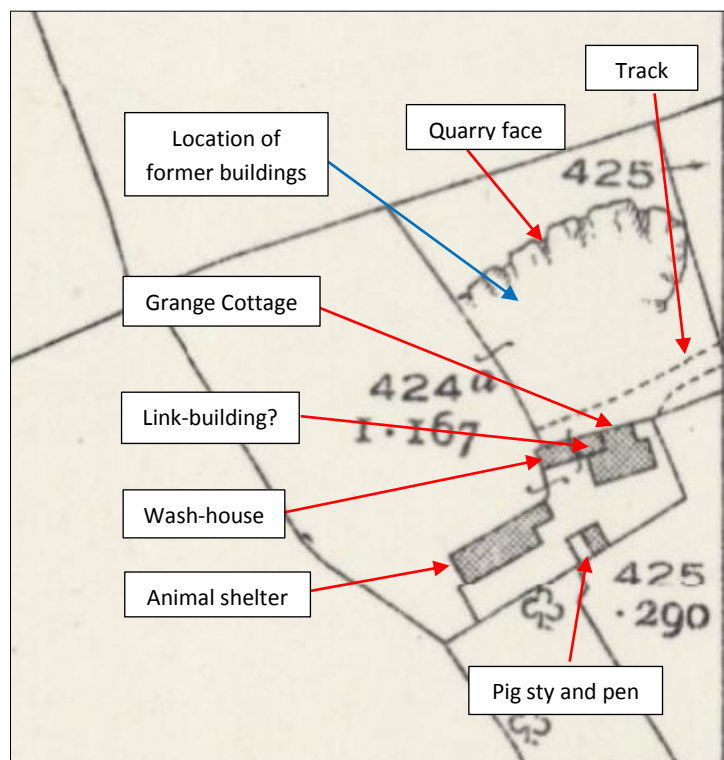


Fig 15: The 1939 Ordnance Survey Revision, 25 inch series. Sheet XXX.8. North to top.

Features indicated on the 1939 edition are *arrowed in red*. Features not indicated on the 1939 edition are *arrowed in blue*.

- The track leading to the complex, delineated again by a dashed line, leading across the field from the east.
- The quarry footprint, at this date simply shown as a craggy representation of the quarry face. It is not shown at this time extending westwards into the adjoining field on that side but stops abruptly at the fence line (compare to Fig 14).
- Grange Cottage, a shaded T-shaped building, unchanged in shape and size, set within the walled garden area.
- A rectangular building, identified today as the wash-house and fuel store, along with another link building, which no longer exists. The latter connects the eastern end of the wash-house to the rear of the cottage, an area now occupied by a modern lean-to made from timber

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with a corrugated plastic roof (see below, Building Survey). There is, however, no evidence of any roofed structure in the present walling on this side of the building.

- The animal shelter remained situated to the south-west and unchanged from the previous edition.
- The detached pigsty and pen is located to the south of the cottage.
- The group of buildings situated within the area to the south of the quarry face. No structures at all are indicated in this location which is shown as entirely blank.

Intermediate mapping (including the 1917, 1-inch series) appears to show that the quarry buildings were at that time still present, but reduced in size, and a well is indicated close-by to the east in the same area. Also apparently shown on that edition is the wash-house, but not the connecting building which had apparently joined the latter to the cottage.

More recent OS editions become less detailed and show simple rectangular blocks for the main cottage building and animal shelter groups whilst omitting the pigsty entirely.

The recent innovation of satellite imaging reveals the complex of buildings in 2007.

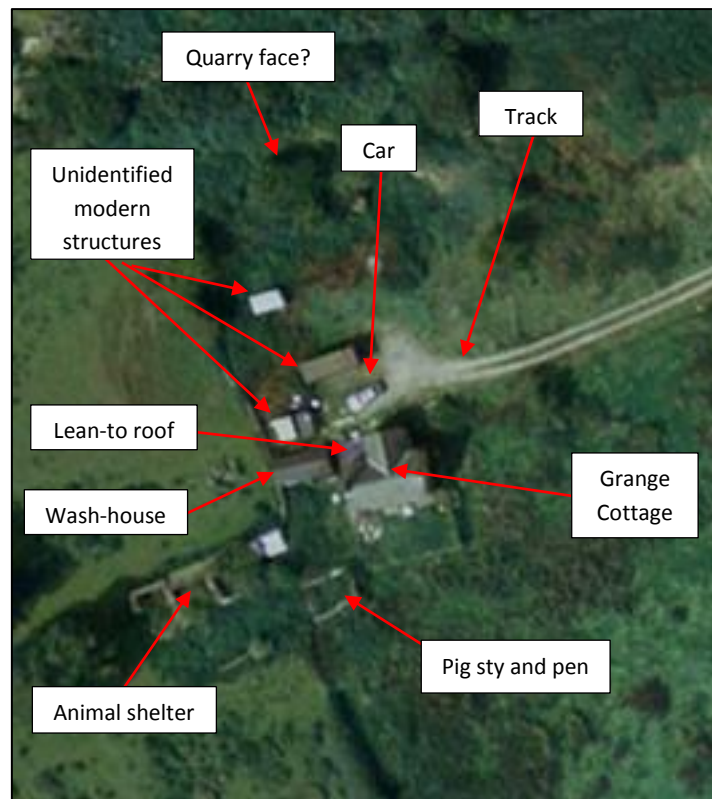


Fig 16: Satellite image of the Grange Cottage complex, 2007. Copyright 2018 Infoterra Ltd and Bluesky.

Whilst some features are clearly visible, others are less so, due to the vegetative cover on the site.

- The track leading to the property is visible as parallel wheel lines of modern motor vehicles. A car can be seen parked on the north side of the cottage.
- The approximate line of the former quarry face is barely visible but appears to be represented by a colour change within the vegetation.



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- A group of clearly outlined but unidentified rectangular shapes appear to indicate what might be sheds or other temporary structures. These no longer exist and their use and materials of construction are unknown.
- The wash-house is identifiable by the well-defined roof structure although the lighter blue area to the immediate east of it is the current corrugated plastic roof of the modern lean-to.
- Grange Cottage is indicated by the T-shaped roof, the various roof slopes either in full sunlight or shadow, and the pale grey leaded valleys visible.
- The animal shelter is identifiable as a series of disjointed walls with none of the former building retaining roofing apart from a small area at the eastern end of the range, covered with corrugated asbestos, showing as a white on the image. The interior of the structure is shown to be filled with plant growth.
- The pigsty and pen are similarly outlined only by narrow lines of walling; none is roofed. All is filled by vegetation.

### **The building survey**

As part of the previous building survey a plan was made of the principal buildings: Grange Cottage, the wash-house and the animal shelter, formerly called 'Animal Stabling' (Lott 1997). Those plans were used as a basis for the current survey and the same room numbering has been used to avoid confusion when consulting both documents. The only change to the previous nomenclature is that ascribed to the animal shelter since it is thought by the current author to be more likely to have been used for cattle rather than horses (see below).

Photographic scales are either 2m or 1m, as appropriate to the context.

### *The exterior*

The cottage is aligned with its principal elevation facing almost, but not exactly, south. For ease of reference the four main cardinal points will be used to describe the various elevations and wall surfaces. The house is built on a T-shaped plan with two bays in the south section and a single bay in the north. It was, and is, approached from the north side.

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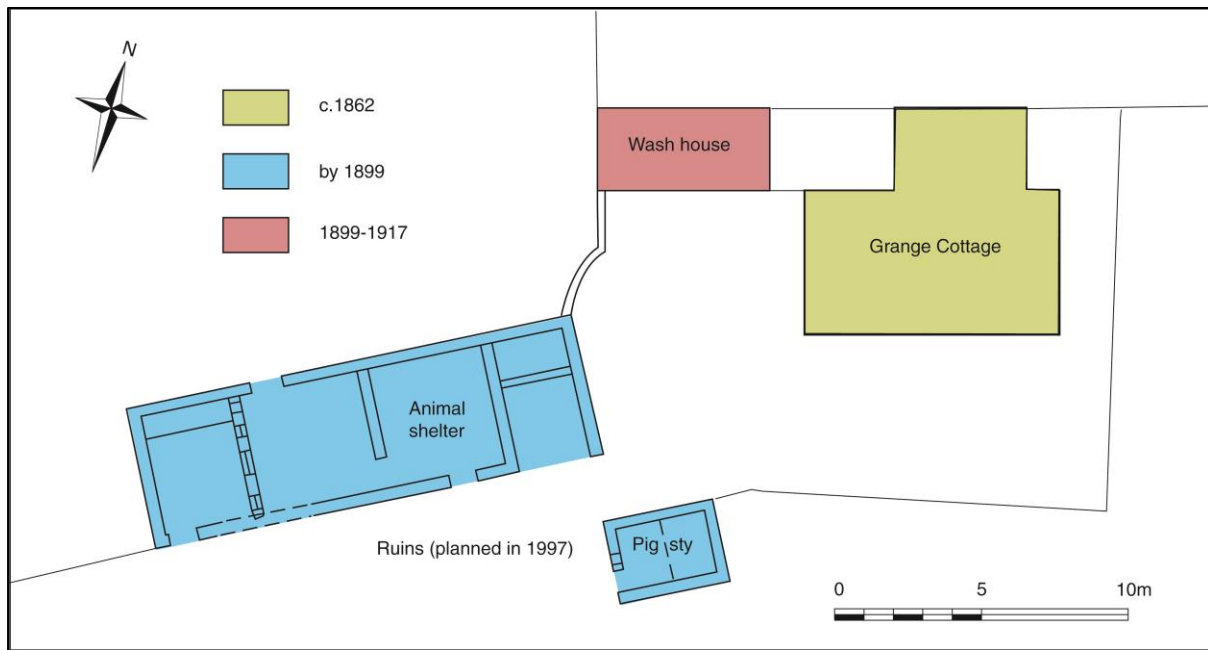


