

# CAVENDISH ARMS, MARKET PLACE, DALTON-IN-FURNESS, CUMBRIA

## Archaeological Building Recording



Client: Frederic Robinson Ltd

NGR: 322676 473947

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August 2011



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## Non-Technical Summary

Prior the submission of a planning application for the conversion of the Cavendish Arms public house into domestic dwellings, Barrow Borough Council recommended an archaeological building recording be carried out. The building is Listed Grade II, and it was considered necessary to better understand its historical development and significance in order to inform any planning decision. Following the provision of a project design by Greenlane Archaeology the work on site was carried out in July 2011.

Historical sources suggest that the Cavendish Arms has very early origins and was formerly known as the Black Cock, although the evidence for either of these claims is uncertain. It has certainly existed and been known by its current name since the beginning of the 19<sup>th</sup> century. It is also known to have been connected to a suite of rooms known as the Sportsman's Hall, which were constructed in the late 18<sup>th</sup> century for the use of those attending the annual Dalton Hunt. This is thought to have ceased in 1792 and these rooms were subsequently connected to the neighbouring inn. During the 19<sup>th</sup> and 20<sup>th</sup> centuries it is known to have undergone some alterations, with a range added along the west side before 1967.

The building recording revealed that the initial phase of construction was indeed very early, perhaps even medieval, with two raised cruck trusses remaining *in situ*; the core of the building at this stage probably forming a much more basic three-bay structure set side-on to the Market Place, possibly with a cross-passage on the ground floor. The north-east part of the site may have formed an open passage at the time. Some minor alterations were evidently made in the 18<sup>th</sup> century, including the insertion of a chimney at the west end, but the most significant was the construction of a large block extending to the south. This probably corresponds to the Sportsman's Hall, constructed in 1772, which included a kitchen and probably the lower section at the south end. In the early 19<sup>th</sup> century these two sections were joined together, and other modifications were made, including the infilling of the north-east corner. Later in the 19<sup>th</sup> century further alterations were made including the addition of the decorative details to the front façade, perhaps corresponding to the date stone of 1855, and the addition of a monopitch outshut in the south-west side. In the 20<sup>th</sup> century many of the internal walls were knocked through to open up the ground floor, and a range of single-storey rooms were created along the west side, as well as new doorways inserted and other alterations.

The building recording has revealed that the Cavendish Arms contains some significant and rare historic fabric, in particular the cruck trusses. The large suite of rooms to the south are also considered likely to correspond to the former Sportsman's Hall, which was an important building in its own right within 18<sup>th</sup> century Dalton. It is recommended that as much of the historic fabric as possible be retained by any subsequent development, although the full significance of the cruck trusses could only be ascertained through more detailed investigation such as dendrochronological dating.

## Acknowledgements

Greenlane Archaeology would like to thank Frederic Robinson Ltd for commissioning the project and John Riley at Frederic Robinson for providing the 'as existing' drawings of the building. Additional thanks are due to Charles Wilton, Principal Planning Officer at Barrow Borough Council, and the staff of the Cumbria Record Office in Barrow-in-Furness (CRO(B)) and Barrow Town Hall for their help.

The desk-based assessment was carried out by Dan Elsworth, and the building recording by Dan Elsworth and Tom Mace. The report was produced by Dan Elsworth and Tom Mace, the illustrations by Tom Mace, and it was edited by Jo Dawson. Dan Elsworth managed the project.

# 1. Introduction

## 1.1 Circumstances of the Project

1.1.1 Prior to the submission of a planning application by Frederic Robinson Ltd (hereafter 'the client') for the conversion of the former Cavendish Arms, Market Place, Dalton-in-Furness, Cumbria (NGR 317019 480227), an archaeological building recording was recommended by Charles Wilton, Principal Planning Officer at Barrow Borough Council. This is intended to provide a record of the building, and an assessment of its significance.

1.1.2 The Cavendish Arms is Listed Grade II, and following discussions with Charles Wilson it was determined that an English Heritage Level 3-type survey was required (English Heritage 2006). In response to this Greenlane Archaeology produced a project design for the work. The building recording was carried out in July 2011.

## 1.2 Location, Geology, and Topography

1.2.1 The Cavendish Arms is situated on the west side of the centre of Dalton, in close proximity to the church, castle, and original market place (Figure 1). It is at approximately 45m above sea level (Ordnance Survey 2005).

1.2.2 Dalton is situated within a large area of Carboniferous limestone, which dominates much of the local solid geology (Moseley 1978, plate 1). The overlying drift deposits comprise glacial material such as boulder clay, which forms undulating low fells and ridges (Countryside Commission 1998, 64-66). Locally, the site is situated on the end of a ridge with steep slopes to the west and south, and a gentler gradient eastward into the town.

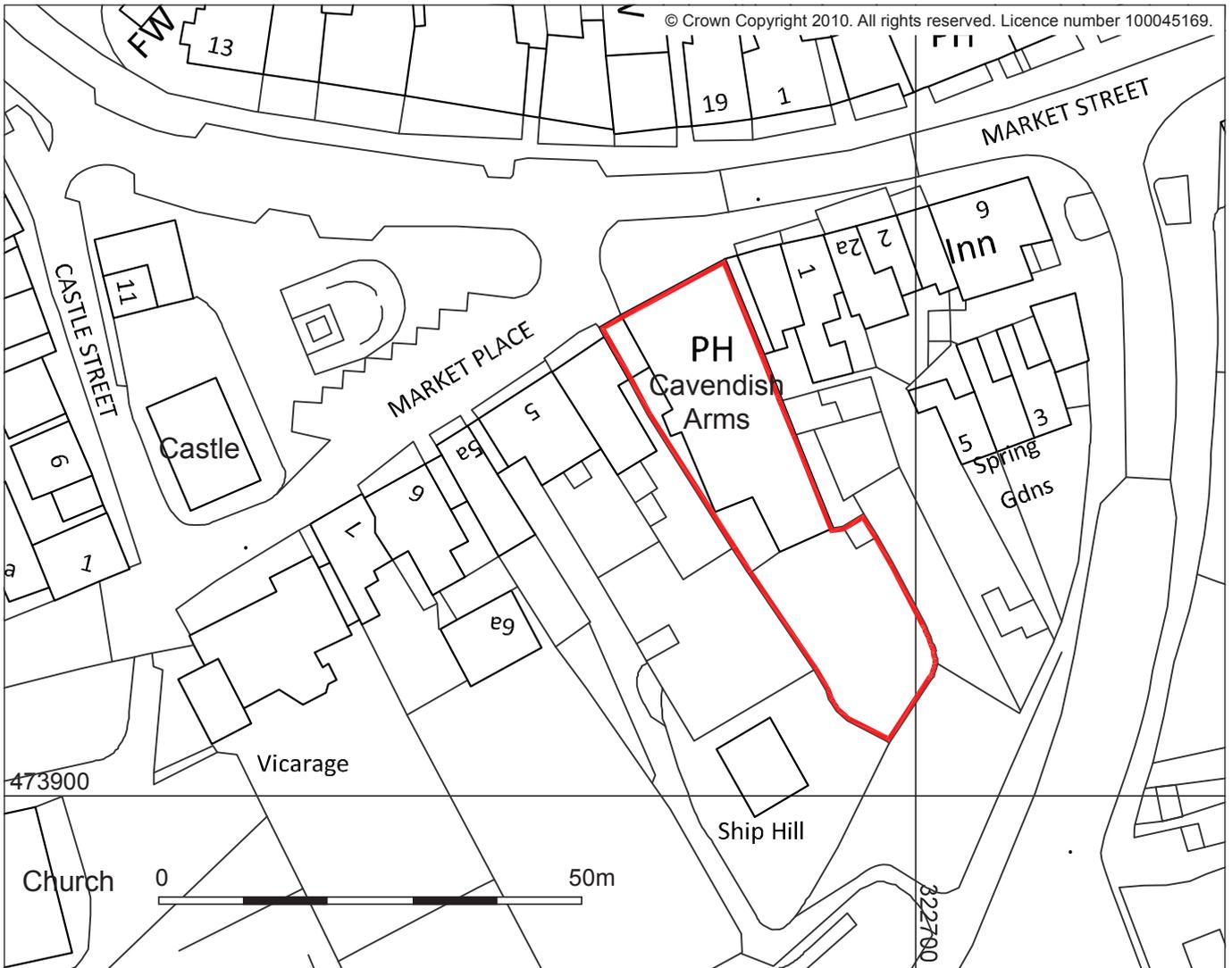
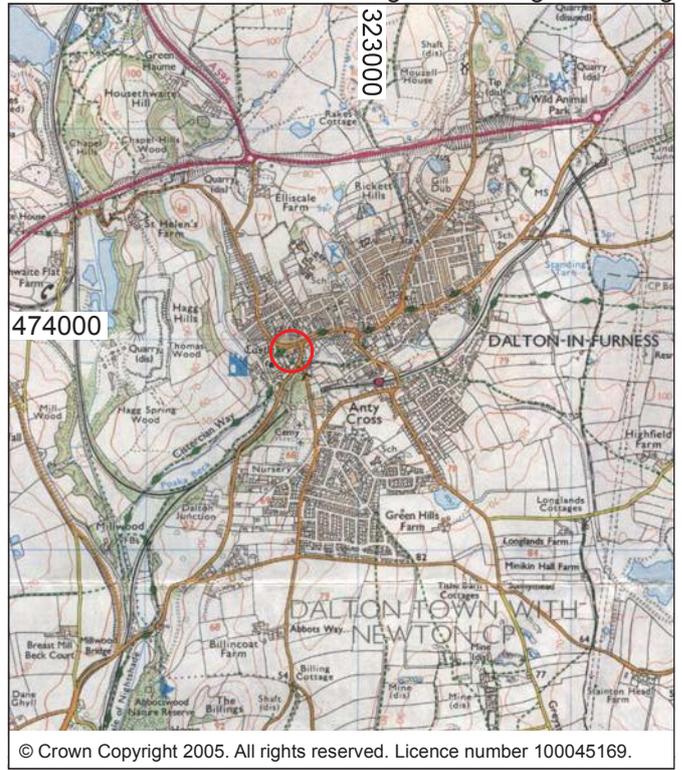
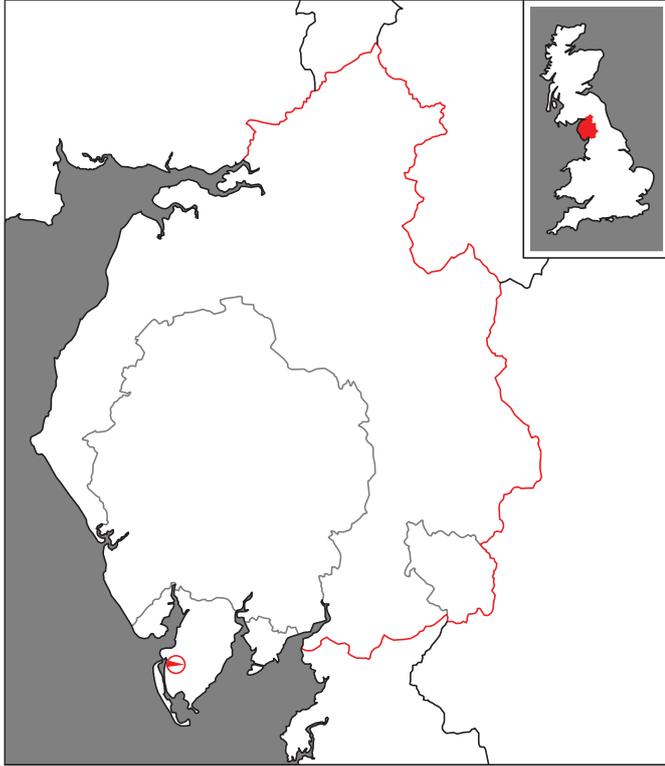


Figure 1: Site location

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## 2. Methodology

### 2.1 Introduction

2.1.1 The building investigation comprised three separate elements intended to provide a suitable record of the structure, in line with English Heritage standards (English Heritage 2006) and the guidelines of the Institute for Archaeologists (IfA 2008a). In addition a desk-based assessment was carried out in accordance with the project design and IfA guidelines (IfA 2008b) prior to the building recording, and a suitable archive was compiled to provide a permanent paper record of the project and its results in accordance with English Heritage and IfA guidelines (English Heritage 1991; Brown 2007).

