

# Hare Hill House & Carnegie Library

Internal Survey

March 2010



This is a brief survey of each room in hare hill I house and the Carnegie library to establish those items of originality which are thought to be worth preserving or restoring

The rooms and spaces have been numbered and are shown on plans at the end of this document.

Comments are made in the presumption that the house is to be returned to its original design, albeit incorporating some later important additions, and the library is to retain its originality.

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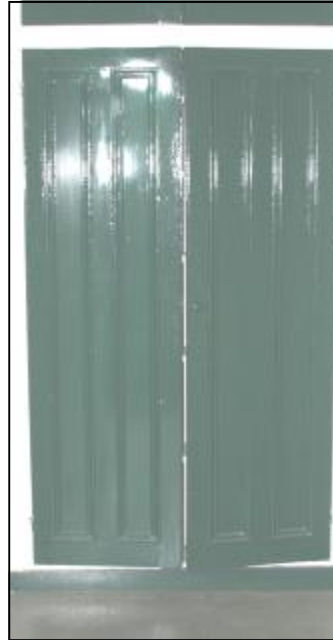
## Second floor

### Room one

Accessed from the top of the main staircase through an arched opening to the left of the landing. It leads to the 'servants' staircase and contains floor to ceiling cupboards. The cupboard doors are panelled and will be of some age but it is unknown if they are original to the house. Keep if possible.



Arched opening from main stairway



Panelled cupboard doors

The arched opening should be preserved.

### Room two

'servants' staircase containing what is thought to be the original balustrade which should be retained.

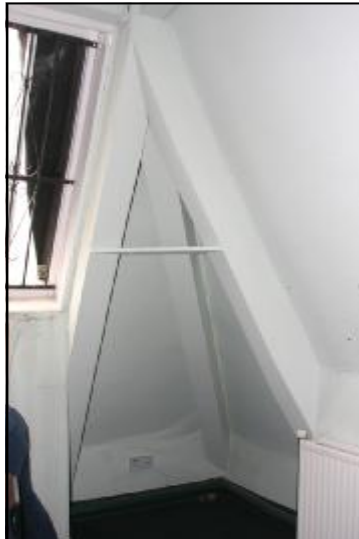


## Room three

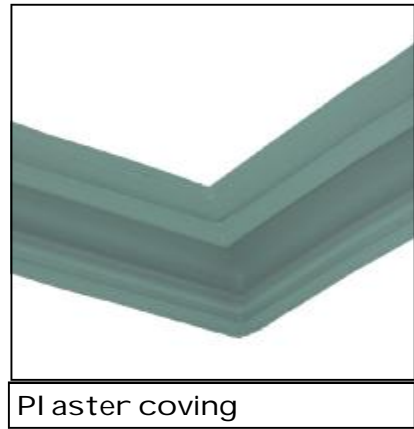
Accessed from the top landing of the 'servants' stairway it contains a roof light to the north and a window to the east. It has exposed roof structure in one corner.



Window shape reflects similar shape elsewhere in the building



Corner roof structure



Plaster coving

The plaster coving is moderately elaborate by today's standards and is typical of all covings on the second floor and should be kept and repaired as necessary.



Ceiling flower

there is an odd ceiling flower over the window which is repeated in some other rooms. Its purpose is unknown but could be a ventilation grill or a gas outlet? The material it is made of is not clear because of many layers of paint. It could be plaster or cast iron.

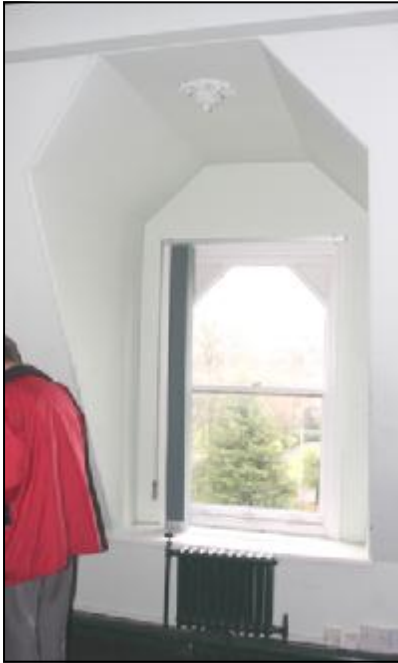


Original panelled doors and furniture should be kept (or copied where missing).

Radiators are of a variety of types and ages but one thought was to preserve the old style cast iron type in any refurbishment.

## Room four

This room is on the right hand side of the front elevation and with adjacent rooms has a dormer window. This necessitates the hidden rainwater gutter passing beneath the internal window sill which contains an access hatch. It also has a ceiling rose in better condition than that in room 3.



Dormer window



Window sill hatch

Covings, skirtings and doors etc. should be preserved as in room 3.