Fig 17: Grange Cottage, wash-house, animal shelter and pig sty (the last two recorded only in 1997).

### *The south elevation*

The principal elevation of the cottage comprises a symmetrical two-bay, two-storey configuration with a central doorway (Figs 18).



Fig 18: Grange Cottage, the south elevation, looking north-west. 2m scale.

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The wall is constructed of squared, dressed blocks of Hardwick stone of varying size, neatly laid in level courses set in lime mortar. The faces of the blocks are not ashlar-faced but are roughly finished and bear the pock-marks of the mason's punch where they are un-weathered.

The central doorway is set beneath a large single block of flush-set ashlar stone with a shallow triangular rebate cut into the soffit into which the painted timber door-frame is set. It appears that the door-frame is original; it has simple chamfered edges with run-out stops to both the jambs and top rails. Both the jambs and lintel timbers are pegged at the upper corners. The current door is probably a modern replacement with two recessed panels in the lower half, each edged by simple moulding. The upper half contains four fixed panes of crinkled glass, set in timber glazing bars.

Each of the ground floor windows is of identical size, fitted with two side-opening painted timber casements, each of three panes. The sills are of square-section ashlar and project from the wall plane to aid water run-off. The lintels are deep, flush-set, ashlar blocks at ground level; at first floor level they are similar ashlar blocks but are thinner as they are set directly beneath the eaves and therefore need to support less weight above. The first-floor windows, set immediately above those on the ground floor are of the same width and are likewise opening casements, here with only two panes. The roof is covered with slate laid in diminishing courses with the largest slates at the eaves, the smallest at the ridge.

There are two red brick chimney stacks, one each at the east and west ends of the ridge. Both have stone chamfered strings and each stack retains one red clay chimney pot, though each originally had two, serving two fireplaces (one each to the ground and first floor rooms, see below). The flues serving the first-floor fireplaces appear to have been capped and the pots removed.

The rainwater goods (gutters, downpipes) all appear to be cast iron, painted black. The gutter is fixed to a simple black-painted plank which forms the fascia board.

Although this elevation has been given the most carefully designed façade, it is likely to rarely have served as the principal front of the house. The nineteenth-century map evidence indicates that at that date the building was approached, as now, from the north-east from the track which leads to the north side of the building.

### *The east elevation*

Essentially of two parts; the gable end to the south two-bay portion and the east side of the north, one bay portion (Fig 19).



Fig 19: Grange Cottage, the east gable wall and east side of the north bay, looking south-west. 2m scale.

Built from the same stone laid in the same way as the south elevation, the east gable wall has two narrow casement windows set towards the northern end of the gable wall. That on the ground floor has three panes, the first-floor example has two. The ground-floor window has a boarded-over lower section which appears to have been added when the interior sink was inserted (see below, interior). Otherwise the gable wall is almost entirely plain, the only variation being the variable weathering of the stonework, noticeable on original eroded blocks and new replacements and a square flue-rodming hatch. This feature perhaps suggests the former presence internally of a fixed cooking range which would have needed the flue removing when the chimney required sweeping. The external rodming-flue hatch would have allowed the flue to have been swept without the need for any removal of an interior stove-pipe.

There is no barge-board at verge level; the slates simply project very slightly over the gable wall.

The east side of the northern bay is plain and has no openings at either ground or first-floor level. There is a single red clay ventilation (air) brick set into the wall, perhaps indicating the internal location of the former larder. However, its location appears to be between the floors and might instead be ventilation between the ceiling and floorboards of the first floor.

There are similar rainwater goods as on the south elevation and a (later) stench pipe which serves the ground-floor bathroom (see below, interior).

The roof retains diminishing slates and the valley between the two sections of roof appears to be lined with lead sheet.

The view from this side of the building shows how the building is set on a relatively steep south-facing natural slope.



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*The north elevations, including the east and west sides of the north bay*

A three-part elevation, the easternmost section being the north side of the south two-storey bay, the central section the northern gable of the single northern bay and the westernmost section - the north face of the southern two-storey bay (Fig 20).



Fig 20: Grange Cottage, the north elevations, looking south. 2m scale.

Built from the same stone as the previous elevations, this side of the building contains no windows in the short north face of the east bay, two in the central gabled section and one in the west portion (Fig 20).

Both of the windows are of the same configuration as those on the south elevation fitted with timber side-opening casements. Each has a projecting sill and flush ashlar lintel.

The west facing side wall of the northern bay has no original openings but there is now an inserted doorway at ground-floor level (Fig 21).

There is almost no physical evidence, in the form of scars of either the timbers, slope or flashing of the roof or of any connecting or abutting walls of the building, apparently shown on the 1939 OS map. There is a single shallow, square, socket close to the north-west corner which is possibly connected with a now lost structure, but its solitary survival limits further interpretation. The map evidence clearly indicates that a roofed structure connected the east end of the wash-house with this side of the building though the lack of any substantial evidence for the structure may indicate that it was of either of flimsy construction and left no permanent scars or was simply an error on the part of the cartographer. The map evidence must therefore be considered equivocal unless, or until, further physical evidence comes to light. The footprint of that linking structure is now covered with a modern timber framed lean-to covered with corrugated plastic sheets (Fig 21).



Fig 21: The inserted doorway on the west facing wall of the north bay, looking east. 2m scale. Former doorway indicated by yellow dashed lines

The inserted doorway is set beneath a deep ashlar lintel, the door frame and door are modern. The latter is of a simple two-part construction with the lower part fitted with vertical boards. The upper, glazed portion is currently boarded externally since the single large panel of glass has been broken. There is a modern letterbox within the lock rail.

The north elevation of the south two-bay section of the building formerly contained a doorway at ground level, the lower jambs of which can be observed as vertical scars (see Fig 21, yellow dashed lines). This doorway has subsequently been infilled in the lower half and slightly widened in the upper half to form a window. Whilst this would have allowed light to enter the room from the north, it perhaps was more useful to allow sight of the approach to the building from that side. The window is a four-light timber mullion and transom arrangement, each containing a single pane of crinkled opaque glass. The two smaller upper lights are top-hinged casements. The sill is made from clay roof tiles, the lintel a large ashlar stone block.

### *The west gable of the two-bay south section*

This is an entirely plain west gable wall of the southern portion of the cottage (Fig 22).



Fig 22: The west gable of the cottage, looking east. 2m scale.

Constructed from the same materials as all other elevations this gable has no openings and apart from a single cast-iron downpipe is unadorned. The only variation is to the weathering of the stonework and some evidence of stone replacement. A single red brick double chimney stack rises from the apex of the gable and retains a single chamfered string. The stack retains a single clay pot, the other presumably removed and the flue capped. On the south side is a modern bracket for a television aerial.

### *The cottage, interior.*

The cottage is entered via the central doorway on the south elevation. Room numbers are those previously allocated by Lott (1997). The rooms have been described in the sequence in which one leads naturally into another, rather than in numerical order.