### 2.2 Desk-Based Assessment

2.2.1 Information was gathered from the following locations:

- **Cumbria Record Office, Barrow (CRO(B))**: this was visited in order to examine early maps of the site and other primary sources as well as secondary sources such as trade directories in order to identify information about the development and use of the building;
- **Barrow Town Hall**: details of previous planning applications relating to the building were obtained from the Town Hall, including copies of relevant drawings;
- **Greenlane Archaeology library**: additional secondary sources were used to provide information for the site background.

### 2.3 Building Recording

2.3.1 The building recording was carried out to English Heritage Level-3 type standards (English Heritage 2006), which is a largely descriptive investigation, with a more detailed level of interpretation of the phasing and use of the building, making use of the available documentary information. The recording comprised the following elements:

- **Written record**: descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs**: photographs in both 35mm colour print and colour digital format were taken of the main features of the building, its general surroundings, and any features of architectural or archaeological interest. A selection of the colour digital photographs is included in this report, and the remaining photographs are in the project archive;
- **Drawings**: drawings were produced by hand-annotation of printed plots of 'as existing' architect's drawings provided by the client. In addition, two cross-sections were produced by hand as was a plan of the cellar. The drawings produced ultimately comprised:
  - i. a plan of each floor at a scale of 1:100;
  - ii. external elevations at a scale of 1:100;
  - iii. two cross-sections at a scale of 1:50.

### 2.4 Archive

2.4.1 A comprehensive archive of the project has been produced in accordance with the project design and current IfA and English Heritage guidelines (Brown 2007; English Heritage 1991). The paper and digital archive and a copy of this report will be deposited in the Cumbria Record Office in Barrow-in-Furness on completion of the project. Three copies of this report will be provided for the Principal Planning Officer at Barrow Borough Council, one for the client, and one will be retained by Greenlane Archaeology. In addition a digital copy of the report will be provided to the Cumbria Historic Environment Record (HER) in Kendal and a digital record of the project will be made on the *Online Access to the Index of Archaeological Investigations* (OASIS) scheme.

### 3. Desk-Based Assessment

#### 3.1 Background History

3.1.1 **Dalton – History and Archaeology:** the Cavendish Arms is situated in the heart of medieval town of Dalton, which recorded in the Domesday Survey and must have had earlier origins, and this part of the town is considered by the *Extensive Urban Survey Archaeological Assessment Report* to be of high archaeological potential (Cumbria County Council and English Heritage c2002, Map C). It is in close proximity to two sites of considerable historical importance in Dalton; the parish church and the castle, both of which are of medieval origin, and it is on the edge of an area of the town considered to consist mainly of medieval plots (*op cit*, Map D). Recent research has suggested that earlier antiquarian claims that Dalton was the site of a Roman settlement, perhaps a fort, have considerably more validity than thought, and the area around the castle and church is considered likely to be the centre of any such activity (Elsworth 2007).

3.1.2 **The Cavendish Arms:** the history of the Cavendish Arms has been outlined on a number of occasions: is considered to be one of the oldest buildings in Dalton, excluding the castle and church, and its connection to the so-called 'Sportsman's Hall' has also resulted in a number of useful descriptions. Its origins are obscure, however. Walton quotes extensively from a newspaper article from 1915 that states that it is as old as the castle (i.e. 14<sup>th</sup> century) and was originally known as the Black Cock, although no source was given at the time in support of these statements (Walton 1984, 70-71). Directory entries and other sources certainly show that it was in existence from at least 1824 and known by its current name (see Table 1). Early details of the property are not plentiful, although numerous pieces in the *Soulby's Ulverston Advertiser* from the 1840s to 1860s make reference to a large room or even assembly room used at the Cavendish Arms for meetings and events. However, when it was advertised to let in August 1854, following the retirement of Sarah Danson, it was described as '*well accustomed and old established*' and comprising '*the Dwelling House, containing several Lodging and Sitting Rooms and two very large Ball Rooms Five stalled Stable, Garden, and other convenience*' (Anon 1854a). The following landlord, John Lamb, is said to have '*fitted up [the Cavendish Arms] in such a manner, as he trusts will merit the approbation and tend to the comfort of all guests*' (Anon 1854b), suggesting that some improvements were made at this time.

3.1.3 The earliest available photographs are generally of early 20<sup>th</sup> century date (Walton 1993; 1995), but unfortunately, apart from showing that that the front elevation has changed very little in the last 100 years they do not provide any other pertinent information. It is interesting to note that the directories and other sources begin to refer to it as a hotel by the end of the 19<sup>th</sup> century and beginning of the 20<sup>th</sup> century, perhaps indicating a slight change in its perceived status.

3.1.4 **The Sportsman's Hall:** the other aspect of particular interest is the connection between the Cavendish Arms and a suite of rooms known as the 'Sportsman's Hall' or 'Lord Stanley's Hunting Rooms', although there is some confusion in relation to these because they are described as having been on the actual site of the Cavendish Arms (Walton 2007, 82). The rooms are said to have been constructed in about 1772 and were described by William Close as comprising two rooms 31 feet by 22 feet (*ibid*; Elsworth forthcoming). They were built for the holding of festivities connected with the annual Dalton Hunt or Dalton Route, which was in existence from at least 1703 (*op cit*, 52; Anon 1791, 49). The rooms are said to have been erected '*by gentlemen from different parts of the country, who resorted thither in the month of October yearly, for the purpose of hunting the fox and the hare*' (Anon 1791, 49) and they are described varyingly as '*elegant*' (*ibid*), '*sumptuous*' (Walton 2007, 82), and '*grand*' (Elsworth forthcoming), although apart from their dimensions little other description is given. The hunt was apparently discontinued in 1792 (*ibid*) '*owing in great measure to the Earl of Derby (whose family long supported it) not attending*' (Anon 1791, 49). Following this, according to William Close, '*the rooms & kitchen being several times sold, was purchased*' it was acquired by William Atkinson, the owner of the Cavendish Arms (see 3.1.2 above) '*who about the year 1801 connected it to the Cavendish arms inn*' (Elsworth forthcoming). Close also includes a list of the owners prior to this date (see Table 1 below) and states that the rooms were built by '*Woodcock Esq*', although it is not clear in either case if he is referring to the Sportsman's Hall or the Cavendish Arms. It is clear from Close's contemporary account that the

Sportman's Hall was not on the same site as the Cavendish Arms, as suggested by Walton (2007, 82), but adjacent to it.

**3.1.5 Owners and Occupiers:** a list of all the known owners and occupiers of the Cavendish Arms, between 1824 and 1951 is provided in Table 1 below. In most cases details of the owners are uncertain as there are relatively few sources that provide this information. William Close's account does provide a brief list of owners before 1801, but there is little detail regarding the identities of many of these. Wilson Braddyl Esq. was almost certainly Wilson Gale-Braddyll of Conishead Priory who took the title Braddyll on inheriting the estate (Philp 1880, 8). The earlier *Universal British Directory* of 1791 (Anon 1791) was also consulted but did not apparently list the Cavendish Arms, or its apparent earlier name, the Black Cock. In addition, a brief examination of the census was also carried out but in the absence of other sources listing the names of known occupiers it was difficult to identify the property. It is apparent from these sources that in the early part of the 19<sup>th</sup> century the Danson family occupied it for some time, before going through a succession of landlords until the early 20<sup>th</sup> century when Isaac Dixon was landlord for some time. Of particular note is a newspaper article relating to the death of one landlord, William Robinson, after a fall in the street in suspicious circumstances (Anon 1860)!

Date	Owner	Occupier	Source
Pre-1801	Woodcock Esq. – Jeffry Hornby Esq. – Wilson Braddyl Esq. – Tyson Esq. – Tyson Esq.'s brother – William Atkinson	-	Elsworth forthcoming
1824	-	William Danson	Baines 1824, 631
1829	-	William Danson	Parson and White 1829, 710
1844	Trustees of the late William Atkinson	William Danson	CRO(B) BPR 1 I3/1/1 1844
1849	-	Sarah Danson	Mannex 1849, 416
1854	-	John Lamb	Anon 1854b
1861	-	William Robinson	Anon 1861
1868	-	Jonathan Dixon	CRO(B) Z/1595 1869
1869	-	Elizabeth Wren	CRO(B) Z/1595 1869
1882	-	J Hepple	Mannex and Co 1882, 184
c1910	-	Isaac Dixon	Bulmer c1910, 282
1910	William JA Baldwin	Isaac Dixon	CRO(B) BT/IR 1/16 1910
1916	-	Isaac Dixon	Barrow News and Mail Ltd 1916, 306
1951	-	H Smith	Barrow News and Mail Ltd 1951, 364

**Table 1: Owners and occupiers of the Cavendish Arms**

**3.1.6 Features previously recorded in the building:** the various previous historical accounts of the property list at least two features of interest previously identified during work on the building, none of which were visible during the building recording. Walton describes a '*large hole that exists beneath the floor-boards of the function room at the rear of the building*', which is said to be '*several feet in diameter, with straight, completely vertical sides which have been neatly plastered*' (Walton 1984, 70). It was considered to have perhaps been a well, although far too large and was partly filled with rubble (*ibid*). Perhaps directly connected to this feature or the earlier well (see *Section 3.1.6* below) is the discovery, made during building work being carried out the early 1990s, of a passageway below the floor level, supposedly leading in the direction of the castle (Walton 2007, 78). This was said to have '*divided in two some little way along*' but the workmen did not investigate further and the floor had been replaced by the time the landlord had been informed (*ibid*).

**3.1.7** In addition, a well was discovered in the cellar during work on the building in 1915, which was considered to have been several centuries old at the time (*ibid*). The description of its discovery is of some interest:

*'No living person was aware of its existence, and it was only brought to light through the breaking of a flagstone during some structural alterations which Mr. Dixon, the landlord, was having effected... Mr. Comber, who was doing the work, found the well, and on testing it, ascertained that it was about eight feet deep and full of gas which extinguished a candle as soon as it was lowered into the well. The idea is that the well was connected with the Castle'* (*ibid*).

## 3.2 Map Regression

3.2.1 **Introduction:** while earlier maps of the area exist it is not until the 19<sup>th</sup> century that plans showing a useful amount of detail are available and so only these are included in the following section.

3.2.2 **Merryweather, 1825:** this is the earliest detailed map of Dalton and clearly marks the 'Cavendish Arms' and shows the footprint of the building to be much the same as at present, with a section clearly facing onto the market place and a large range extending southwards to the rear (Plate 1). However, in general the plan is not detailed enough to provide any more specific information.