It has exposed roof structure as in room three.

## Room five

This is the main staircase and top landing. The balustrade, coving & skirting are thought to be original along with the two arched openings (see picture to room one) which give access left and right to the upper floor. A separate panelled door straight ahead leads to room 6.



## Room Six

This room is accessed from the stair landing and contains a dormer window with coving, skirting, door & door furniture as in room five all of which should be retained. There is another door leading to room seven.

## Room Seven



This room is accessed from the corridor (room eight) and from room seven. In addition to the details recorded for room six it has a fireplace worthy of retention although it is not known if it is an original. It has exposed roof structure in one corner as in rooms three and four.

## Room Eight

This is the access corridor from the stair landing accessing rooms seven, nine and ten. A minor note is the skirting stop used where the skirting meets an architrave which should be retained and used elsewhere when necessary.



## Room Nine

This is the 'end' room to the corridor and has a semi circular window wall. The skirting does not continue under the windows but it is thought that it probably did originally and should be replaced. A small cubby hole storeroom has been built in one corner and this should be removed completely to regain the room's original dimensions. There is significant water damage evident to plasterwork.

## Room Ten

This room is accessed from the corridor (room eight) and should have the covings, skirtings etc. retained or replaced to match those elsewhere on the second floor. This was one of the few places where the original non-jointed (t & g) flooring was visible; if possible this feature should be repaired and retained.



## First Floor

### Room Eleven

This is the main staircase and landing. The access doors are mainly original with large architraves and panelled door linings which should be retained. The stair skirting matches that on the second floor (see picture in room five). There is no skirting to the landing itself and this can perhaps be redone. The coving to the landing matches that over the window.



The balustrade is original and matches that on the floor above (see picture in room five).



The window at the half landing has many interesting features and these should all be retained.

### Room Twelve

This is the old council chamber (circa 1904?), which while not retaining the original use and design of the room, has such historical significance and retains so much of the design of the room as adapted for council use, including the furniture which is clearly made for it, that it is essential that it be renovated to a high standard and retained. Renovation of the tables, chairs and desk should be carried out along with repairs to the wall paneling as necessary; this would also include the door and door furniture.

It has not proved possible to investigate the state of the old ceiling above the false one more recently added but it is hoped it will have kept the old plaster covings. The false ceiling must be removed and the height and design returned to the original. The window glass is acid-etched with the initials of the Littleborough urban district council within a



pleasing design. Where this has been broken it has not been retained; the plain glass should be taken out and replaced with acid-etched glass to match the original. The heating radiators may be considered worthy of retention where the pipework has been curved to match the semi-circular end wall.



Radiators to curved wall



Acid-etched window



Wall paneling



Entrance door with original paneling and architraves but all original door furniture has been removed.

Some damage has been done to the paneling in places due to unsympathetic alterations and additions, particularly in regard to electrical work, but this should be repaired.

## Room Thirteen

This room is on the left hand side of the front elevation and has sliding sash windows with elaborate architraves and paneling worthy of retention.



Plaster covings are more elaborate than on the top floor and should be retained and repaired. Skirtings are fairly simple but also should be kept.

There is evidence of water damage to the plasterwork.



## Room Fourteen

No coving remains here but should be replaced. The window matches those in the previous room (see above).

## Rooms Fifteen, Sixteen, Seventeen & Eighteen

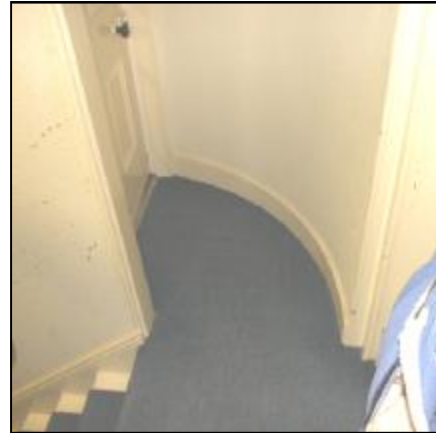
These rooms have been created from what was originally one room. The changes have been done unsympathetically riding roughshod over covings, skirtings etc. The original room should be returned to its original dimensions and original detailing retained and repaired as necessary. The two windows currently in rooms sixteen and eighteen match the others on this floor on the front elevation (see above in room thirteen).

## Rooms Nineteen, Twenty & Twenty-One

Nineteen is a short corridor connecting both sets of stairs and leading to what are now male and female toilets (twenty & twenty-one) but which may have been one room originally (but see notes in next room). The gents is in a poor state of repair while the ladies is better with some paneling which is not worthy of retention. While it is almost impossible to say what the detailing was, matching similar details on this floor would be advisable.