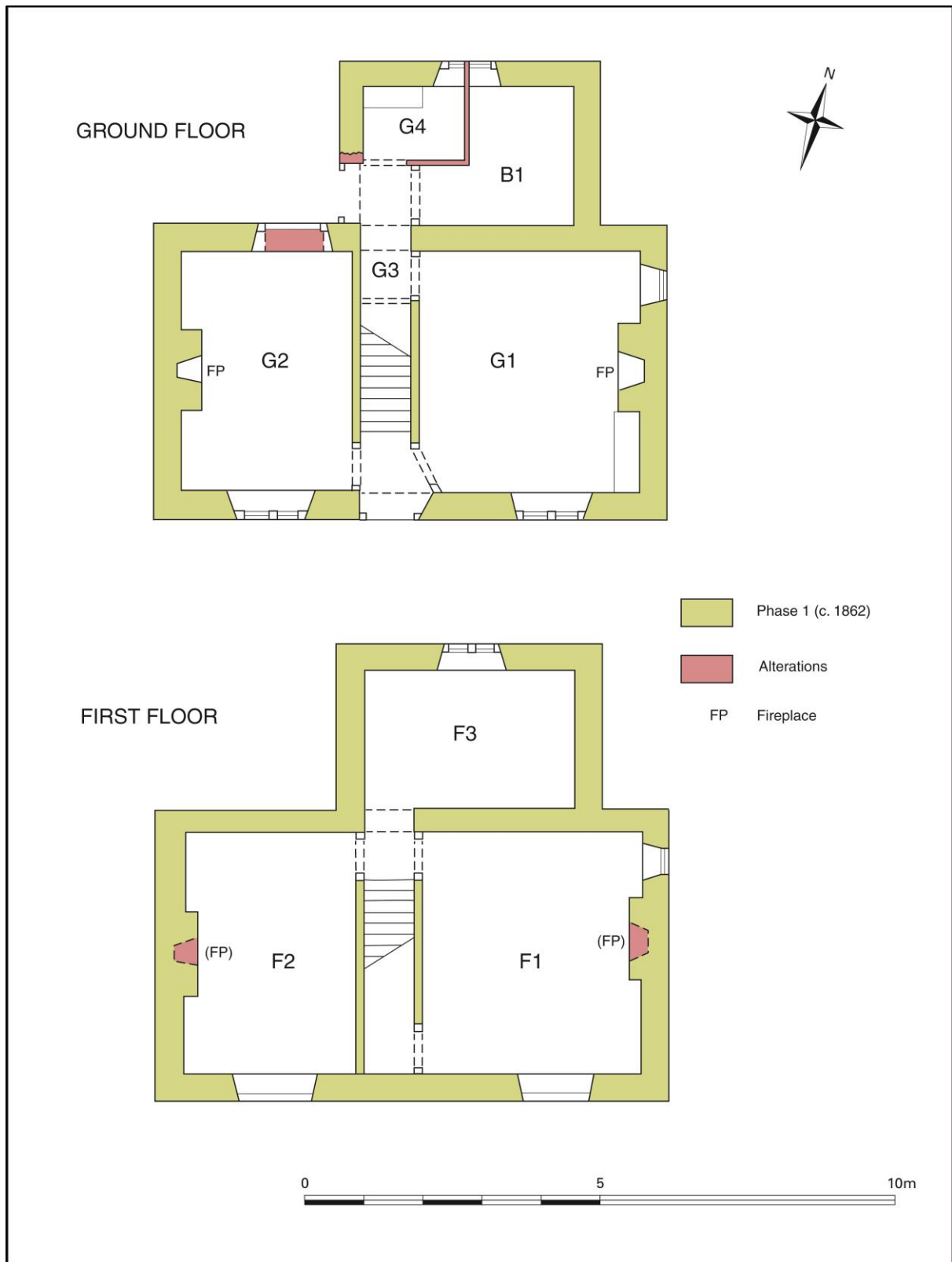


Fig 23: The ground- and first-floor plans of Grange Cottage, based on Lott (1997). Drawing by Andy Isham

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### *The south entrance lobby*

Entered via the centrally placed doorway in the south elevation, the doorframe and door have previously been described (see above). The door leads into a small entrance lobby which allows access to both of the principal ground floor rooms and also directly onto the staircase to the first floor (Figs 23 and 24).



Fig 24: The entrance lobby and staircase, looking north; 1m scale.

Almost devoid of any decoration, the lobby simply provides a connecting space for the internal circulation within the building and is purely utilitarian. The doorway has a plain ashlar sill and the lobby floor is laid to red clay quarry tiles. The eastern reveal of the doorway is splayed, the western is straight, apparently to allow the front door to fully open. The door architraves to the rooms on either side (G1 and G2) are of simple machine-moulded wood, painted.

The staircase is set between two internal walls which divide the ground floor, possibly of brick but possibly of stud-and-plaster; its decorated appearance did not allow confirmation. The stairs are simple pine treads and risers, the treads having rounded nosings.

The strings to either side are plain, undecorated planks, painted white. There is a handrail on the east side, probably a later addition, comprising a thick wooden dowel supported on three iron brackets.

### *Room G1*

Situated on the east side of the cottage this is the larger of the ground floor rooms (Fig 25). The room is entered from the entrance lobby through a simple plank door, ledged but not braced on the

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kitchen side hung on iron strap hinges, the whole painted. There is a basic metal lock box with a (probably) Bakelite handle.



Fig 25: Room G1, looking north-east; 1m scale.

The room is lit by the two-light window in the south wall and the single light window in the east wall (see above). The room appears to have always served as the main kitchen/living room. The provision of the east window would have let in valuable early morning light instead of a reliance on candles or oil lamps. The larger size of the room and the survival of the fitted cupboard also suggests this as the principal room, supported by the fact that it connects directly to the room in the north bay which was formerly the larder and which may also have originally had a sink within it and doubled as a scullery (see below).

The floor is laid to the same red quarry tiles used in the entrance lobby and there is a chimney breast on the east wall, currently fitted with a modern stone fireplace and hearth slab with a timber mantelpiece; it appears to be of 1970's or 80's date. It is most likely that this fireplace replaced the original cooking stove, most probably within a wider opening.

To the immediate south of the chimney breast is a fitted cupboard divided into two unequal parts. The upper part has two four-panel doors with all of the rails and stiles simply chamfered with run-out stops, hung on iron butt hinges and set into a beaded pine frame with moulded architrave around the outer edges. The lower section has two two-panel doors with the same finish to the framework; the doorknobs are thought to be modern replacements. Internally the cupboard is shelved, two to the upper section, one to the lower. The extensive chamfering of this sort suggests it may be original to the cottage, as it was a common finish in the 1860s.

To the north of the chimney breast is a modern stainless-steel sink with integral draining board and attached modern worktops. There are fittings for white goods.

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### *Room G3*

A door at the north end of the west wall of G1 leads into a small lobby (G3) which in turn leads into the rear bay and also allows access to an under-stairs cupboard (Fig 26).



Fig 26: Room G3, the rear lobby and under stairs cupboard, looking south; 1m scale.

The floor of the lobby is laid to red quarry tiles, the under-stairs cupboard the same. There is no decoration to either space apart from the skirting board and simple architrave around the door-cases. The door to the cupboard is of vertical planks, ledged but not braced with a drop latch on the exterior. Internally there are modern coat hooks on the west wall, fitted on a wooden batten.

### *The northern bay rooms, G4 and B1*

Formerly a single room, almost certainly a larder but perhaps also serving as a scullery with the possible provision of a sink. The essential provision of water to the cottage is, at present, unknown; neither a pump (indicated by a letter P) or a well (indicated by a letter W) is indicated on Ordnance Survey mapping close to the cottage.

Along with the division of the bay into two main rooms, there has also been the creation of a further small lobby which affords access to the inserted door in the west wall (see above). The lobby is laid to the same red quarry tile which extends into the newly made doorway indicating that it was laid after the latter had been inserted and is therefore unlikely to be original flooring anywhere on the ground floor.

## Park View Farm, Grange Cottage and Yew Tree Cottage

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### *Room G4*

The larder made by creating a modern partition wall which is situated halfway across the north window (Fig 27).



Fig 27: Room G4, the larder, looking north-east;1m scale.

The room is laid to red quarry tiles and has a stone or concrete slab, painted green, supported on brick piers in the north-west corner. Both the north and east walls have timber shelves supported on iron brackets screwed to vertical battens. Apart from the circuit-board for the electricity supply on the north wall, the room is otherwise plain with the exception of the visible half of the former two-light north window.

The door is vertically planked, ledged but not braced, fitted with an iron drop-latch.

### *Room B1*

The present bathroom, formed from the eastern half of the former northern bay room (Fig 28).



Fig 28: Room B1, the bathroom, looking north.

An entirely modern space, tiled to the height of the window lintel with plain, white tiles and containing a white enamel bath with shower over against the east wall, a lavatory against the north wall and a wash basin against the west wall with glass shelf and mirror above. The remainder of the east wall to the south of the bath contains a cupboard with the water tank. The only partly visible historic feature is the east half of the two-light north window.

### *Room G2*

Located on the west side of the southern entrance lobby, this room appears to have originally served as a sitting room and originally had a door in the north wall, subsequently part blocked and made into a window (Fig 29).