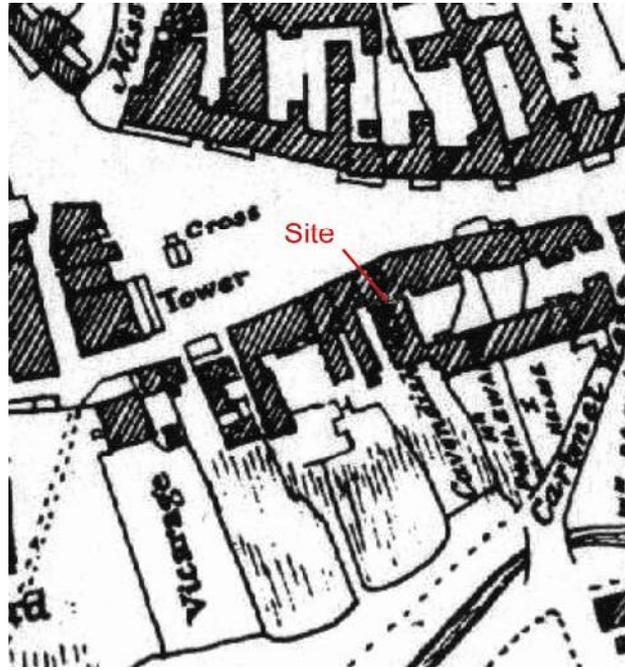


Plate 1: Extract from Merryweather's map of 1825

3.2.3 **Tithe Map, 1842:** this is the most detailed early map of the town, with clear distinctions between properties shown and what appears to be a generally accurate depiction of buildings and associated land (CRO(B) BPR 1 I3/1/2 1842; Plate 2). The Cavendish Arms has a clear passageway at the west side of the north end, connecting the yard along the west side to the Market Place, while the east end of the northern part of the building appears to extend much further to the east than at present, forming an open yard along the east side. The accompanying schedule states that the property (labelled A7), which is described as 'Cavendish Arms Gardens etc' is owned by the trustees of the late William Atkinson and occupied by Willian Danson (CRO(B) BPR 1 I3/1/1 1844).



Plate 2: Extract from the Tithe Map of 1842

3.2.4 **Ordnance Survey, 1850:** in many ways this is not as detailed as the preceding map, although it shows the general arrangement, with the long block extending to the rear. In addition, it clearly shows an open side passage extending along the west side and connecting to the Market Place (Plate 3).



Plate 3: Extract from the Ordnance Survey map 1850

3.2.5 **Ordnance Survey, 1891:** this is the first map to show the site in real detail and a number of features are clearly visible (Plate 4). The main block facing onto the Market Place is clearly marked 'P.H.' (Public House) and the long range extending to the south is visible. In addition the covered passage on the west side is marked, two small outshuts are evident on the west side, and what appears to be another covered passage is shown further south, with other structures in the same area and even the small outshut off the south-east corner and the detail of paths in the garden depicted.

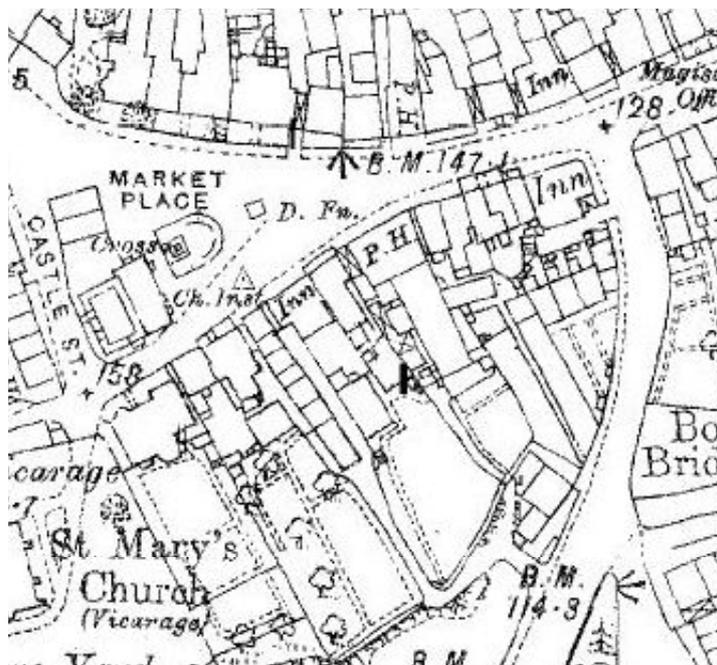


Plate 4: Extract from the Ordnance Survey map of 1891

3.2.6 **Ordnance Survey, 1912:** this shows much the same information as the preceding map, although without the detail in the garden and second covered passage. The 1910 rating valuation information, which makes use of this map, describes it (Plot 1518) as an inn called the Cavendish Hotel, owned by William JA Baldwin of Market Place, Dalton, and occupied by Isaac Dixon (CRO(B) BT/IR 1/16, 1910).



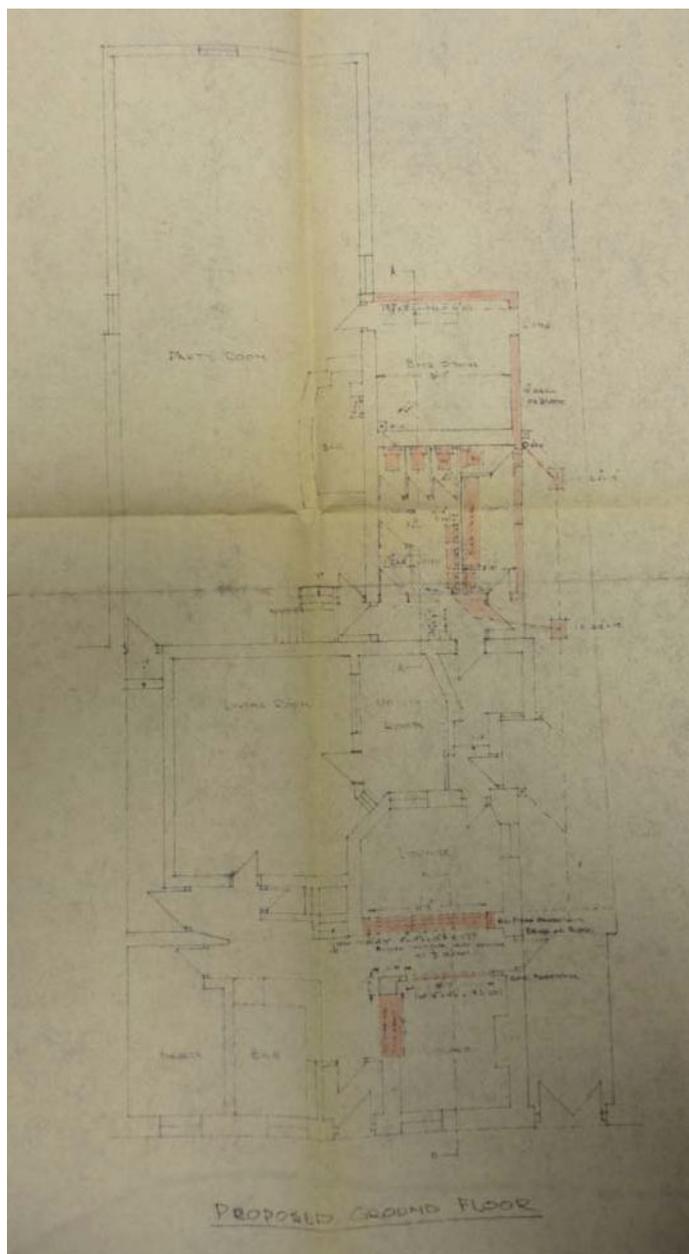
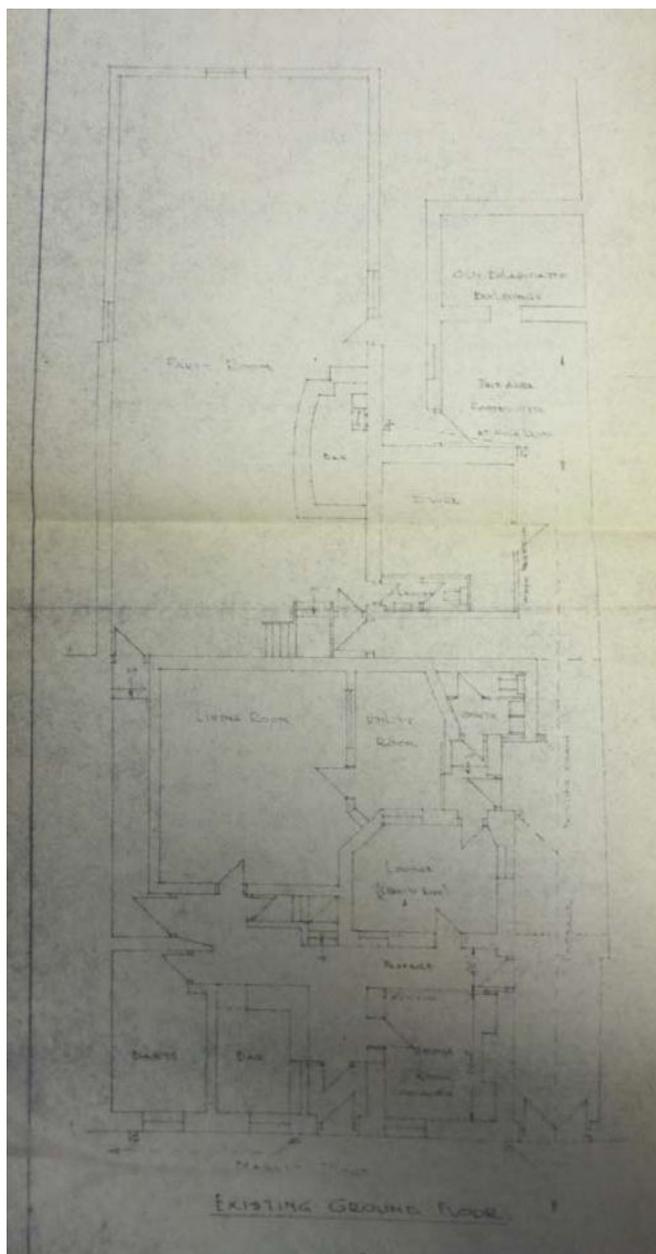
Plate 5: Extract from the Ordnance Survey map of 1912

3.2.7 **Ordnance Survey 1967, 1977, and 1981:** by 1967 the footprint of the building has apparently reached essentially its present footprint and subsequent plans from 1977 and 1981 show that it remained unchanged.

### 3.3 Previous Planning Applications

3.3.1 The details of three previous planning applications relating to the site were obtained from Barrow Borough Council's Planning Office in Barrow Town Hall.