## Room Twenty-Two

This is the 'Servants' staircase and landing. There is an odd, partially obscured, curved wall between the space leading to the gents' toilet and the ladies' toilet. It is not known why it is so or whether it is original or not. If original it would suggest that rooms twenty and twenty-one were always two rooms particularly as the wall between them is solid.



Details of the staircase, while relatively simple, should be retained if possible.

In addition to connecting the ground and first floors it also leads through an arched opening to what is believed to be a later addition to the original plan of the house albeit in matching and appropriate design; it is felt that this was built while still in private ownership.



The arched opening appears to be in good condition and must be retained.

## Rooms Twenty-Three & Twenty-Four

These rooms were originally one room as evidenced by the coving in the corridor (room twenty-four) 'vanishing' into the new wall which divides it from twenty-three. A corridor may now be considered essential and to be retained, in which case covings and skirtings should be continued along the corridor wall on both sides.



Room twenty-three contains a fireplace which is probably original and should be retained.



Cupboards in the wall dividing this room from the adjacent room (twenty-five) also appear to be original and should be retained.



## Room Twenty-Five

This room has cupboards which are back to back with those in room twenty-four and should be retained along with the door furniture.



The window has a paneling feature between sill and skirting as have the windows in room twenty-four and this should be protected.

Covings and skirtings should be protected and retained.



# Ground Floor

## Room Twenty-Six

The main staircase which has a pleasing handrail and balusters thought to be original.



The architraves and door linings are elaborate to the openings to either side but the door leading to the entrance hall (room 39) is plain. This last door is part of a partition which divides twenty-five from thirty-nine none of which is original and should be removed.



The plaster covings are more elaborate than those of the two floors above and should be preserved and repaired as necessary.

This room is also a corridor connecting the house with the Carnegie library.



## Room Twenty-Seven

This room has been drastically modified and is now one with room twenty-eight. Beams crossing from where originally there would have been a chimney breast are thought to have been positioned solely to support the remaining brickwork on the floors above when the breast was removed. Although



removal would not be economic it would be preferable for the covings to be continued along them. These presently 'disappear' into the beams.

The skirtings are a mess and appear to be of two different designs.



The west facing wall is semi-circular as are those on the floors above with sash windows.



### Room Twenty-Eight

This room is now part of one space with room twenty-seven. It was originally separate and thought should be given to replacing the dividing wall that has been removed.

Separate coving details of an elaborate nature not found elsewhere in the house indicate that this room may have been the principle 'receiving' room for visitors.

While this coving has been severely damaged by a number of unsympathetic additions to the house it is considered worthwhile repairing it if possible.



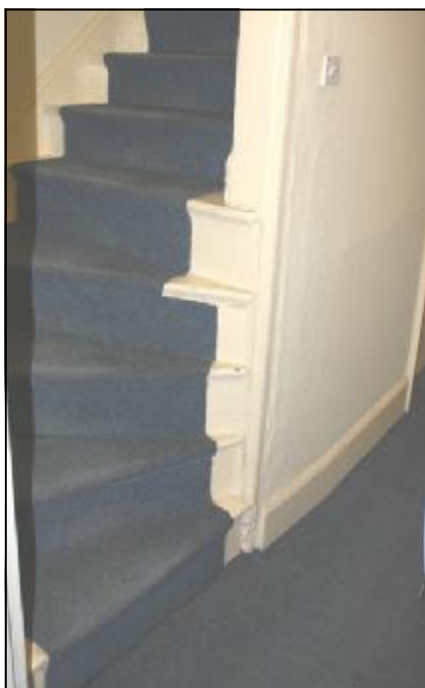
It is clearly not completely made of plaster moulding but the other material(s) used are not known.



## Room Twenty-Nine

A small corridor leading to rooms thirty (corridor and 'servants' staircase) and thirty-five (additional small corridor). There are no particular defining features but it is probably original.

## Room Thirty



A corridor leading to what is thought to be a later extension containing rooms thirty-two and thirty-three on this floor. It also gives access to the 'servants' stairs to the upper floors and a separate stair down to the cellars.



Servants' stair handrail detail

## Room Thirty-one

This is the staircase leading down to the cellars. The door is reinforced presumably because the cellars were used as an air-raid shelter at one time.

## Room Thirty-Two

This is one of two rooms in the extension. It does not appear to have any of the original coverings or skirtings.



The window has a stone mullion. There are built-in cupboards in the internal wall which are thought to be original and although of no intrinsic value could be repaired and kept if useful.



## Room Thirty-Three

This is a corridor leading to room Thirty-three and the room itself. It is certain that this was once one room. Now a kitchen, little remains of original detail.

## Rooms Thirty-four & Thirty-five

These were originally one room. The corridor (thirty-five) is a later addition giving access to rooms Thirty-four & Thirty-six. There is little in the way of original detail.

## Rooms Thirty-six & Thirty-seven

These rooms were originally a part of one large room accessed to the right from the entrance hall (thirty-eight).