Fig 29: Room G2, looking north-west; scale 1m



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The former doorway was widened slightly to accommodate the present window frame, perhaps suggesting that it was an 'off-the-peg' frame since it would be more usual to simply infill the lower part of the doorway and make the window frame fit the opening. It has previously been described (see above).

The room contains the original window in the south wall and the door leading to the entrance lobby, fitted with a planked door, ledged but not braced. It is fitted with an iron lock box and bakelite knob.

Against the west wall is a centrally-positioned chimney breast, currently fitted with a modern fire surround made from stone with two integral decorative niches. As in G1, this appears to be of 1970's or 1980's date. It has a raised and tiled hearth slab and was apparently latterly fitted with a wood-burning stove since the fire opening has a covering plate and central hole for the flue.

### *The first floor*

At the top of the staircase is a small landing which affords access to all of the first-floor rooms (Fig 23).

#### Room F1

Located on the east side of the building, this is the largest of the first-floor rooms and the only one to contain two windows, one each in the south and east walls (Fig 30).



Fig 30: Room F1, looking south-east showing infilled fireplace and hearth-slab in floor; 1m scale.

The windows are placed directly above those on the ground floor and have previously been described (see above). The presence of the small east window probably indicates that this room was



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the master bedroom since the early morning light afforded by that window would have been invaluable for an early start.

A simple room, now devoid of almost any decoration, there was a small fireplace in the chimney breast against the east wall though the opening has been infilled and the surround removed. The scar of the fireplace can be seen along with the hearth-slab within the planking of the floorboards. The room retains a simple skirting board and there is an in-built cupboard over the ground-floor lobby space. The door to this cupboard and the bedroom are both simple plank doors, ledged but not braced.

The room is ceiled to purlin (and probably collar) level with short slopes on the north and south sides.

### *Room F2*

Located on the west side of the cottage, slightly smaller in size than F1 and without the built-in cupboard (Fig 31). It too has a fireplace, similarly infilled and plastered over, though here too the hearth slab survives in the floor. The room has a single window in the south wall. The door is as in F1.



Fig 31: Room F2, looking south-west; 1m scale.

### *Room F3*

Located in the northern bay, this room is the smallest of the first-floor rooms and must have been singularly inhospitable, having no fireplace and facing north (Fig 32). There are almost no notable features apart from the window, skirting boards and door, all of which are as in other rooms.



Fig 32: Room F3, looking north-east; 1m scale

The only difference in this room is the slope of the ceiling beneath the eaves which is aligned north-south rather than east-west.

None of the bedrooms contains any form of heating and the only modern additions are light switches and sockets.

### *The wash-house*

Situated to the immediate west of the cottage this building appears from map evidence to date between 1899 and 1917 (see above). It is a rectangular building sub-divided internally (Fig 33).

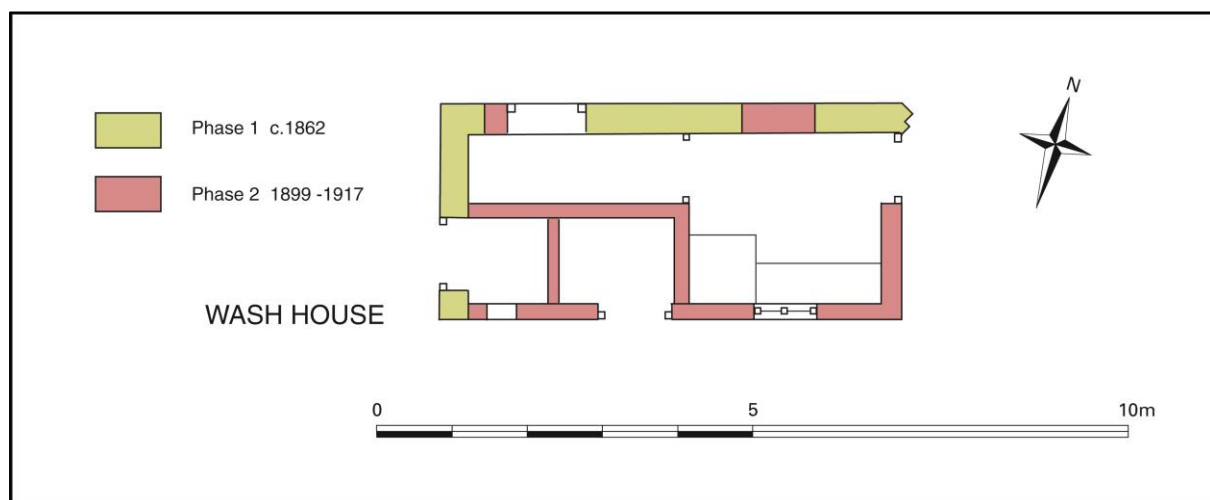


Fig 33: The wash-house plan, based upon Lott (1997) and current recording. Drawing by Andy Isham

## Park View Farm, Grange Cottage and Yew Tree Cottage

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### *The exterior*

The north and west walls are built from Hardwick stone, coursed but not dressed, laid in lime mortar (Fig 34).



Fig 34: The wash-house east gable wall and north elevation, looking south-west.

The north wall, partly set within the ground due to the change in levels between the north and south sides of the building, contains one small opening currently, partially narrowed and fitted with a timber plank door and another opening, now infilled (see Fig 34, dashed yellow lines). This stone-walled section appears to be that indicated on the 1899 OS map and has been previously interpreted as the remains of a former farmhouse (Lott 1997). The present author feels insufficient structural remains survive to be certain of this and that it may equally simply be a stone retaining wall related to the aforementioned changes in ground level. Also, the two openings, one infilled, the other partially narrowed, both respect exactly the current ground level and the fully infilled example appears to have had a former lintel which respects the eaves of the current structure. If they were remnants of an earlier building, it seems improbable that they would both so exactly match a later topographic change.

The east and south walls of the building are constructed from hard red brick (225-230 x 105 x 75mm, 9 x 4½ x 3 inches) and contains a door in the east end and another in the south side along with two windows (Fig 33).



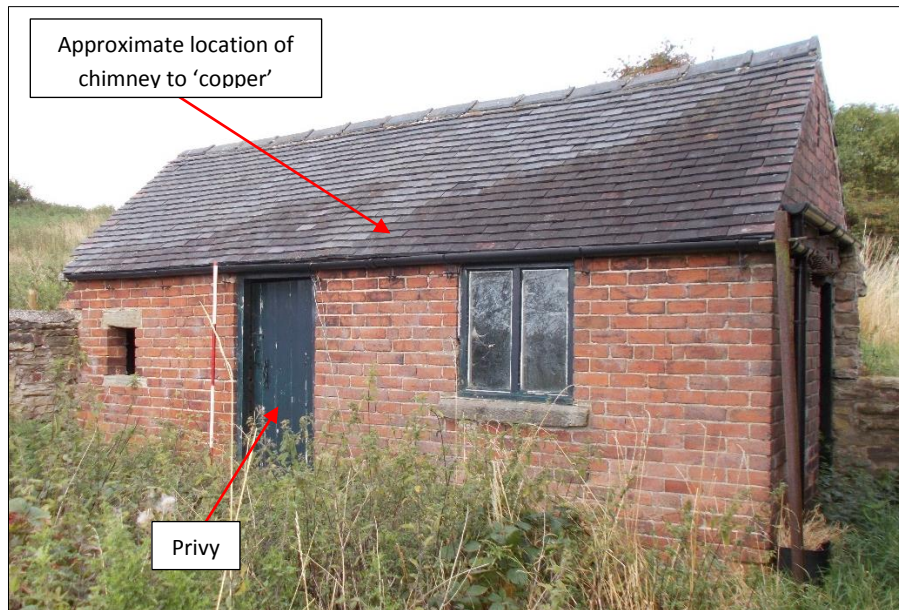


Fig 35: The wash-house south elevation, looking north-west; 2m scale.

The door opening in the east gable is set beneath a timber lintel, above which is a single row of brick laid on edge. Within the opening the door frame contains the door, simply planked and ledged but not braced. It is hung on strap hinges and formerly provided with a simple drop latch, now supplemented by a modern hasp and padlock. There is a narrow ventilation-slit towards the apex of the gable, otherwise the wall is plain apart from guttering and downpipes, all in modern black plastic.

The roof is covered with blue clay peg tiles and has a similar ridge.

The south elevation contains a single doorway which gives access to an outdoor privy (Fig 35, 36). This small space still contains the timber seat, supported on brick piers built against the north and south walls, but none of the boxing-in beneath nor the drop, if there was one.



Fig 36: The privy interior showing timber lavatory seat, looking west.