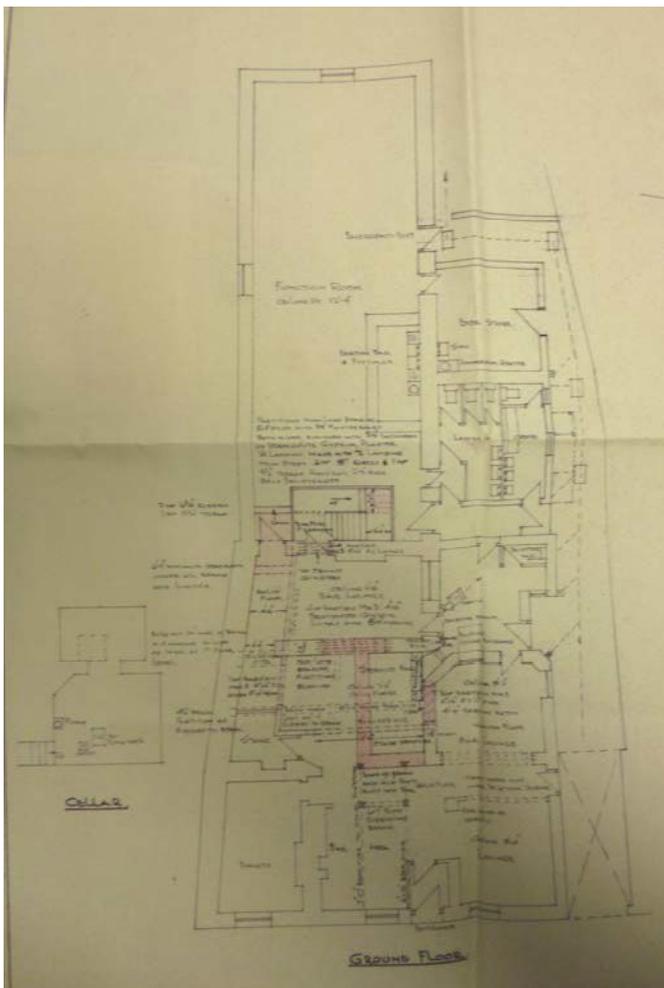
3.3.2 **1978 (78/1211 1978)**: plans were submitted for the creation of a new bar store and toilet block on the south-west side of the building (Plate 7), which required the removal of an existing block of dilapidated buildings against the west boundary wall. Further minor alterations were also to be carried out within the main bar, with the removal of some sections of internal wall. Although there appear to be some errors in the drawings when compared to the present plans, in particular the wall thicknesses in certain areas, there are a number of elements within the existing plans that are of interest. In particular is the presence of a staircase on the south side of the main bar area, shown as linking to a passage connecting to the front door (Plate 6). There is also what appears to be a projecting fireplace or chimney breast on the west side of Room G3, which is difficult to explain given the lack of corresponding chimney. It is also noticeable that the bars are not in their current location, the staircase in Room G8a seems to have a different arrangement than at present, and there are at least three windows on the ground floor of Room G8, none of which now apparently exist, although one is now probably a doorway. A narrow internal passageway is also clearly present along the east side of the building, now within Rooms G6 and G7.



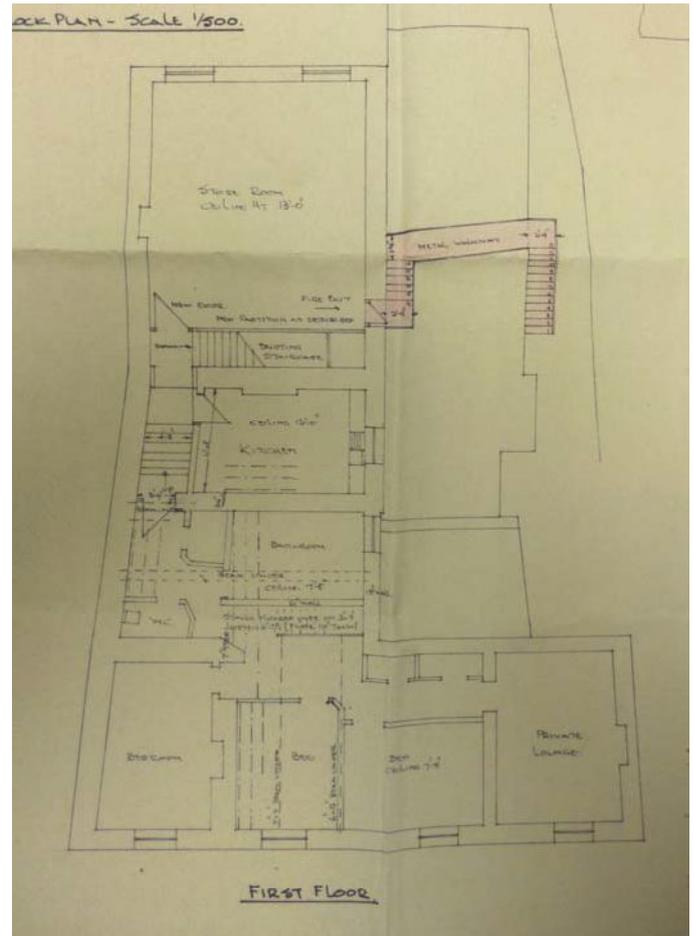
**Plate 6 (left): Existing ground floor plan in 1978**

**Plate 7 (right): Proposed ground floor plan for 1978 application**

3.3.3 **1980 (6/80/0988/154 1980)**: this relates to the creation of the first floor fire escape, which exits the building via a flight of metal steps (Plate 9). The plans show that the building had essentially taken its present form by this date, although the proposal included a considerable amount of rearrangement of the ground floor, presumably in order to provide better access to the fire escape, including the removal of sections of the internal walls and moving the main bar (Plate 8). In addition the stairs on the south side of the front section of the building must have also been removed at this time; a note on the first floor plan says '*Stairs floored over on 3" by 9" joists*', which suggests that elements of it remained but were hidden. It is also apparent that it was originally intended for the fire escape to exit the building from a position to the south of where it actually now does, and that a dividing wall must have been added to Room F7 to accommodate the route to it. The windows in the ground floor of Room G8 are also still shown as being present.

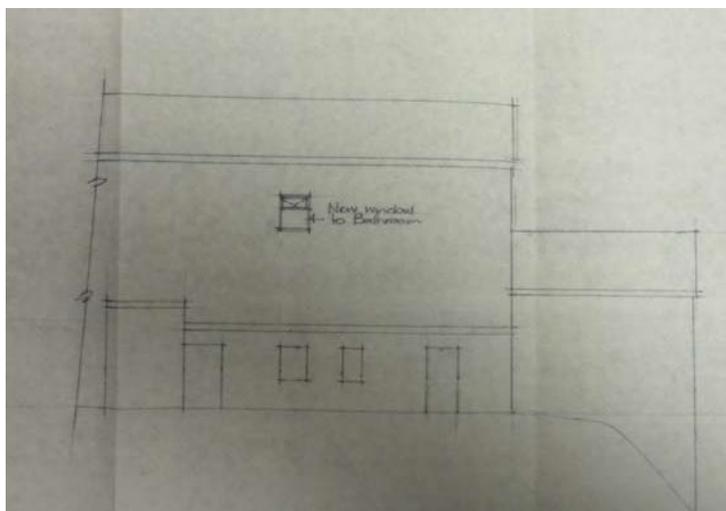


**Plate 8 (left): Proposed ground floor plan for 1980 application**

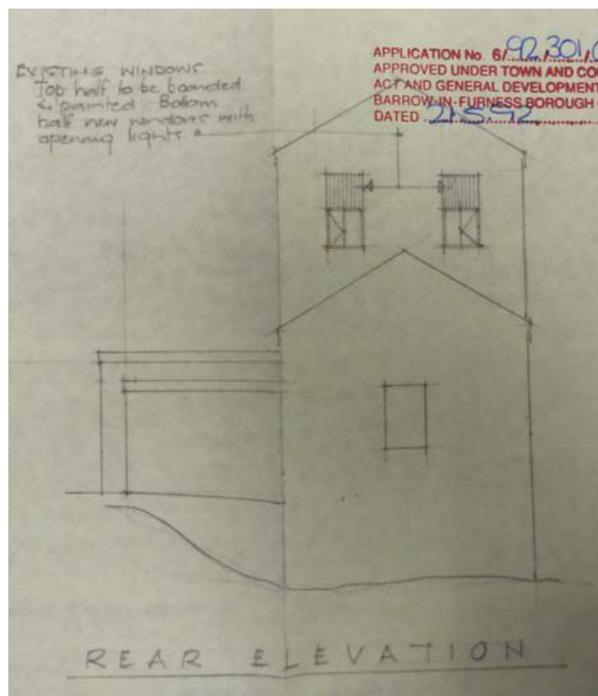


**Plate 9 (right): Proposed first floor plan for 1980 application**

3.3.4 **1992 (6/92/0301/086 1992)**: this application was for a relatively minor alteration, the insertion of one window in the west elevation at first floor level and the partial blocking up of two in the south elevation (Plate 10 and Plate 11).



**Plate 10 (left): Proposed new window in the west elevation for 1992 application**



**Plate 11 (right): Proposed modifications to windows in the south elevation for 1992 application**

### 3.4 Conclusion

3.4.1 It is apparent from the various documentary sources that the Cavendish Arms not only has potentially very ancient origins, perhaps medieval, but that it is connected historically and most likely physically to a suite of rooms known as the Sportsman's Hall and used during the annual Dalton Hunt during the 18<sup>th</sup> century. The map evidence is unfortunately too late and initially lacking in detail to provide any corroborating evidence although it does suggest that the building had taken on much of its present form by the 19<sup>th</sup> century. The previous planning applications show that a considerable amount of alteration was been carried out within the building between 1978 and 1992, which has substantially altered the arrangement of the internal space as well as removed what were probably some significant elements of the historic fabric, despite it having been listed in 1976.

## 4. Building Recording

### 4.1 Arrangement and Fabric

4.1.1 The building effectively forms a single linear block orientated approximately north-west/south-east (although in order to simplify descriptions it will be referred to as orientated north/south in this report). The front faces onto Market Place to the north, while the rear elevation faces onto the garden to the south. The west elevation faces onto a yard to the west, accessed via a passageway at the west end of the front elevation, while the east elevation was not fully accessible as it faces over the adjoining property.

4.1.2 It was not possible to ascertain the general fabric of the building as all of the walls were covered with render or plaster and painted, but exposed walling in the roof spaces revealed it to be of stone construction, comprising a mixture of local limestone, rounded volcanics, and smaller amounts of slate and red sandstone. The roof was typically finished with local grey slate and the chimneys were, where this could be discerned, constructed from ashlar stone or brick. Internally all the original exposed timber on the ground floor was typically hand finished, although modern replacements had been artificially finished in the same manner, and it had all been painted black. Some was evidently re-used. Within the roof spaces the timber was in its original condition, however, with much of it clearly very early in date, although re-use and modification was present throughout. Elsewhere internally the finish was generally heavily modernised and early fabric largely obscured.

### 4.2 External Detail

4.2.1 **North elevation:** this was entirely finished with concrete render, scored to give the appearance of ashlar blocks and painted black and white and with a projecting plinth, which stepped down on the east side where it appeared to incorporate a large boulder. The slate roof had what appeared to be grey concrete ridge tiles, with a chimney stack on the east side constructed from ashlar rock-faced limestone with a sloping coping slab and three ceramic pots. A smaller, perhaps truncated, brick chimney was situated at the west end, against the adjoining building. There was a moulded iron gutter along the eaves line resting on square corbels, presumably the ends of the rafters, and attached to a moulded barge board. The first floor had four windows, each with moulded lugged surrounds and four-light sliding sash casements with horns. The ground floor had three larger windows in a similar stile, with six-light sliding sash casements. There was an approximately central doorway with a similar surround, an entablature supported on scrolled brackets with a single-light window below, two stone steps, and a large studded door with elaborate hinges. At the west end was an arched opening to a passage formed by ashlar stone pillars and an arch constructed from ashlar blocks, with a projecting keystone with the date '1855' carved in relief. There was a modern sign hanging over the door and the scars for lettering (spelling out 'CAVENDISH ARMS' and 'ROBINSONS') as well as other modern fittings and a row of lights along the top.



Plate 12: Front (north) external elevation



Plate 13 (left): Central part of the north external elevation



Plate 14 (right): Detail of arched passage entrance

4.2.2 **West elevation:** the north end of this continued into the area forming a passageway from the front elevation (see Room G4; *Section 4.3.5* below). To the south of this it comprised a monopitch roof,

sloping down to the south finished with rough modern plaster and with a small 12-light hinged casement window and modern doorway forming a fire escape. To the south the ground floor has been extended to the west with the addition of a relatively modern flat roofed-addition finished with a plain rough-cast render. This has a doorway at the north end with a plank door, before returning to the west – the return housing a small two-light window. After a blank section it returned to the east where there was the scar of what was evidently a blocked doorway, covered by rough-cast render, with two two-light windows with hinged casements to the south and a further doorway with a plain plank door. At first floor level, above the flat roof there was a two-light window with a hinged casement and at a slightly lower level than the rest at the north end, with a doorway connecting to a modern aluminium fire escape and another two-light window to the south of this. The far south end is slightly lower and has a modern doorway. The roof houses two chimneys at the north end, the northern of which is stone built but with a concrete coping with bricks on top, while the south is finished with render and has a single ceramic pot. There were iron and plastic rain water goods throughout and a tie rod with a large circular plate at the south end of the central section and three vents.