Thirty-six has a good original window with paneling to the sides and beneath the sill. In addition there are internal shutters similar to others on the ground floor. All these should be retained.

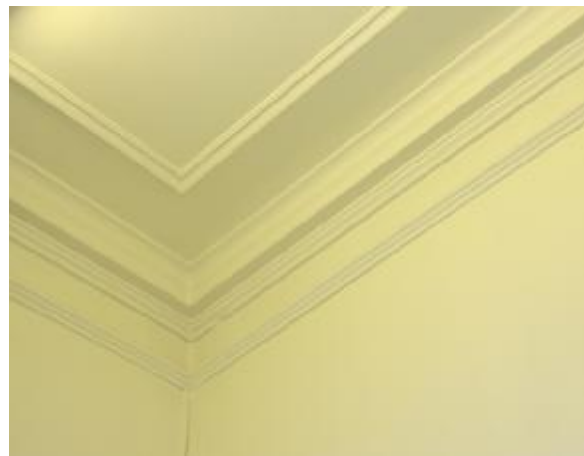


There is the residual remains of an interesting plaster detail which occurs about six inches above the skirting and of which there is at least one other example in room thirty-seven. This was clearly an original detail for the

one large room of which these two form a part.

Original covings and skirtings should be retained and repaired. The example shown is tucked away in room thirty-nine but would have been part of the one original large room.

The window in room thirty-seven is similar in detail to that in thirty-six



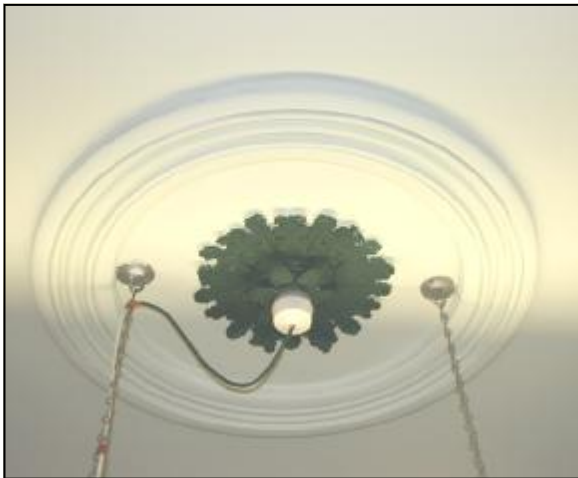
## Room Thirty-eight

This is the main entrance hall. It would originally have carried through to the staircase (room twenty-six) without any intervening wall and this view should be recreated. The room also contains an extra 'arm' to the right (as entered from the front door) which would originally have been a part of the one room presently made up of rooms thirty-six, -seven, -nine and forty.

It is presumed that originally there would have been paneled doors to left and right on entering leading to (say) a reception room on one side and a lounge on the other. Although nothing remains of these doors it would be preferable to replace them with ones of suitable design matching other doors on the ground floor. Which can be assumed to be original (see room twenty-six).

The original covings are at their most elaborate as would be expected in the entrance hall way to a large house.

A pleasing ceiling plasterwork detail has survived which may have topped a pendant chandelier. This is worth keeping and consideration might be given to replacing the light fitting with something suitable to the late nineteenth or early twentieth century



The entrance door itself, while not necessarily the original is of some age and extremely attractive and should be retained.

Its full charm cannot be appreciated from the outside due to the addition of an ugly shutter cover which hides the top. This should be removed completely and if protection is felt necessary it might be in the form of substantial but attractive metal gates.



## Rooms Thirty-nine and forty

These rooms, like thirty-six and thirty-seven, were once a part of a single large room and should be taken out to return the layout to the original format. They contain remnants of the original covings and skirtings.

The window in room forty is similar in detail to those in adjacent rooms.

# Library Ground Floor

## Room 41

This is the corridor leading from the house to the library. It is presumed it was built at the same time as the library.

There are two sets of pilasters and shallow beams at regular spacings from the entrance doorway from the house. The plasterwork is simple but worth repairing after removal of extraneous wiring.



There is a window now blocked up by the recent addition of the disabled toilets for the library. A small lincoving appears to be original and the ceiling is panelled (flat roof over).

## Room 42



One of the disabled toilet rooms; this one is intended to serve the house/council offices. It contains a matching window to the one referred to above in the corridor. Although it is presumed that this was built at the same time as the library it has little to recommend it internally.

## Room 43

A continuation of the corridor at room 41. it has a wooden parquet floor which is typical throughout the library and should be repaired and retained.

There are matching pilasters and shallow beams to room 41.



## Room 44 & 45

These are recent additions the first being the disabled toilet to the library and the second a small storeroom. Built in brick it is completely out of character and should be demolished.

## Room 46

Presently a small office this room retains nothing of any originality apart from the window which is presumed to be original.