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It may be that the privy was simply provided with a bucket to be emptied manually (the author, brought up on a farm, remembers a similar outdoor provision at his grandparent's house, provided for outdoor staff and served by a bucket beneath a similar timber seat which was emptied by the daily help. It was still in use well into the 1960's). There is no window to the privy and unusually the top of the door has no cut-outs or ventilation holes, neither is there any shelf for a lamp or candle. The walls retain traces of lime wash but otherwise the small space is plain.

A small room to the immediate west of the privy was not investigated due to the difficulty of access (Fig 35). It contains a single window in the south wall set beneath a stone lintel and with a stone sill and a doorway in the west gable wall. The previous author suggests the internal wall between the privy and this end room is a modern insertion (Lott 1997), the present author is of the opinion that the north (east-west aligned) wall and the south exterior wall are contemporary since they appear to be bonded.

The whole of the eastern end of the building is fitted out to serve as a wash-house though the same provision would also serve to prepare animal feed and supply hot water for other uses, even cooking for the household (large hams, boiled puddings etc, see Fig 37).



Fig 37: The wash-house, interior showing 'copper', sink and work surface. Looking south-east.

The room contains at the west end a water heater, more commonly known as a 'copper' due to the fact that originally the round basin was made from rivetted and beaten copper. By the middle of the nineteenth-century these copper basins were replaced by cheaper, and longer lasting, cast iron examples of which this is one. The 'copper' would originally have had a timber lid. The copper is set within a brick surround which has beneath an integral firebox and cast-iron door; beneath that is the ash box from which the ash and clinker would be removed (Fig 38). The smoke from the fire, set beneath the cast-iron basin, would exit the room via a small flue built into the south-west corner of the room (Fig 38). The chimney which served that flue has subsequently been removed, and no trace now remains above the external roof.

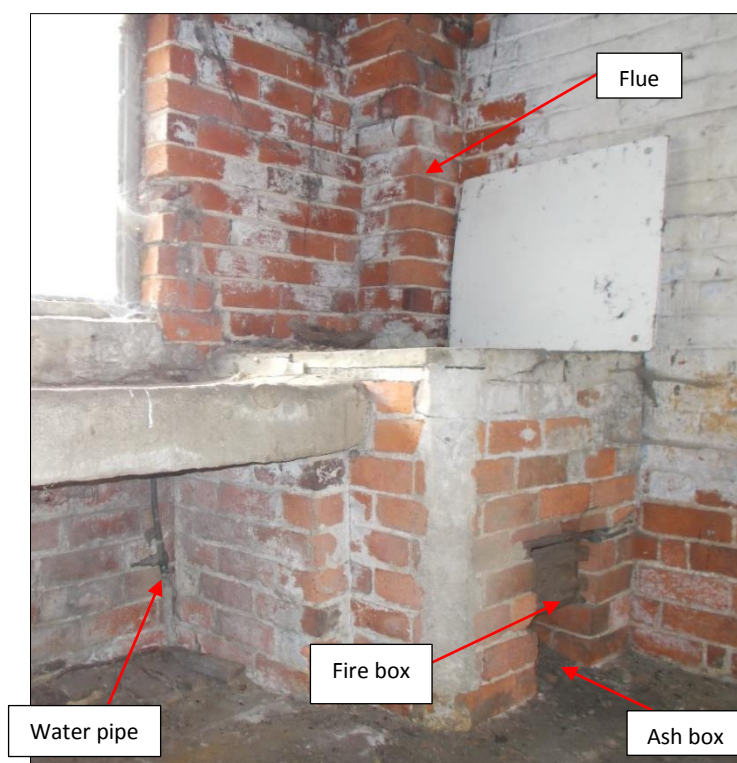


Fig 38: The wash-house 'copper' showing the firebox, ash box and flue. Looking south-west.

To the immediate east of the 'copper' is a wide, shallow, stone sink (Figs 37 and 38). Conveniently situated close to the hot water, this would have been used for preliminary washing or rinsing after the hot wash. Whilst there may originally have been no tap, a copper water pipe set in a length of lead pipe is visible beneath the sink, though no tap now remains.

The sink is positioned beneath the south-facing window for maximum daylight. The window is a two-light timber framed configuration, each light glazed with a single pane of glass. It is possibly a later replacement since it would seem more probable that given its location and the use of the space, that an opening window would be more appropriate. The sink is carved from a single piece of stone and is supported on two brick piers. It has a single drainage hole but there is no fitted pipe for the waste water, although a cut-off section of lead pipe which remains set into the south wall beneath appears to be a remnant of such a feature.

To the immediate east of the sink is a small slab of stone, also supported on brick piers which appears to have served simply as a work surface.

The floor of the room is made from brick and the walls retain traces of limewash. The underside of the roof structure reveals that it is made from pine rafters, purlins and ridge plank, overlaid with a modern waterproof membrane.

On the east gable wall is a small wooden shelf, supported on brackets and a longer timber shelf on the north wall, similarly supported.

A fuel store occupies the remainder of the north side of the building and has an internal door leading from the wash-room and the small door in the north wall through which it is assumed that fuel, probably coal, would have been introduced (Fig 39).





Fig 39: The fuel store, looking west. The door to the exterior to the right. Note brick infilling to the far side of the external door.

Interestingly, this small fuel-store door is the only one observed within the whole property to be both ledged and braced. The sill of the opening is of stone, the lintel also forms the wall plate of the roof structure. The room is ceiled by un-painted timber planking though there is no obvious access, either in this or any other of the western rooms, which appears to afford access to the attic space. The west and north walls are of stone, the south wall of brick. The entire east end is filled by the timber door.

### *The animal shelters and pig sty*

These structures are located to the south and south-west of the cottage and wash-house. Their degraded condition along with the vegetative growth within and around them was, at time of the present survey, such that little can be reported of them. A brief description will be given here. A fuller survey was possible when the previous assessment was made (Lott 1997). Too little now remains to supplement anything recorded at that date; it should now be considered to comprise the principal drawn record without addition or amendment.

The animal shelter is a rectangular stone building, broadly divided into three parts with a further pen, probably another pig sty, attached at the eastern end (Fig 17).

The north wall survives relatively intact with the majority extant to former eaves level.





Fig 40: The north wall of the former animal shelters, looking south-west.

Both the eastern and central portions were single storey, the western part was formerly two-storey.

The west gable wall and almost the entire south wall are now all-but lost apart from fragmentary sections of both walls (Fig 41).

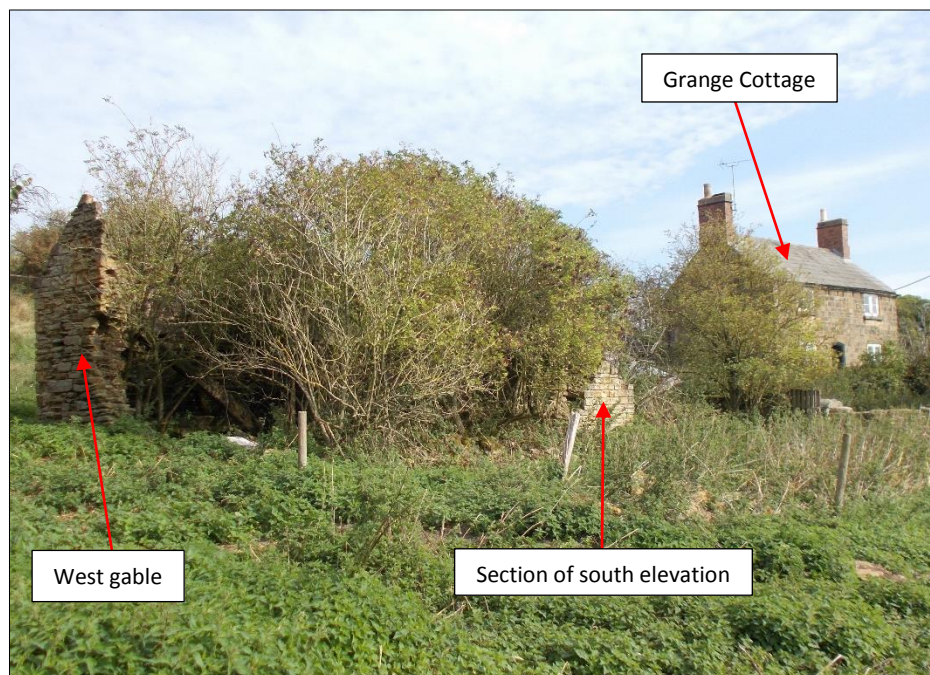


Fig 41: The derelict animal shelters, looking north-east towards Grange Cottage.

Both surviving sections show that the building appears to have probably been built as a single phase from coursed Hardwick stone rubble laid in courses, bonded in lime mortar. There are sections of alteration in red brick, now largely unintelligible due to the parlous state of the remains.