**Plate 15 (left): Fire escape against the west elevation**



**Plate 16 (right): Single storey central section of the west elevation**

**4.2.3 South elevation:** the northern section of this largely comprised the roof, which had been covered with tar or a similar material. Beneath this, on the west side, was a large opening leading into the passageway, which had a large machine-cut timber lintel over the opening. The wall above this was finished with rough plaster while the western jamb of the opening was smooth. To the south, the main part of the elevation was formed by the plain end of the later flat roofed extension to the west and the tall gables of the two levels of the south end proper. All of these sections were finished with roughcast render. The northerly upper gable had scrolled timber corbels supporting the roof, probably the ends of the purlins or decorative additions, and there were tall windows on either side with two light casements and a further possible opening above filled with slatted timber. The lower gabled roof to the south was supported by similar scrolled corbels and below it was a single central window with a modern two-light casement, above which was a patch that had been re-rendered suggestive of an additional section of window above. The wall extends some distance below the ground level to the north, with a slight plinth

evident at approximately that level. To the east was a small monopitch outshut butting the boundary wall that extended from the south-east corner of the main building. This had an imported (non-slate) stone tile roof and un-rendered walls revealing a limestone build with roughly dressed quoins. There was a small doorway on the west side with a stone lintel and bricks in the jamb.



Plate 17: General view of the south external elevation and outshut

4.2.4 **East elevation:** although not actually accessible most of this elevation could be viewed from a distance. It was evidently finished with a pebble-dashed render and had a tall narrow central chimney stack with two ceramic pots. It was otherwise relatively plain.



Plate 18: General view of the east external elevation

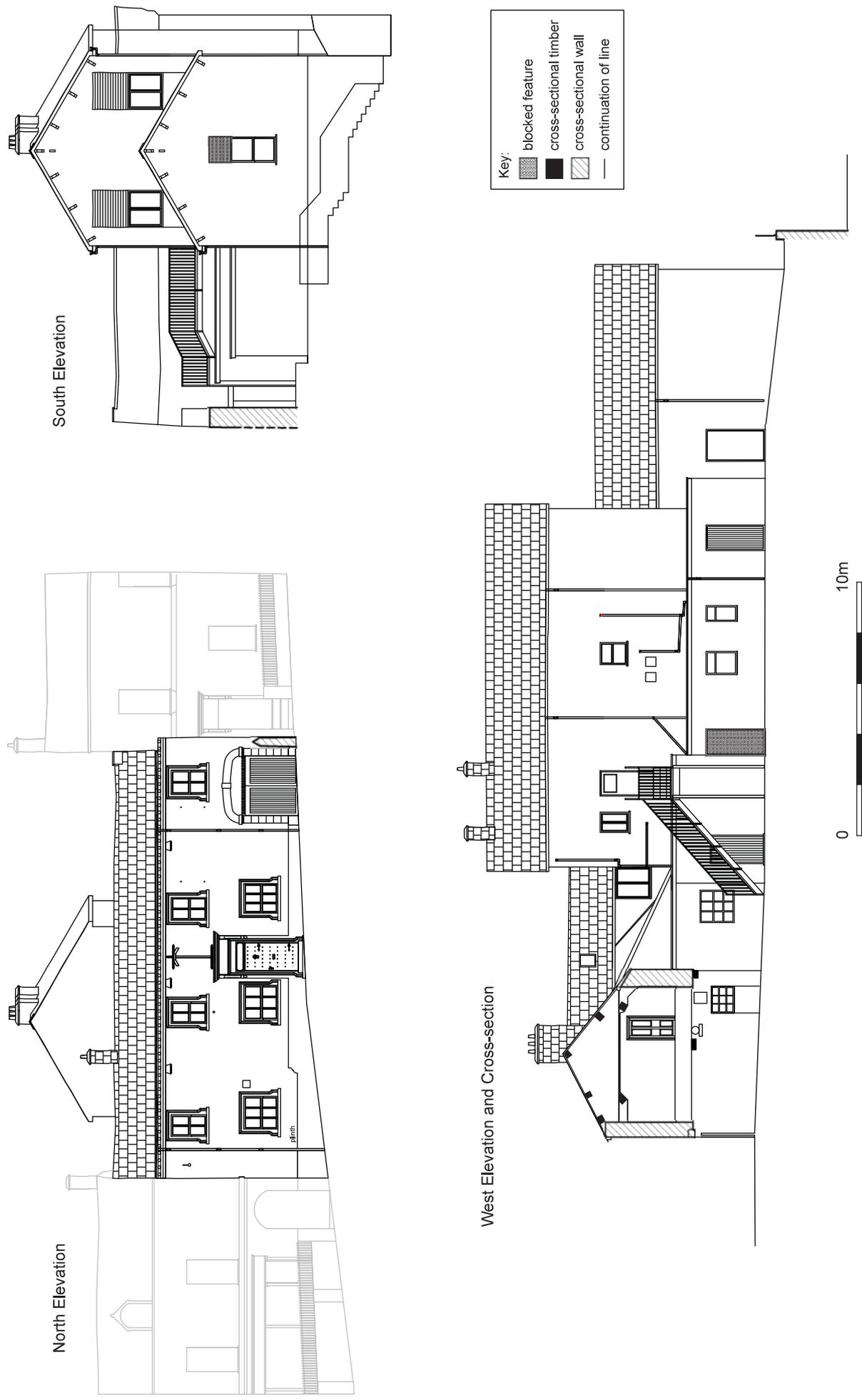


Figure 2: External elevations

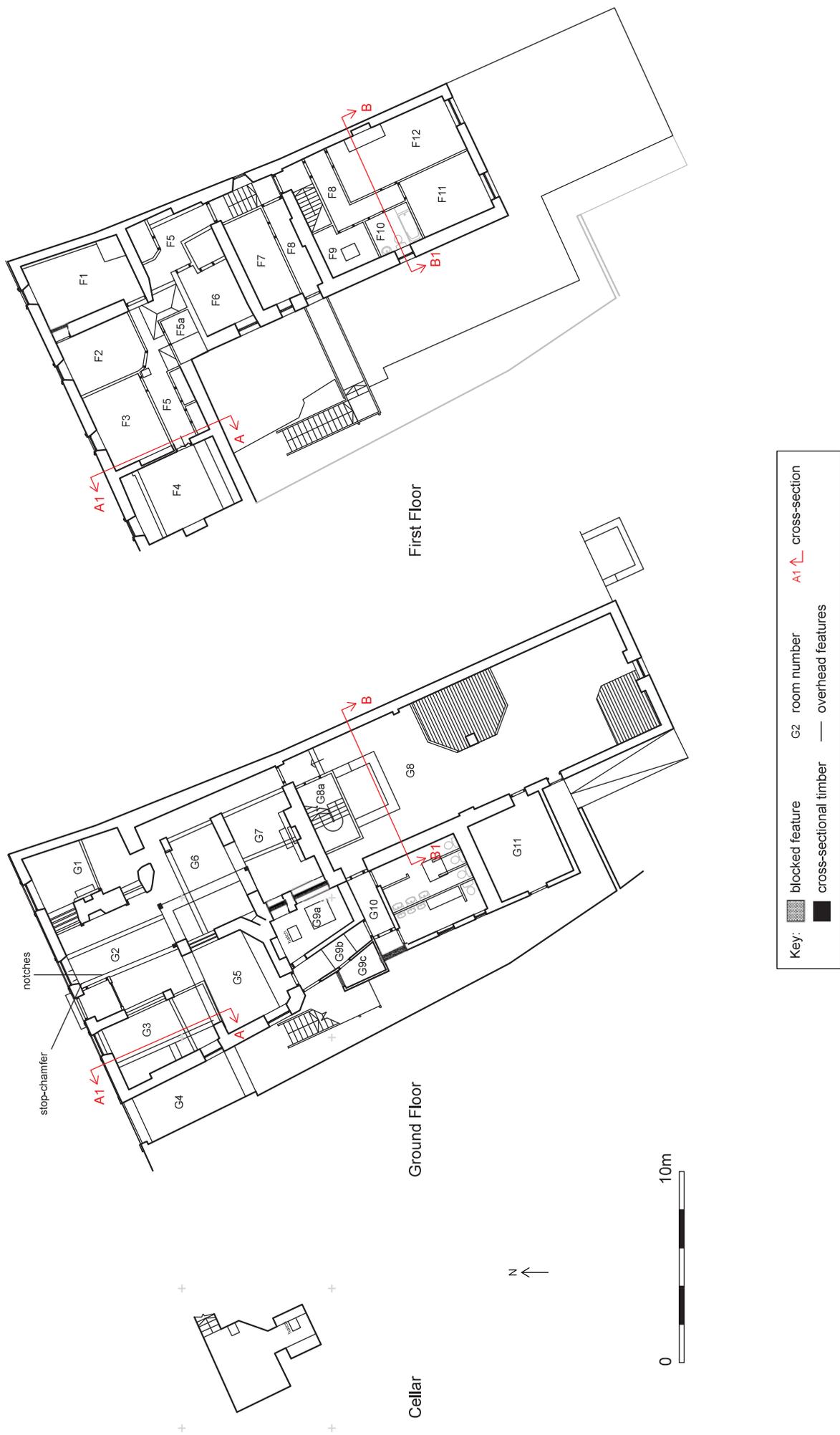
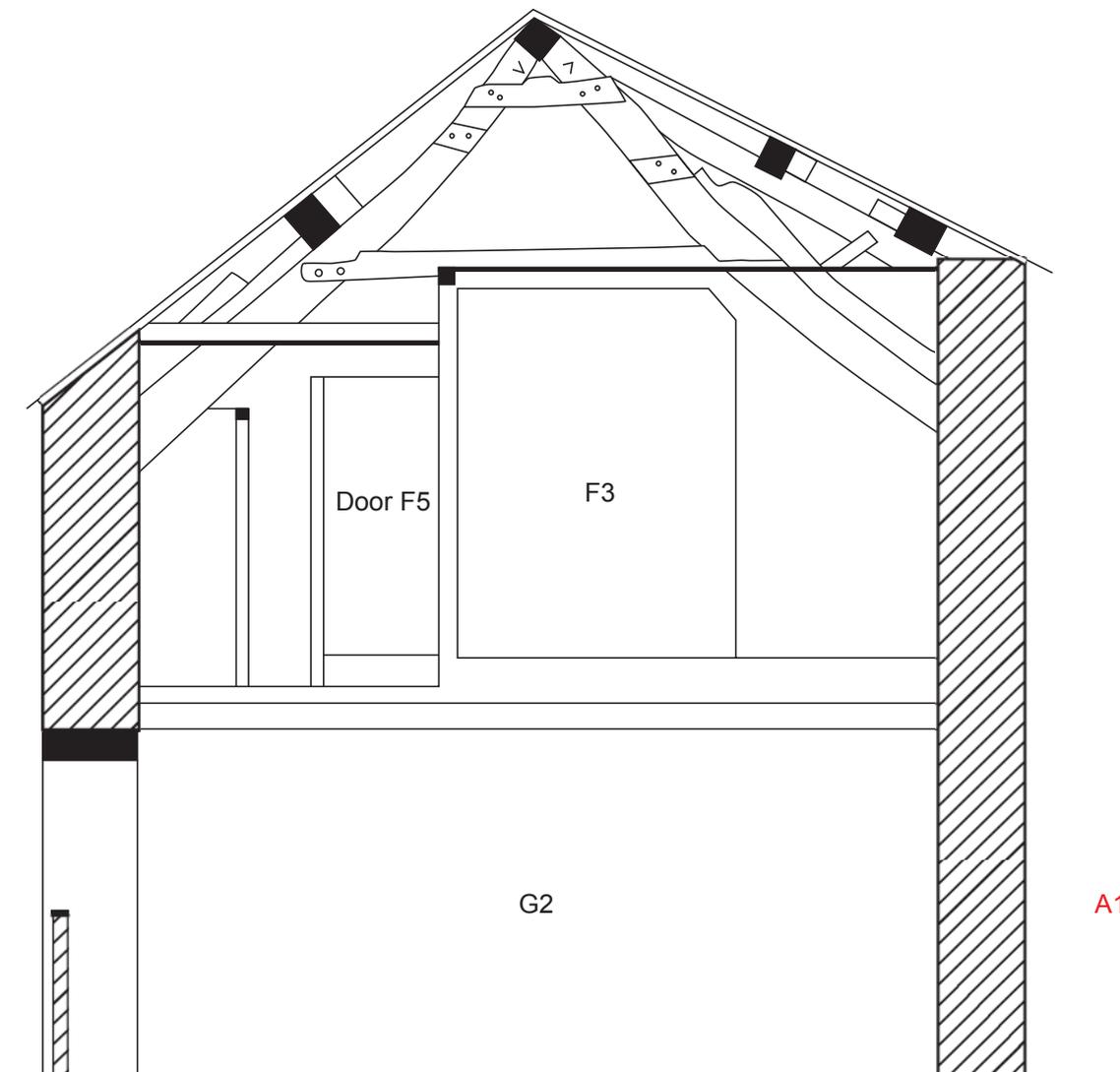