## Rooms forty-seven & Forty-eight

This is the first room in the library proper and is accessed via room forty-eight, the entrance porch. The whole library is in much better condition than the main house and has been recently renovated internally.

The room contains the librarians' desk and is the books checking in & out point. The desk is modern. The detailing of plasterwork is thought to be much as originally intended although some changes have been made and should be repaired. There is some alteration evident to skirtings. The picture below shows the original, probably plaster or concrete, with the newer timber skirtings.



The room is well lit by a large arched window with leaded glass; the roof is carried on exposed timber frames springing from stone corbels. The ceiling is consequently high with panels in the plane of the roof rising to a flat centre panel beneath the ridge. Various plaster details have been retained as shown on the next page.



Detail of plastered stone mullions and transoms to window





Plaster detail over room partition from room forty-seven to room fifty-one.



Corbel to room divider seen on left

## Rooms forty-nine & fifty



This room is one of the two rooms in the library which have a semi-circular end wall. The ceiling detail shows a circular window in the roof and the exposed timber roof truss supported on stone corbels. There are two original air vents to either side. Room fifty is a store room accessed to the right hand side from the entrance doorway. This has an original leaded window.





The entrance door is probably original and should be retained along with the door furniture, although some amendment will probably be needed i.e. the door handles are not handed to left and right. The double swing hinges are also probably not original as there is evidence that the earlier hinges were larger.



## Room fifty-one



This room connects rooms forty-seven and fifty-two. It contains many details which occur in adjacent rooms but has a roof lantern, one of a number of additional windows which increase the amount of light which give the rooms such a pleasant ambience. Further additional lighting from a clerestory window seen on the right.

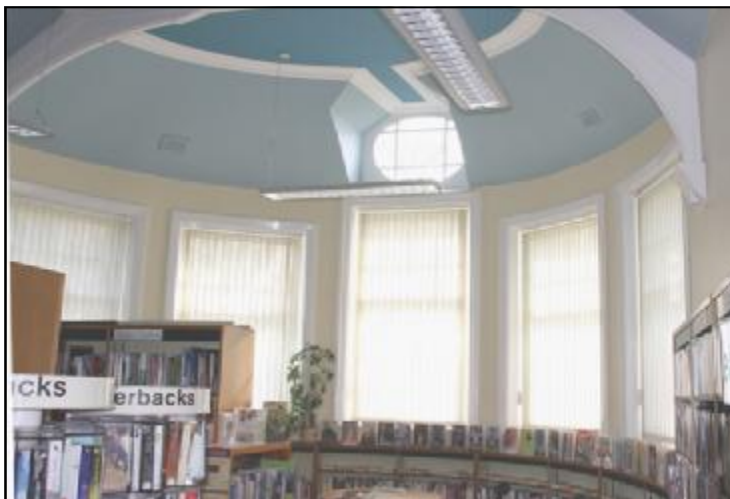


## Room fifty-two

This room is the largest and is accessed from room fifty-one through this arched opening shown on the right.



The opening supports one roof truss within the room as shown on the left.