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The western formerly two-storey section contains fragmentary remains of a stone manger supported on bullnose brick supports with remnants of a hayrack only just discernible. Such low mangers and sloping hayracks were generally made to provide feed-troughs for cattle. The previous author (Lott 1997) suggests that these troughs were used for horses, however the present author thinks that they appear to be rather low for horses and might be more suited to cattle. However, given the current condition of the building observation was minimal and conclusive interpretation impossible. Lott also indicates that there was a hayloft above, which would have served either horses or cattle. The use of bullnose brick to support the stone trough indicates a post c.1850 date when such bricks were introduced.

The central and eastern sections of the building are almost entirely ruinous.



Fig 42: The central section of the animal shelter, looking north.

Apart from observing that the walls were primarily constructed from stone with occasional alterations in either stone or brick, and that there was a doorway in the north wall, little can currently be commented upon.

Of the eastern section of the main animal shelter range, the eastern section was inaccessible and could only be observed from the south exterior.

The surviving walls are built from coursed stone and a few rafters remain. A first-floor door indicates a former hay loft, though whether in this or the central section is at present uncertain.

The east gable end has a secondary pig sty built against it, currently roofed by corrugated tin sheet.





Fig 43: The pigsty at the east end of the animal shelter range, looking north-west.

The east, west and north walls are primarily built from coursed stonework, the south wall from red brick. Little else could be observed.

### *The detached pigsty*

A second pigsty is located to the south of the main animal shelter range. Currently almost entirely ruinous and overgrown, only sections of walling could be glimpsed (Fig 44).



Fig 44: The detached pigsty, looking north-east towards cottage.

The walls of the pen are constructed from Hardwick stone, the pen walls having half-round coping and a feed trough incorporated into the west wall. Nothing of the sty could be seen, the roof of which is no longer extant.

# Park View Farm, Grange Cottage and Yew Tree Cottage

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## Conclusions

Documentary evidence, primarily of mapping, shows that the small complex at Grange Cottage comprised the cottage and detached animal shelters from the mid nineteenth-century. Also present were a group of buildings close to the quarry face, now lost and apparently demolished at sometime between 1917 and 1939.

The part brick wash-house dates to between 1899 and 1917 and is largely un-altered containing the water heater, sink and privy which would have served the cottage. Of the apparent link building shown on the 1939 OS map, nothing can be seen and its actual existence is uncertain at present.

The cottage remains much as built, though with some relatively minor structural alterations, primarily the infilling of the north door of the west bay and the creation of another in the west side of the northern bay. Both changes may have occurred when the northern bays ground floor room was subdivided to provide a smaller larder and bathroom.

The size of the ground floor rooms and the circulation routes from the main east room into the north bay room suggest that the former was the kitchen, the latter the larder, perhaps also a scullery. The first-floor rooms have lost both fireplaces though their size and locations are still visible.

The principal elevations (west, south and east) are structurally un-altered and overlook open countryside (see below, Setting).

The detached livestock range is currently ruinous and difficult to observe due to natural vegetative growth. The previous report provides a fuller record of the structures relatively recently, especially regarding internal detail.

The location of the detached pigsty might, to modern thinking, be considered an unusual location in full view of the principal rooms of the cottage. This would not have been the main consideration for the occupants at the time who would simply locate it where the waste (notoriously pungent) could be disposed of most easily. This was, after all, a working complex.

### *The setting*

The cottage is situated in the midst of agricultural landscape and is approached across a pasture field. Current vehicular access appears to be only possible from the apparently un-adopted lane which leads from the south side of the village road. A modern farm gate gives access into the field on the east side of the former quarry and building group. The track is at present almost invisible but appears (from satellite imagery) to be surfaced to some degree.

The isolated location is remarkably unspoilt and few other buildings can be seen, whilst it too, is essentially all-but hidden from public highways or other properties. However, the most significant sight-line must be that which affords a direct and uninterrupted view of Hardwick Hall which sits prominently on the horizon to the east (Fig 45).





Fig 45: The view eastwards to Hardwick Hall from the south side of the cottage.

The view of the Hall (in fact, both the new and old halls are clearly visible), almost exactly face-on to the principal western entrance façade, affords what must be one of the most instantly recognisable yet at the same time little-known views of this astonishing late sixteenth-century building.

To the south and west an equally unspoilt bucolic landscape reveals little but agricultural landscape and a few farm buildings.

Close-by, to the immediate north beyond an area apparently relatively flat though currently overgrown, is the craggy vertical face of the former quarry (Fig 46). There are occasional introduced shrubs indicating that this was included within the wider garden area around the cottage.



Fig 46: The former quarry face to the north of the cottage, looking north-west.



## Park View Farm, Grange Cottage and Yew Tree Cottage

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There appear to be no visible remains of the buildings indicated within the flat area to the south of the quarry face by early OS mapping. These uncharacterised buildings were clearly present in 1899, were apparently slightly reduced in area by 1917 but had disappeared entirely by 1939.

## Yew Tree Cottage

### **A Level 2/3 building survey of a cottage and associated outbuildings known as Yew Tree Cottage, Astwith, Derbyshire, belonging to The National Trust**

#### **Introduction**

A detached building, known as Yew Tree Cottage has been recorded at (NGR: SK 4412 6409; Fig 1 [no 3]).

The current survey, commissioned from Iain Soden Heritage Services, was undertaken to equate to Levels 2/3 as detailed by the document prepared by Historic England (Historic England 2016) as set down in a Brief issued by the National Trust (Buck 2018).

Both the cottage and the associated ancillary buildings were previously recorded (Lott 1997) since when it has lain empty and is suffering from the level decay which attends all buildings when they lie empty for protracted periods. Related outbuildings are on the verge of becoming derelict, although for the most part they remain water-tight. The surrounding plot is very overgrown, preventing easy access and views from and of the property.

No clearance had been undertaken prior to the site visits, neither was any undertaken as part of the survey. Therefore, elements which might survive but were not visible at the time of survey, have not been commented upon though omission from this report does not indicate their absence.

#### **Summary of previous survey**

The fieldwork and pro-forma-based data by Beryl Lott (1997) indicates that the house can be traced with relative accuracy on Ordnance Survey maps back to 1875, and that in that year the basic layout is as has survived today. While earlier depictions show a building thereabouts, they do not have sufficient accuracy to identify the current buildings.

Lott recounts that the census records indicate that Marsdens, father (John) and son (George), both carpenters, lived at the cottage in 1841 and 1851, and research in the Chatsworth House archive showed that the father, John Marsden, had been a tenant since at least 1828.

Between 1851 and 1861 the tenancy passed to one John Blanksby, a farmer of 18 acres, who continued to hold it until at least 1909. It is his tenancy, and the change to farming, which may have promoted structural change in the buildings.

In terms of the buildings themselves, the current survey (below) takes precedence over that of 1997 as the building has deteriorated since then.

# Park View Farm, Grange Cottage and Yew Tree Cottage

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## Building survey

As part of the previous building survey, plans were made of the principal buildings (Lott 1997). Those plans were used as a basis for the current survey and the same room numbering has been used to avoid confusion when comparing the two documents. Lott's work has been verified and updated or amended as necessary.

Photographic scales are either 2m or 1m, as appropriate to the context.

### *Exterior*

The building faces south into its own (very overgrown) garden, while it is actually approached via an unmade farm track along its north side, where the visitor passes a row of outbuildings (of which more below). Entry is currently on the north side, via the back door and a small yard.

Structurally the building is a T-shape in plan, and comprises two basic phases, the earlier probably of the 18<sup>th</sup> century, while an added second phase was certainly complete by the Ordnance Survey mapped it in 1875.

All the walls are of roughly-coursed local Hardwick stone, with the second phase corners being stressed in quoins and the stonework on its most visible faces being in better, squared blocks, particularly on the northern block. Two chimney stacks project above the apex of the roofs, while those roofs are slate covered. Lott (1997) notes that both Welsh and Lake District slate are used, although the mix is not apparently based upon phasing; it is more probably a quirk of availability as one face was re-covered at a time as leaks demanded. Rainwater goods comprise mostly modern plastic examples.

The windows throughout are single-glazed timber and there is a plethora of (mostly) matching late Victorian or Edwardian window furniture.

The north-western (rear) elevation is actually that which is presented to the visitor from the access track (Fig 47). This aspect has two windows facing up the lane, partly from what was probably once the kitchen (G1), now a sitting room.



Fig 47: The north-western aspect of the building, upon passing the outbuildings.