Figure 3: Floor plans

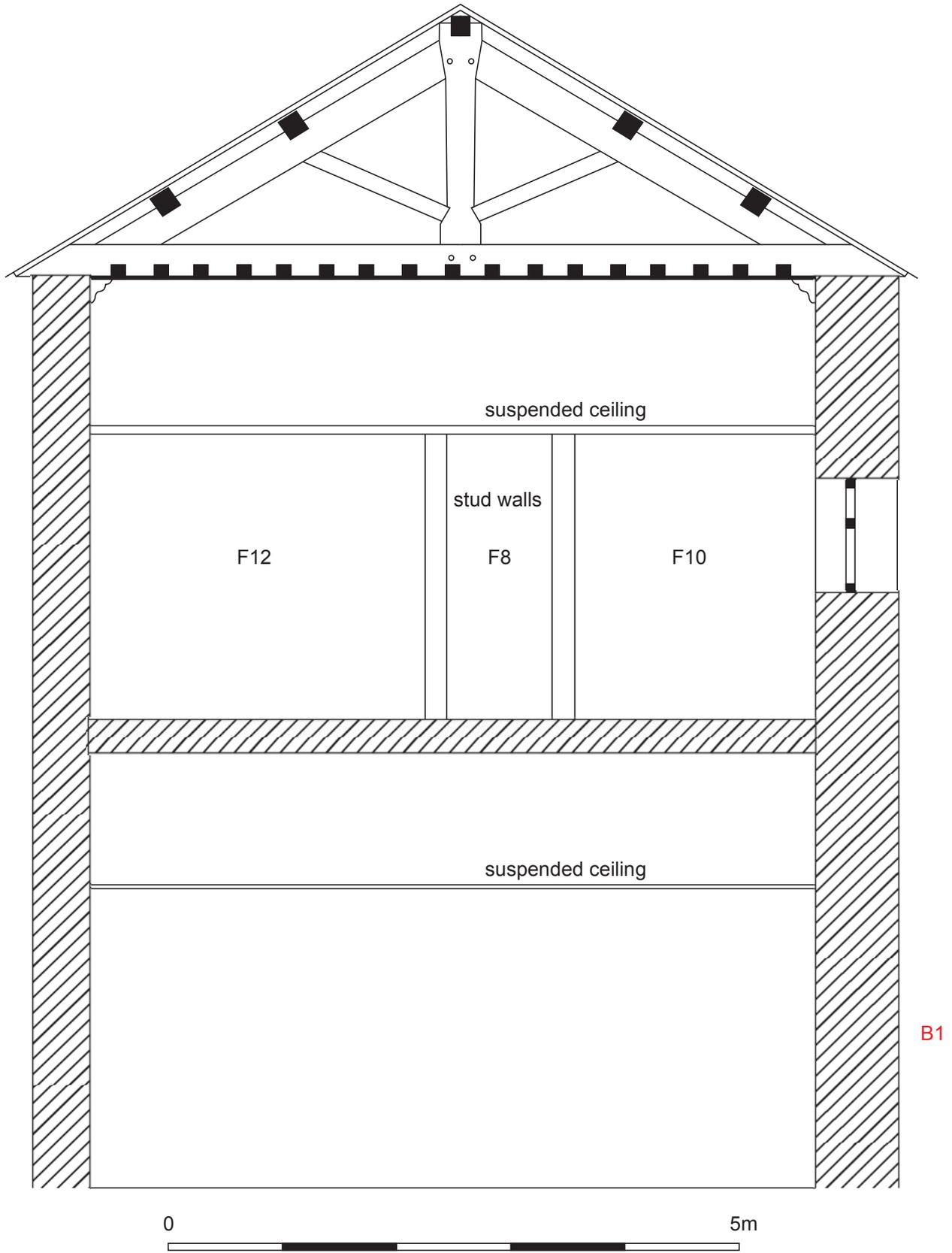
Cross-section A-A1, facing south-west



Key: ■ cross-sectional timber ▨ cross-sectional wall — overhead features F3 room number

Figure 4: Cross-section A-A1, facing south-west

Cross-section B-B1, facing south-east



Key: cross-sectional timber cross-sectional wall overhead features F12 room number

Figure 5: Cross-section B-B1, facing south-east

## 4.3 Internal Detail

4.3.1 **Cellar:** this is effectively divided into two parts, the southern of which forms the current point of access via a ladder to a hatch leading into Room G9a (Plate 19). The entire cellar had a concrete floor, the southern part of which was plain, while the northern part incorporated a small rectangular hole housing a gas meter and a drain cover. The ceiling was in general formed by timber joists supporting the boards of the floor above, all of which were machine cut, although the southern part also had rows of concrete beams orientated east/west either side of the access hatch. The walls were all finished with plaster, in poor condition, and whitewash and were all plain in the southern part although the access between the southern and northern parts was apparently inserted. The walls of the northern section were also relatively plain; the south-east corner was angled mirroring Room G5 above, and a now disused and blocked staircase was situated on the north side of the east elevation, the stairs comprising bricks with stone treads (Plate 20).



Plate 19 (left): Ladder between the cellar and Room G9a



Plate 20 (right): Blocked steps on the east side of the cellar

4.3.2 **Ground Floor Room 1:** this formed the eastern most room of the northern section of the building, and had a carpeted floor over hardboard sheets (presumably lain on floorboards) with modern bench seating around the east and north walls. The ceiling was finished with wall paper and there was a single beam orientated east/west. All of the walls were finished with flock wallpaper and painted, except the west, which had a rough plaster finish. The north elevation had a modern aluminium vent on the west side and a central window with splayed jambs and a timber sill. The east elevation was plain, while the south had a narrow doorway on the west side with a rough piece of timber, with no apparent function, attached on the east side and a re-used beam and two other rough timbers forming a lintel. Between these was stuffed newspaper dated February 20<sup>th</sup> 1994. The west elevation had a doorway on the south side with two rough pieces of timber forming the lintel, and a central chimney breast with attached rough timbers and a mantle piece forming a surround of sorts (Plate 21). The hearth opening was covered by a metal sheet with a central hole, presumably to house a flue for a wood burning stove, and to the north

there was a second doorway with a large hand-finished timber lintel with a stop-chamfered arch carved into it (Plate 22).



Plate 21 (left): Fireplace, west side of Room G1



Plate 22 (right): 'Arched' doorway between Room G1 and G2

**4.3.3 Ground Floor Room 2:** this forms the main ground floor room of the northern part of the building connecting the front entrance to the rest. The floor was finished with carpet and vinyl and the ceiling finished with wallpaper and supported by two centrally positioned north/south orientated beams. The western of these was probably original, and was hand-finished with stop-chamfer decoration (Plate 23). In addition it had a row of small notches on the north side (Plate 24) and other marks on the underside, perhaps carpenter's marks or levelling notches (Miles and Russell 1995). The eastern beam was perhaps modern as it was apparently covered by false rough-timber boxing. Two further hand-finished beams were also present at the west end forming lintels for the access to Room G3, and short sections of wall formed a porch around the doorway to the north, the southern and eastern of which were evidently not substantial and housed a 10-light window and modern doorway. The north elevation proper had the main door on its west side, the jambs of which were covered with beaded panelling and which had a plain door with a single-light overlight. To the east was a large window with splayed jambs, slightly in-turned at the top and a timber sill and below it a small alcove had been cut into the wall to house a meter box. This had brick in the 'jambs' and was covered by a plank door. The east elevation had a central chimney breast with doorways either side leading to Room G1, the northern of which had a chamfered 'arch' cut into the timber lintel while the other timbers making the lintel were re-used. The central section had attached timbers to provide a 'half-timber' affect and the fireplace had had a pair of plank doors attached to form a meter box within the opening (Plate 25), which had splayed jambs and the original form of the flue visible inside. The south elevation had essentially been removed to form the opening for the bar and access to rooms to the south-west. Re-used timbers have been used to create the structure of the bar and support the opening although a column of masonry had also been retained and modern beams clad with false distressed timber boxing supporting this opening. The bar itself was an essentially modern construction (Plate 26). The west elevation had also been largely opened up to

Room G3, with a column of masonry remaining on the south side and further re-used timber beams supporting the opening (as mentioned above).



**Plate 23 (left): Detail of stop-chamfer decoration**

**Plate 24 (right): Detail of notches carved into chamfered beam**



**Plate 25 (left): Fireplace re-used as a cupboard on the east side of Room G2**

**Plate 26 (right): Bar on the south side of Room G2**

4.3.4 **Ground Floor Room 3:** this formed the westernmost of the northern row of rooms, excluding the passageway to the west (Room G4). The floor was finished with carpet and the ceiling with wallpaper, with an east/west beam along the south and a north/south orientated beam against the west side, with further short east/west beams running to it from the west wall. The walls were all finished with rough plaster and paint with a concrete skirting. The north elevation has a window on the east side with

splayed jambs extending to the floor but with a narrow timber sill mid-way. The east elevation is mostly open to Room G3, with rough timbers forming the lintel, although it was plain at the north end. The south elevation was open to Room G5 with modern beams clad with rough timber fascias supporting the resulting aperture and a low thin wall forming a barrier. The west elevation has a window on the south side with a 12-light hinged casement, the centre was plain (perhaps originally a chimney breast?), and there was a wide recess at the north end almost extending to the ceiling.

**4.3.5 Ground Floor Room 4:** this is essentially an exterior space, forming an access passage between the street to the north and the yard along the west side of the southern part of the building. The floor was finished with a mixture of flags and cobbles and the ceiling plastered, and supported by a large east/west orientated timber beam. There is also a large iron pipe on a similar alignment to the south, which is supported on dressed stone corbels in the east and west elevations (Plate 27), adjacent to each of which was a small iron-lined opening with a hinged iron door. The walls, which are only present to the east and west, were finished with plaster and paint. The north elevation comprised a wide opening to the street, filled by a double wagon-gate of plank and batten construction with large strap hinges. The east elevation was relatively plain, the upper part of the plaster scored to give the appearance of ashlar blocks and the lower part projecting slightly. On the south side was a 12-light window in a recessed area extending from ceiling to floor, above which was a plastic vent grill. The south elevation was open to the yard beyond, the opening supported by a large machine cut square-section lintel. The west elevation was plain, with a slight step in the plaster creating a plinth like that to the east.