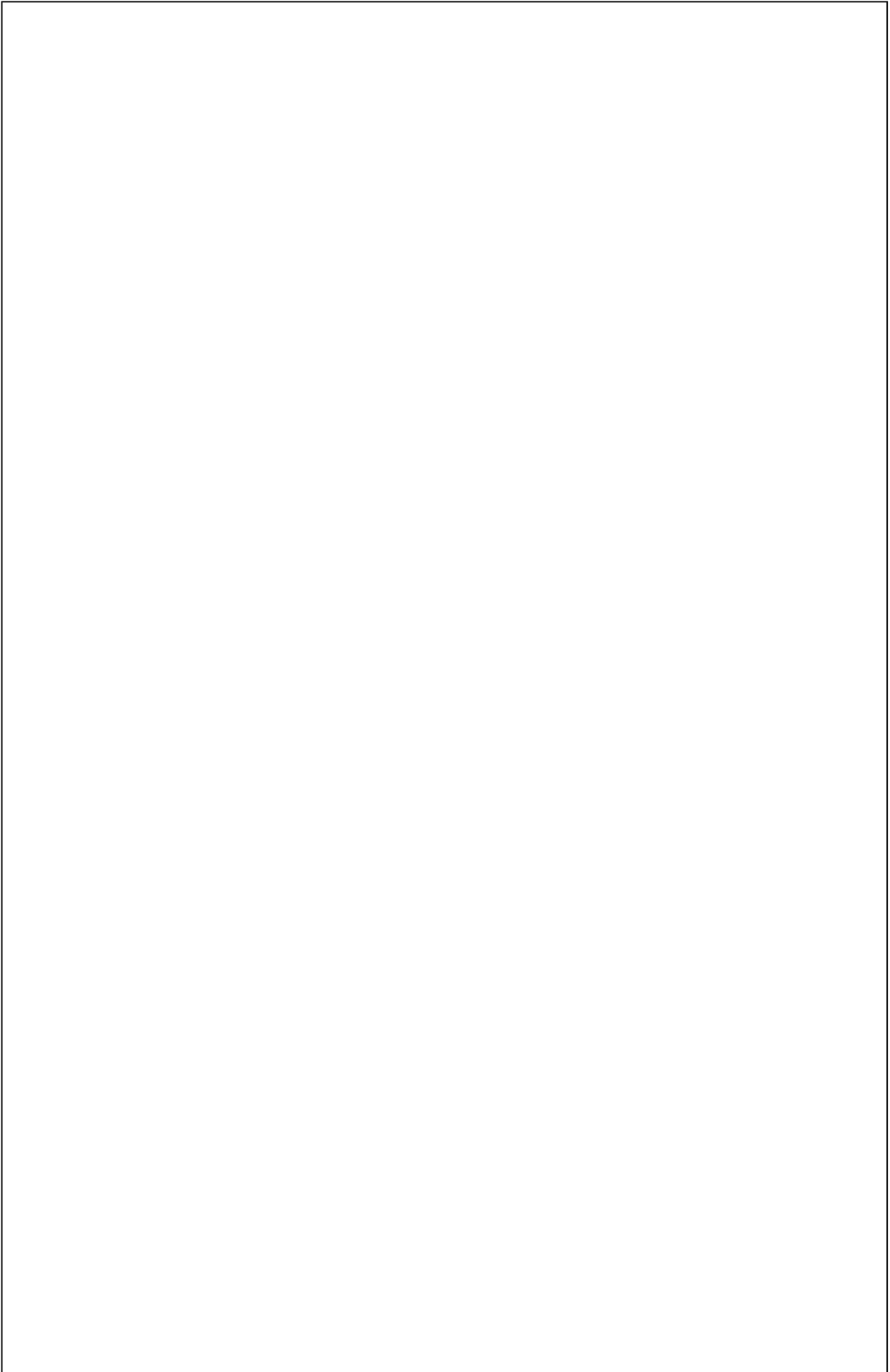


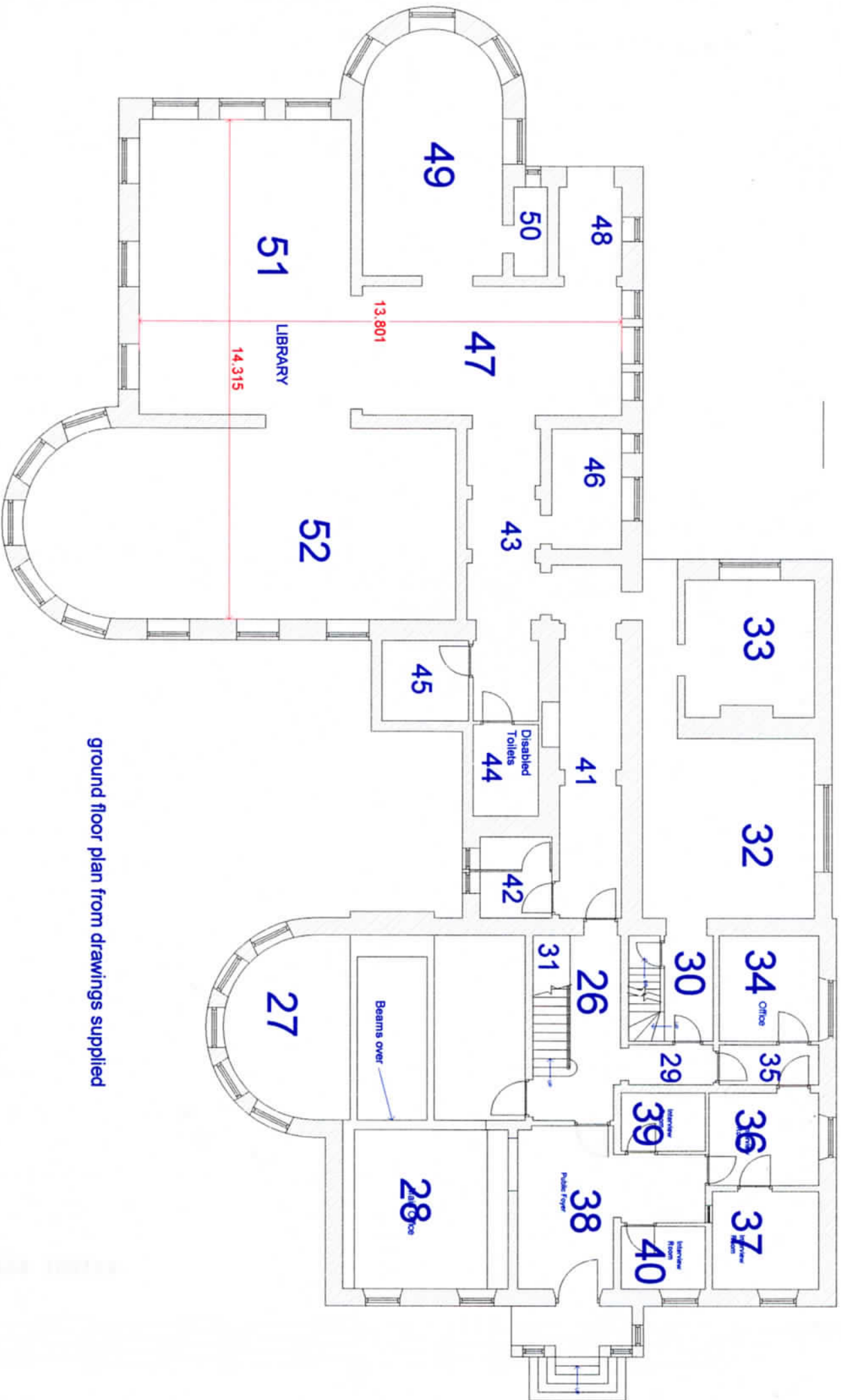
The second of the two rooms with a semi-circular arched end wall in which many window openings allow considerable quantities of light.