Passing further down the lane, the kitchen block of which G1 is part also looks east, out into the first field in the building's purview, confirming that it was clearly built with views outwards in mind (Fig 48), although the maturity of trees and hedges has latterly compromised this. This is part of the later expansion of the original building. The former predominance of the fireplaces in this block, probably because it had once been the kitchen with exterior farm-door and two windows, and a two-window bedroom (F3) above, mean that the fireplaces in this block have been very well used. This has resulted in some extreme stone-degradation, including some perforation through the entire wall.



Fig 48: The kitchen block also looks east, out into the field.



## Park View Farm, Grange Cottage and Yew Tree Cottage

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The principal front of the house faces south (its immediate garden) and here can be seen the exterior butt-joint which demarks that the building is of two phases (Fig 49). The western two-thirds portion is the earlier, with the addition of the eastern third and the kitchen block to the rear. Their coursing and the stonework actually employed vary sufficiently for the joint to be corroborated in the overall finish. The first phase is coursed rubble all round, while the later addition has quoin stones and many carefully squared blocks have been laid.

The two phases can also be discerned by the varied treatment of the window-heads and sills. The south-facing two in the older portion of the house are turned as flat lintels with voussoirs and have no pronounced sills. All later windows, plus the front door, have stone heads and sills.

A later single-phase roof covering unifies the two parts, although a slight variation in eaves-height is explicable by the need within to step up from the second phase (or later) stair into the bedroom F2, probably caused by the headroom needed by the ceiling in room G2 below.

Access to the garden front is very limited by the overgrown nature of the plot (and thus restricting square-on views).



Fig 49: The principal (south) front. Vertical butt joint between phases is arrowed. Note the two window-configurations of Phase 1 and Phase 2; scale 2m





Fig 50: The butt-joint made by the addition (right) to the original building (left). The front doorway is a replacement, treated like the later windows with a stone lintel; scale 2m

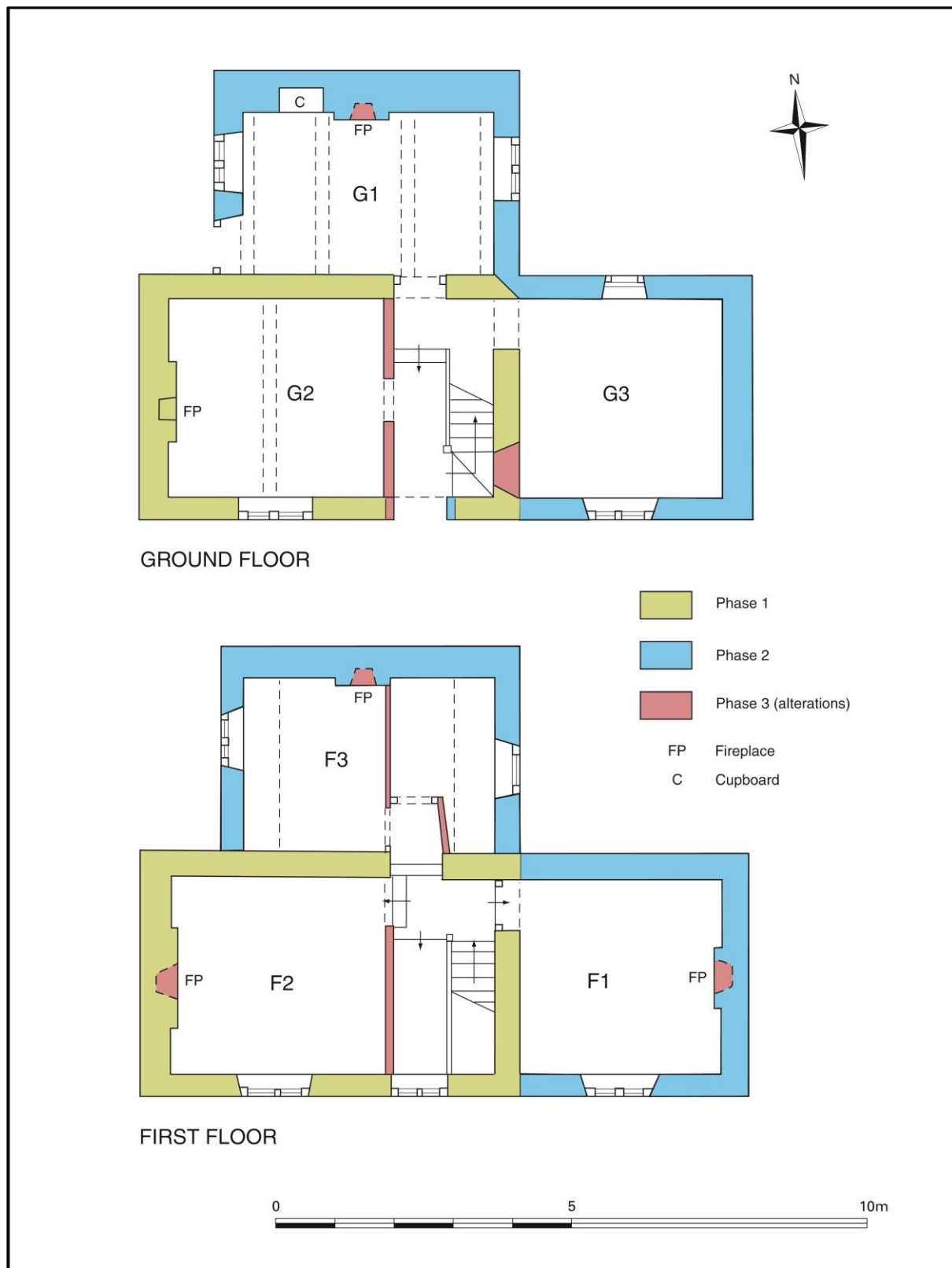


Fig 51: Yew Tree Cottage phase plans

## Park View Farm, Grange Cottage and Yew Tree Cottage

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### *Interior – Ground Floor (Fig 51 principally)*

Entry into room G1 from the farm track is into a small sitting room with exposed beams. A cupboard and a fireplace, with modern brick surround, lie in the north wall, while a window pierces both the west and east walls. The ceiling beams are exposed but do not bear datable decoration. There are no other historic features.

A doorway in the south wall leads through the south wall into Room G2, the downstairs room of the first-phase building. This room faces south and in its west wall is a fireplace with a beige tiled surround and grate which dates from the 1930s (see for instance Calloway 2012, 433). It is badly damaged but even now is probably conservable if appropriate (Fig 52).

The room is divided overhead by an axial beam which has a run-out stopped chamfer with a triangular step, probably 18<sup>th</sup>-century in origin (Fig 53; Hall 2005, 159). The door in and out of the room is planked and ledged, but not braced, a pattern seen throughout the house, with applied furniture in bakelite, again a feature of the whole cottage, suggesting it was overhauled in the inter-war period (Fig 54).



Fig 52 room G2, showing the effects of damp and the damaged 1930s fireplace surround. Scale 1m



Fig 53: The stopped chamfer to the axial beam in Room G2, probably 18<sup>th</sup> century



Fig 54: Planked and ledged door into G2, with 1930s Bakelite handle; scale 1m

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The staircase hall is partitioned off from Room G2, and although the current stairs are probably 20<sup>th</sup> century in origin, this location may always have been the location of a staircase, perhaps even when the cottage was only that of a single cell. In the beginning however, the stair may have risen from an open room, without partition. The way from G1 and from G2 both lead under the stairs into G3, the latest kitchen, which contains no historic features.

The doorway into Room G3 has been cut through the former gable wall of the first phase building. It probably replaced another (external) doorway which stood at the south end of the gable, but which had subsequently been blocked.

The floors downstairs are quarry-tiled, which probably all date to the creation of the second phase of the building, or are a later insertion.

*Interior – First Floor (Fig 51 principally)*

The simple staircase leads to a short landing with its own window (Fig 55). Off this lead all three plain upstairs rooms (F1-3), which are almost devoid of historic features but bear strong similarities to downstairs.

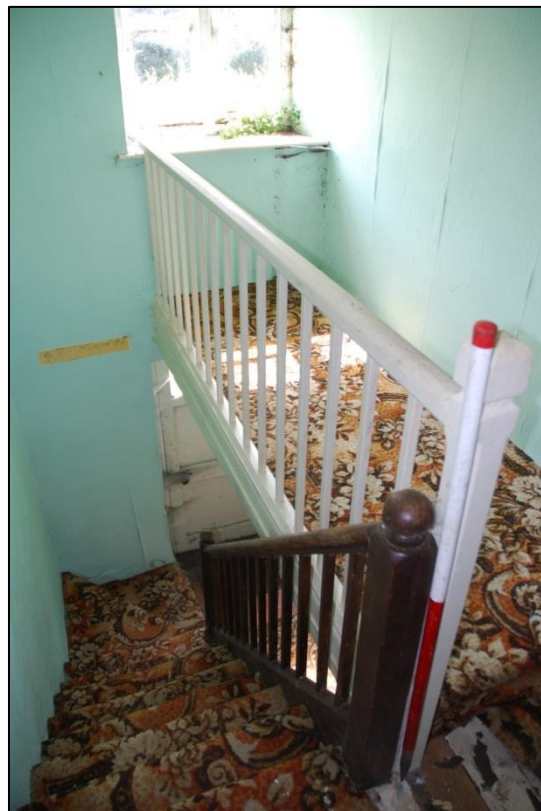


Fig 55: The simple stair banister and rail from the first floor landing; scale 1m





Fig 56: The almost featureless Room F1, a blocked fireplace in the end gable.