**Plate 27: General view of Room G4, showing the gated entrance and pipe supported by corbels below the ceiling**

**4.3.6 Ground Floor Room 5:** this formed the interior space of what is evidently a large monopitch outshut attached to the west of the south side of the main north range. The floor was finished with vinyl and there was modern bench seating against the east, west and south elevations. The walls were all finished with rough plaster. The north elevation was essentially open to Rooms G2 and G3, with a low stud wall between in the opening, which was supported by modern beams clad with rusticated fascias. The east elevation was open to the bar on the north side, which was finished with rough timbers giving a half-timbered effect. It was otherwise plain, although angled at the south end. The south elevation was plain, with the ceiling sloping down towards it and a doorway on the west side with a modern panel door. The west elevation had a 12-light window on the south side, the reveals of which extended to the floor.

**4.3.7 Ground Floor Room 6:** this formed a room to the rear (south) of the east end of rooms along the north range. The floor was finished with carpet and vinyl and the ceiling was supported by a large east/west beam clad with rough timber boxing, with smaller north/south joists running from it (Plate 28), while to the east the joists were orientated east/west (Plate 29). The walls were generally finished with rough plaster. The north elevation was open on its west side to Room G2 although containing the bar, with rough timbers forming beams and posts supporting the bar structure. To the east the elevation was essentially plain apart from two doorways/openings to Rooms G1 and G2, with the section of wall between angled. The east elevation was essentially plain, with a continuous run of bench seating against it. The south elevation was largely open to Room G7 beyond, with the beams supporting the openings in turn supported by upright posts that form have been used as part of the bar structure. The west elevation was within the bar and largely obscured by later shelving and fittings. There was an angled recess in the south-west corner, which had evidently originally formed a window and housed a single-light casement that had been painted over. The north side of the elevation was essentially open into Room G5 over above bar.



**Plate 28 (left): General view of south side of Room G6**



**Plate 29 (right): East/west joists along the east side of Room G6**

**4.3.8 Ground Floor Room 7:** this formed a second back room to the rear (south of Room G6). The floor was finished with carpet and the ceiling supported by two beams orientated north/south with east/west joints between, although it was apparent that this was almost entirely a false suspended structure (see below) with a single access hatches on the east and west of the south side. The walls were typically finished with plaster and paint. The north elevation had two large openings into Room G6, the western of which contained part of the bar, with false half-timbering. The east elevation was relatively plain, with bench seating along it. The south elevation had a doorway on the east side with a moulded surround, rough timber lintel, and studded door with elaborate hinges (Plate 30). The central part of this elevation comprised a projecting chimney breast of stripped stone that had been painted (Plate 31). The fireplace opening had a heavy limestone lintel and a raised plinth topped with slate extended across the base of the entire chimney breast, in front of which there was a thick iron sheet acting as a hearth. The back of the fireplace was finished with brick. The west elevation also had bench seating along its entire

length and housed three windows each with stained glass panes with painted floral motifs (Plate 32 and Plate 33).



Plate 30 (left): Doorway between Room G7 and G8

Plate 31 (right): Fireplace on the south side of Room G7



Plate 32 (left): Southern stained glass windows in the west elevation of Room G7

Plate 33 (right): Northernmost stained glass window in the west elevation of Room G7

4.3.9 The roof space above the suspended ceiling revealed a number of interesting features, in particular that the joints and eastern beam were modern additions forming part of the suspended ceiling

while the central beam was perhaps original, although it had clearly been reused. The proper ceiling was in poor condition in the north-west corner, which revealed that it was of reed plaster construction attached to what was probably Baltic pine. The north and east elevations had evidently been extensively modified, with new beams added above the suspended ceiling with resulting rebuild in brick (Plate 34). It was also apparent that there was originally a wall on the line of the eastern north/south beam, to the west of the current east elevation, suggesting that there was originally a covered passageway extending along the east side of this part of the building. In addition, the top of a large opening was evident in the west elevation, above the three stained glass windows, which had evidently been filled with concrete blocks; a curtain rail was still attached to the wall above it (Plate 35).



**Plate 34 (left): Rebuilt section of the north elevation above the suspended ceiling in Room G7**

**Plate 35 (right): Blocked opening, west elevation above the suspended ceiling in Room G7**

**4.3.10 Ground Floor Room 8:** this forms a large hall at the south end of the building, with an associated staircase (Room G8a) within stud walls at the north end of this. The main had a bar at the north end (Plate 36) and raised sections of flooring in the south-west corner and against the centre of the east elevation. The floor at the north end was finished with carpet, while the rest comprised tongue and groove boards orientated east/west. The actual ceiling was not visible, it being obstructed by a suspended ceiling constructed from foam tiles supported by an aluminium frame. The walls were all finished with plaster and paint with an attached dado rail and skirting board. The centre of north elevation was covered by a large bar with stud walls behind enclosing the stairs, and a doorway to the east accessed via two stairs. The east elevation was essentially plain, with projecting timber boxing (presumably around pipes) on the north side and a raised area and seating against it. The south elevation also had a raised area against it on the west side and seating (Plate 37). In the centre there was a large window with projecting jambs, while the west elevation was plain apart from three modern inserted and plain doorways and further boxing around pipes.



**Plate 36 (left): Bar at the north end of Room G8**



**Plate 37 (right): General view of the north end of Room G8**

4.3.11 The stairs (Room G8a) comprised a small room formed by stud walls at the north end of Room G8. The steps themselves were finished with carpet and the walls and ceiling with flock wallpaper, although the walls also had a modern skirting board. There was a doorway to the east with a plain modern surround and tongue and groove plank door. The stairs were relatively plain although a square newel post and section of tongue and groove panel, beaded on the south side, against the square-section hand rail are perhaps original (Plate 38). In addition, a section of early moulded cornice was also present along the ceiling on the north side of the landing (Plate 39).



**Plate 38 (left): Panelling against stairs in Room G8a**



**Plate 39 (right): Moulded cornice in Room G8a**

4.3.12 **Ground Floor Room 9:** this was formed by a group of three smaller rooms (G9a, G9b, and G9c) at the north end of the modern addition to the west side of the building. Room G9a formed a small

kitchen, with a vinyl-covered floor (with a hatch to the cellar on the north side), work tops against the east and south elevations, and a flat plaster roof with a domed skylight. All of the walls were tiled. The north elevation had a large central alcove, perhaps originally a doorway that had had shelves added to it. The east elevation also had two alcoves, corresponding to the windows in Room G6, also with shelves (Plate 40). The south elevation was plain, while the east had a doorway at the north end with a plain panel door with a single light. Room G9b formed a short linking corridor. The floor was also finished with vinyl, and had two steps up to the north, and the ceiling was flat and finished with plaster. The walls were also finished with plaster and paint and had a modern skirting board. The walls were typically plain and each had a single doorway with a modern door, apart from the west, which had two. Room 9c formed a small storage room on the west side of 9b, with a bare concrete floor and flat plaster ceiling. The walls were all plain and finished with plaster and paint and there was a two light window in the north with a hinged casement and a doorway to the east.



**Plate 40 (left): General view of Room G9a showing alcoves in east elevation**

**Plate 41 (right): General view of gents toilets in Room G10**

4.3.13 **Ground Floor Room 10:** this forms the male and female toilets, linked by a corridor orientated east/west along the north side. The floor was tiled throughout and the ceiling plastered and painted; the walls were finished with plaster and paint within the corridor and tiled in the toilets. The corridor was plain, with modern doors at both ends and one to the north on the west side and one to the south on the east. The toilets had modern cubicles and toilet fittings throughout, with the ladies' toilets to the east and gent's to the west (Plate 41).

4.3.14 **Ground Floor Room 11:** this had apparently been the barrel store. It had a plain concrete floor and a flat plaster ceiling. The walls were all finished with plaster and paint, and were relatively plain apart from a single doorway in the east and west, the door to the east of plank and batten construction, and there were modern shelf and other fittings throughout including a sink and pipes in the north-west corner and electrical fittings to the south.

4.3.15 **Ground Floor Room 12:** this comprised the interior of the small shed attached to the boundary wall running from the south-east corner of the building proper. It had a concrete floor and monopitch roof supported by modern timber joists. The walls all had a thin concrete skim and were plain apart from the west, which had a doorway on the north side with a plank and batten door and stone lintel.

4.3.16 **First Floor Room 1:** this formed the easternmost room within the northern part of the building. The floor was finished with carpet and the ceiling plastered and painted, with the south-east corner sloping down. The walls were finished with painted wallpaper and there was a roll-moulded skirting board throughout. The north elevation had a window east of the centre with splayed jambs extending to the floor with a thin sill below the casement resting on top of beaded panelling that covered the lower part of the jambs (Plate 42). The east elevation was relatively plain, apart from a moulded beam running north/south below the ceiling level. The lower edge of this was ovolo-moulded and there was bolt in the underside and a further ovolo-moulded fascia attached on top (Plate 43). The south elevation was plain, as was the west although it had a doorway on the south side with a moulded surround and four panel door, plain on the east side and moulded on the west.



**Plate 42 (left):** Panelling in the lower part of the window reveal, north side of Room F1

**Plate 43 (right):** Beam and sloping ceiling, east side of Room F1

4.3.17 **First Floor Room 2:** this was the adjoining room to the west of F1. The floor was finished with carpet laid on over largely modern replacement floorboards, and the ceiling plaster finished with flock wallpaper. The walls were finished in a similar style, with a modern skirting board. The north elevation had a central window with splayed jambs and a thin timber shelf resting on beaded panelling, as per Room F1, although a square hole had been cut through the centre and filled with cement. The east elevation had a cupboard on the west side (Plate 44), with an early panelled door held by H-shaped hinges (Plate 45). Internally it had chamfered battens forming shelf brackets. The south elevation curved at its west end before meeting the doorway into the corridor, which had a plain surround but a moulded four panel door. The west elevation was plain.



**Plate 44 (left): Cupboard, east side of Room F2**

**Plate 45 (right): Detail of H-shaped hinge to cupboard door, east side of Room F2**

4.3.18 **First Floor Room 3:** this was situated to the west of Room F2. Its floor was also finished with carpet and the ceiling plaster covered with flock wallpaper. The walls too were all finished with plaster and wallpaper and had a skirting board. The north elevation had a central window, as per those in Rooms F1 and F2 with the same sill and beaded panels. The east elevation was relatively plain, while the south had a doorway on the east side with a four moulded panels. The west elevation was also relatively plain, apart from an alcove on the south side (Plate 46), which was angled at the top; the thicker section of wall to the north evidently housing the base of the cruck blade visible in the roof space (see Section 4.3.29 below).



**Plate 46 (left): Alcove in the west elevation of Room F3**

**Plate 47 (right): Exposed beams on the north side of Room F4**

4.3.19 **First Floor Room 4:** this formed the most westerly of the row of rooms along the north end of the building. The floor was finished with carpet and the ceiling plaster finished with flock wallpaper, with a beam or purlin exposed on the north side (Plate 47) and slope of the ceiling on the south side evidently incorporating another boxed beam (Plate 48). The walls were all finished with rough plaster, painted blue, and had a roll-moulded skirting board. The north elevation had a central window with splayed jambs, which didn't extend to the floor, and had a timber sill. The east elevation had a doorway on the south side with a moulded surround and moulded four panel door, and a step down into the room beyond (F5). The south and west elevations were both plain.