The ceiling has a wider span than that in room forty-nine with a consequent increase in the size of the central part of the ceiling. The trapdoor is thought to lead to a roof space which originally gave access to a large ornate roof built on the roof ridge.

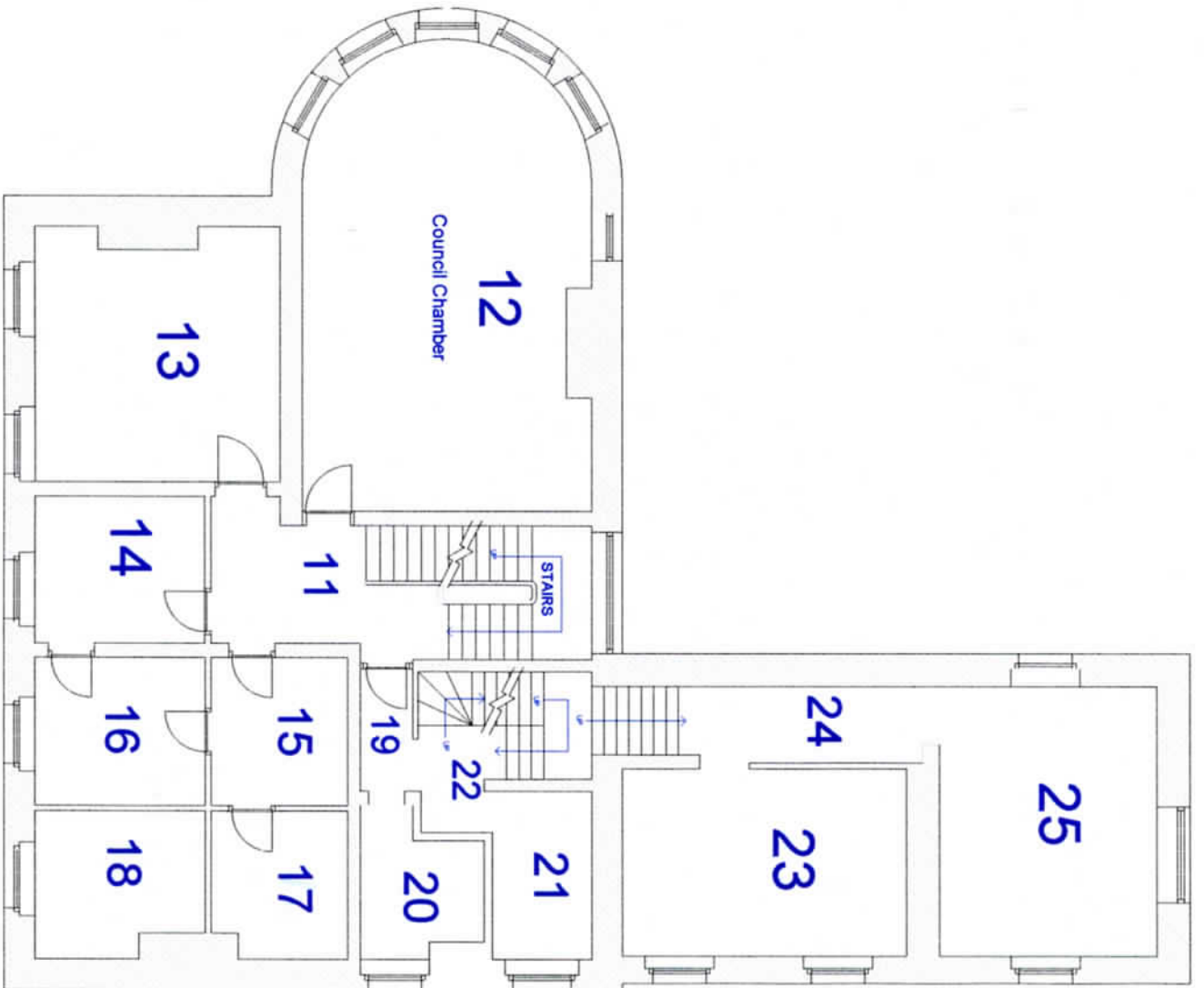