Fig 57: Room F2, with blocked fireplace in the end gable. The hearth slab survives in the floor.

Room F2 draws comment for one reason in particular, however. It appears that the floor is of concrete; not lime-ash or similar, but concrete. If so, this is probably very unusual in a small vernacular building of this age, but does beg the question: other than the chamfered and stopped axial beam in the room below, what is supporting this floor, which must be inordinately heavy? The concrete stops at the edge of the hearth-stone, and no comparable floor can be seen in either of the other first floor rooms, which appear to simply be of timber floorboards.

Room F3 has a planked and ledged door (not braced) and bears a Bakelite door handle, clearly one of a suite throughout the house.

The window in F3 has a particularly clean example of a Victorian (painted) brass window catch (Fig 59) of a type seen in Calloway (2012, 275). Since these are also found elsewhere in the house they

## Park View Farm, Grange Cottage and Yew Tree Cottage

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may be original to the second phase of the house, perhaps put in during the third quarter of the 19<sup>th</sup> century.



Fig 58: Room F3 planked and ledged door with Bakelite fitting; scale 1m

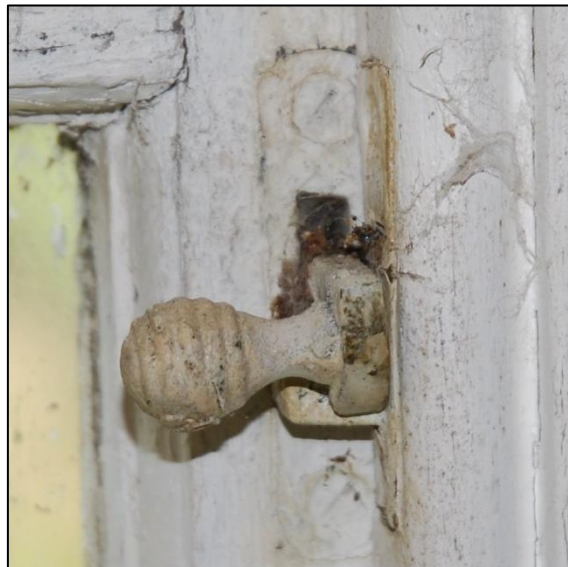


Fig 59: Room F3 Victorian window catch, painted ?brass

## Park View Farm, Grange Cottage and Yew Tree Cottage

### *The outbuildings*

#### *Exterior*

The outbuildings to Yew Tree Cottage comprise a former wash-house, stables and a large animal shelter, probably for cattle. They are in a poor state of preservation, not helped by some old poorly-effected alterations. All (at least in plan) seem on the basis of historic maps, to have been in place by 1875, but no more detailed dating of the plan is possible.

The range seems to have been much smaller in scale originally and the part of the range which comprises a stone wash-house on the east (nearest the house), stable (in the middle) and part of another room, have been extended to the south and west in a mix of stone and brick. Their eaves have also been heightened in brick almost everywhere, and may once have been simply open-fronted shelters in stone. They all have corrugated asbestos roofs, suggesting that their current finish dates from the middle third of the 20<sup>th</sup> century.



Fig 60: Yew Tree cottage outbuildings phase-plan and location relative to the cottage (Drawing by Andy Isham, after Lott (1997)).



Fig 61: The stable and adjacent room with stable-style doors; note the eaves raised upwards in brick, which includes mid-20<sup>th</sup> century Flettons



Fig 62: The animal shelter and hay loft over; again brick over stone.



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### *Interiors*

The wash-house at the eastern end of the range is a 20<sup>th</sup>-century creation, and has only probably existed since the eaves were raised. It contains an enamelled stone sink on a brick pedestal and a brick copper, still with its metal basin and wooden lid and a narrow chimney and flue (Fig 63). Here water could be heated, laundry was boiled and mash/swill prepared for the animals.



Fig 63: Inside the wash-house, looking west. Copper to the left, sink/basin to the right; scale 1m

Next to the wash house was a stable with stable-style door (b in Fig 60). This would have benefited from any heat given off from the copper next door. It is a plain room, lacking detail but had a small hatch looking west, subsequently blocked, through to the adjacent building (Fig 64).

Room c in Fig 60, also with a stable-style door, has been raised and also extended southwards, although in neither case is it apparent for what purpose. The extension did provide more light however, and because the glass of the windows is not protected (as it ought to be for animals), it may be assumed it was for storage, possibly tack, which might explain a disused possible fireplace.

By far the biggest building on the west end of the range is divided into two halves, a front room (d in Fig 60) and a back one (e in Fig 60), while it also had a first floor which once oversailed both halves, although only the front half survives.

The front half downstairs may once have been at least partly open-fronted, and a row of three worn brick feed troughs are built into the floor against the middle dividing wall. A fourth has probably been lost to a connecting doorway. These may have served cattle, which were usually stalled in



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pairs. There is insufficient room between for dividing travisses for horses, which are wont to kick and harm each other.



Fig 64: One of the stables (room b in Fig 60) looking west. Note the small blocked window through to the next room (c). Also note the former gable outline (marked), from when the range was narrow and open-fronted



Fig 65: The middle room (Fig 60 c), showing windows, a cupboard and possible fireplace. Their origin is unclear



Fig 66: The ground floor of the large animal shelter, front room (d in Fig 60). Three brick troughs in the floor survive against the opposite dividing wall. One is arrowed; two more lie behind a haphazard wooden barrier.



Fig 67: The rear portion of the large animal shelter (Fig 60, e). The window is an insertion, and has replaced a former projecting fireplace on the first floor, which has been entirely lost. Only the chimney survives.

The back room (e) of the westernmost building is plain but a high-level doorway shows the front hay loft passed through a doorway into another, now lost, first floor room. This once had a small fireplace in its end gable, but this has since been cut out and a high, ground-floor window put in instead. Its height suggests it may have been for horses, which could not put their noses through the glass at that height. The former first floor has been taken out.

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## Conclusions

Yew Tree Cottage is a two-phase vernacular building which probably originates in the 18<sup>th</sup> century but was extended to its surviving plan by 1875, on mapping grounds. It has been empty for some time and is suffering from isolation and growing levels of decay, including stone-degradation. The cottage is in the local vernacular style but is not of any particular architectural or historic merit.

By 1875 it had also acquired a range of outbuildings which have been much adapted and altered, mostly for reasons unclear, but which mostly served animals on a small farm. Thus while census records would suggest that they might have been built to serve two generations of carpenters, and perhaps store wood and tools, the conversion to a farm led to their enlargement for livestock, perhaps in the period around 1860. They have continued to be altered although they would long ago have ceased to be suitable for modern animal husbandry, given increasing welfare requirements. They are in a poor state of repair.

## Setting

Yew Tree Cottage and its outbuildings lie almost at the heart of the current village, yet they enjoy a degree of seclusion, largely due to the maturity of all the surrounding hedges and trees which line the plots in its immediate purview. Thus there are no fine views in or out, although judicious trimming might improve this. There are numerous mature fruit trees on the plot.

Unlike Grange Cottage (the comparison is not inevitable but is perhaps not inappropriate). The close juxtaposition of the cottage with all its outbuildings is notable, and one may not be approached without the other filling the view; to all intents and purposes they are visually inseparable.

The approach is a veritable sylvan idyll, but entirely by happenstance, but which currently militates against good conservation and long term survival of the buildings.

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## Appendix

### OASIS data

Project Name	Park View Fm, Grange Cott & Yew Tree Cott, Astwith
OASIS ID	Iainsode1-330365
Project Type	Building recording and analysis
Originator	Iain Soden Heritage Services Ltd
Project Manager	Iain Soden
Previous/future work	Unknown
Current land use	Derelict buildings
Development type	n/a
Reason for investigation	Cultural Resource Management
National grid reference	SK 43
Start/end dates of fieldwork	28-29 August 2018
Archive recipient	The National Trust
Study area	Astwith Parish



Iain Soden Heritage Services Ltd

27 September 2018