The two most significant features of the whole building are the amount of light which has been let into the rooms and the magnificent ceilings giving so much character to each room.

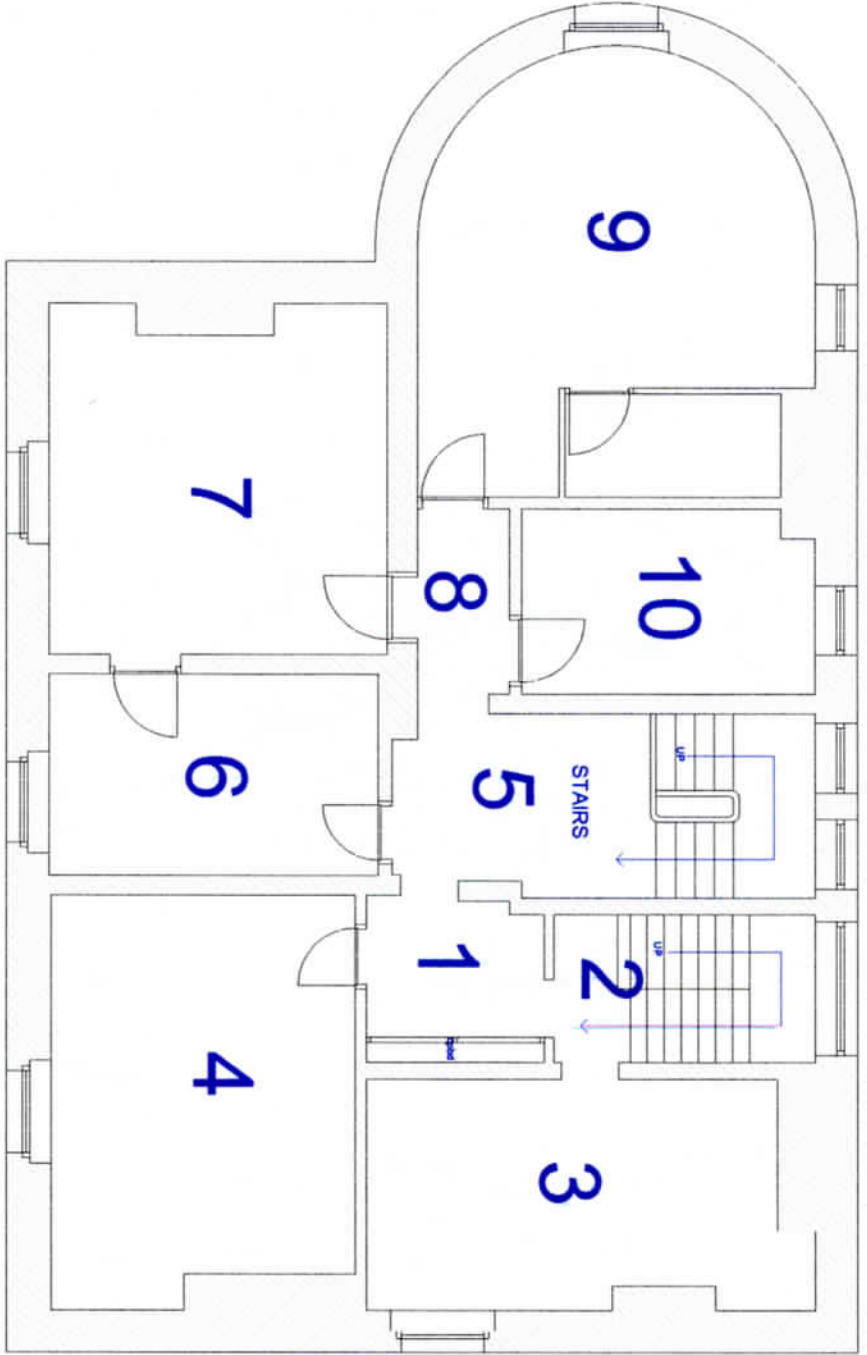




ground floor plan from drawings supplied



first floor plan from drawings supplied



second floor plan as measured