**Plate 48 (left): Boxed beam on south side of Room F4**



**Plate 49 (right): Cupboards against the south side of Room F5**

**4.3.20 First Floor Room 5:** this formed an essentially L-shaped corridor linking Rooms F1-F4 and F6 to the southern end of this floor and the stairs to the ground floor, with a small bathroom (Room F5a) off the south side of the centre. It also had a small hatch accessing the roof space on the centre of the north side. The floor was finished with carpet with a step at the east end down towards the stairs, while it rose slightly to the west prior to the step into F4. All of the walls had a modern flock wallpaper finish throughout and a modern skirting board on the south side and earlier type on the north. The ceiling generally sloped down to the south along the east/west section, following the line of the roof, although there was a raised section at the return to the south housing a skylight. There were stud walls along the south side at the west end forming a large cupboard with two doorways with moulded four-panel doors (Plate 49). Internally the stud work of the cupboard walls was exposed and apparently of relatively early construction and the sloping line of the ceiling continued within. At the east end of the corridor, at the turn to the south, there were further inserted stud walls forming another cupboard, with a small single-light window in the west side with the word 'LADIES' painted on (Plate 50), and a doorway in the south side with a moulded door but plain surround. Inside this cupboard was a single skylight in the ceiling/roof on the east side and the south elevation was constructed from timber panelling on the east side with two moulded rails. This panelled section formed the side of a large alcove with shelves in the east elevation, with a moulded surround that appears to have originally housed sliding doors (Plate 51). Room F5a had a tiled floor and walls, the north and east walls being stud partitions. There were modern fittings attached across the south elevation and the ceiling sloped down on the west side.



**Plate 50 (left): Cupboard on the east side of Room F5**

**Plate 51 (right): Cupboard built into an alcove in the east elevation of Room F5**

**4.3.21 First Floor Room 6:** this comprised a small bedroom, with an *en suite* shower room on the east side. The floor was finished with carpet and the ceiling plaster, sloping down to the west. The walls were all finished with plaster and paint and had a modern roll-moulded skirting board. The north elevation was plain and the east elevation had a doorway on the north side with a modern moulded surround. There was a doorway to the *en suite* on the south side in a similar style, and inside this small area was entirely tiled, with a shower and toilet on the east side and sink on the south. The south elevation was plain, while the west had a window on the south side with fairly square jambs, although the south was slightly splayed, perhaps following the angle of the wall.

**4.3.22 First Floor Room 7:** this comprised a modern kitchen. The floor was finished with vinyl, the plaster with plaster and flock wallpaper and the walls with plaster and plain wallpaper plus a modern skirting board. The north elevation was plain, partially finished with tiles and with modern kitchen units against it. The east elevation was also essentially plain, and partially finished with tiles. The south elevation comprised a stud wall, and had a doorway on the east side with two moulded panels and two glazed sections, perhaps also originally panels. The west elevation was also partially finished with tiles and covered by kitchen units, and housed a window with a two-light hinged casement.

**4.3.23 First Floor Room 8:** this formed an irregularly-shaped corridor linking all the rooms on the south side of this floor to the north side, with a short flight of steps covering the change in floor levels, and connecting to the stairs to the ground floor. The floor was finished with carpet, the ceiling with plaster and flock wallpaper and the walls with wallpaper and a skirting board. This was very deep and moulded on the east side and, in addition, there was an area of panelling around a doorway to the south of the stairs leading to F5 with three moulded panels over the jambs and two over the lintel (Plate 52). The north elevation essentially comprised a stud wall with a single modern doorway leading to F7 in the east/west section, and was open to the stairs to the east, which had two square-section newel posts on the west side and a doorway at the bottom of the stairs leading to F5 with a moulded surround but no

actual door. The east elevation was essentially plain, but with a circular window on the north side with iron bars across it and a single frosted pane. The south elevation was formed from modern stud walls, with doorways linking to the other rooms on this floor. Within the east/west section the south elevation was a solid wall, with a central projecting chimney breast (Plate 53). The west elevation also comprised stud walls on the south side with further doorways before meeting the access to the stairs to the ground floor before reaching the east/west section, which had a doorway with a modern forming a fire escape at the west end, and the panelled opening at the top of the linking stairs.



**Plate 52 (left): Panelled door jamb in Room F8**

**Plate 53 (right): East/west section of Room F8 showing chimney breast**

4.3.24 **First Floor Room 9:** this formed a small store and boiler room. The floor was finished with carpet, the walls plastered and painted with an attached skirting board and the ceiling plain plaster, with a large hatch to the roof space. The walls were all essentially plain, with two modern boilers attached to the west and a doorway in the east. The south and east walls were modern stud partitions.

4.3.25 **First Floor Room 10:** this formed a small bathroom. The floor was finished with vinyl sheeting and the walls tiled and the ceiling was finished with plaster and paint. All of the walls were plain, all being of modern stud construction apart from the south. There was a doorway in the north, a bath against the east, and a two-light hinged window in the south as well as a sink and toilet attached.

4.3.26 **First Floor Room 11:** this formed a bedroom. The floor was finished with carpet and the ceiling plaster and paint. The north and east walls were modern stud construction and all the walls were finished with plaster and paint with a moulded skirting board. There was a doorway to the north with a modern door and a window to the south with a two-light hinged casement, splayed jambs and timber sill (Plate 54).

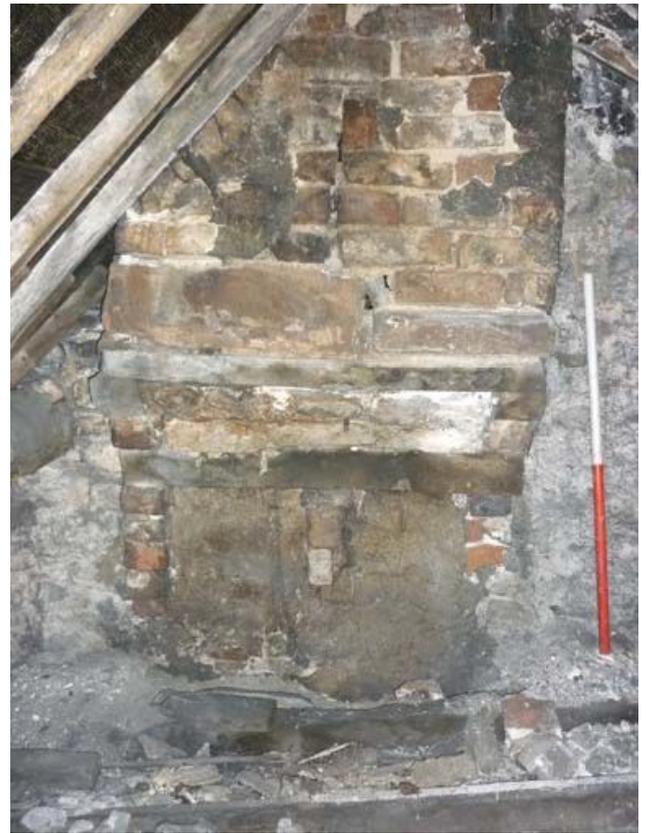


**Plate 54 (left): Window in south elevation of Room 11**

**Plate 55 (right): Window in south elevation of Room 12**

**4.3.27 First Floor Room 12:** this formed a living room. The floor was finished with carpet, although beneath this on the east side was a large hearth stone corresponding to a former fireplace, and the ceiling with plaster and paint. The west and north walls were modern stud construction and all were finished with plaster and painted wallpaper. There were doorways to the north and west with modern panel doors, but the walls were otherwise plain apart from the east, which had an obvious gap covered with board with a ventilation opening in it denoting an opening for a fireplace. The south elevation had a window with splayed jambs, timber sill and a two-light hinged casement as per Room F11 (Plate 55).

**4.3.28 North Roof Space:** this comprised two sections: an east/west part running over Rooms F1-F4 and part of F5, and a north/south part running over the remaining part of Room F5 and F6. The east/west section was four bays long, the easternmost bay formed between the solid masonry wall at the end of the western three bays and the wall shared with the adjoining property to the east, while the north/south section was essentially a single roof space. The western bay of the east/west section (above Room F4) had rough hand-finished joists forming the floor, which was slightly lower than that to the east, and two hand-finished purlins per pitch, plus a diagonally-set hand-finished ridge purlin. All the purlins end at the truss forming the bay to the east; the ridge purlin joined by a simple scarf joint, the others overlapping. The north and south elevations were not visible while the west was a solid stone wall, with an attached brick chimney stack projecting from it (Plate 56 and Plate 57). The bricks were hand-made and mid reddish-orange in colour, the upper part finished with rough plaster, and the base of the stack was finished with two blocks of red sandstone, one of which was moulded and had iron fittings and was evidently re-used. These sat on a timber beam, which was in turn on a pair of projecting timbers forming a corbelled base, below which was brickwork seemingly forming the top of two flues. The east end of this bay comprised the face of a raised cruck truss (Plate 58). The cruck blades were relatively straight, and had additional packing pieces, particularly on the north side, which was perhaps caused by the apparent unevenness in the pitch of the roof, seemingly caused by modifications to the south side. There was a short collar just below the apex and a longer one close to the floor/ceiling level, with the cruck blades extending through the floor level to be encased in the stud walls of the rooms below. Additional spurs were also apparent within this area, and a levelling mark was visible on the west face of the northern packing piece. All of the joints between the timbers were pegged.



**Plate 56 (left): Chimney breast in the western bay of the north roof space**

**Plate 57 (right): Detailed view of the chimney breast**



**Plate 58 (left): West face of the western cruck truss**

**Plate 59 (right): East face of the western cruck truss**

4.3.29 The west of centre bay was situated between the two cruck trusses. The majority of the floor was slightly raised relative to the western bay, with only the south side lower, but it was all constructed from hand-finished timbers, the raised section including a large amount of split round wood. The east face of the cruck truss to the west showed the upper collar to be slightly T-shaped (Plate 59) with apparent carpenter's marks on the cruck blades immediately above the junction with the collar in the form of a hammered V or L. Both of the cruck blades also had a single empty slot for a lap-jointed timber, which did not correspond to the current arrangement and suggests that they were re-used. There were only three purlins within this bay, two on the north side and one on the south, plus a diagonally set ridge

purlin, although a truncated wind brace was present on the south side extending from the purlin towards the truss, which it had evidently originally been attached to. The east end of the bay was formed by the west face of the eastern cruck truss, which was essentially the same as the west (Plate 60). However, the base of the southern cruck blade had been sawn off while the wind brace between it and the southern purlin was still complete and attached (Plate 61). There were less packing pieces supporting this truss, although the north side again had a more complex arrangement with a spur, and the northern cruck blade extended into the stud wall of the room below.



**Plate 60 (left): West face of the east cruck truss**

**Plate 61 (right): Detail of the sawn-off end of the south cruck blade and the wind brace**

4.3.30 The east of centre bay was formed between the eastern truss and the solid wall at the east end. The floor was slightly lower than to the west but was again constructed from hand-finished timbers while the southern purlin had an empty joist slot and was evidently re-used and at least one of the rafters had Baltic timber marks. The east face of the truss to the west showed a similar arrangement to the western truss, with empty slots on the blades suggesting they were re-used and a slightly T-shaped upper collar (Plate 62). A carpenter's mark in the form of a chiselled 'I' was evident at the junction with the empty slot on the northern blade and a possible crescent-shaped carpenter's mark on the south plus possible levelling marks. The east elevation comprised a solid stone wall housing the flue for the chimney, and had evidently been truncated on the north side. The eastern bay was completely different in character to the rest. The floor was a mixture of rough hand-finished joists and machine cut timbers, supporting a chipboard ceiling, while the roof was supported by two purlins on the north pitch and one to the south plus a horizontal ridge purlin. The upper level purlins were hand-finished while the lower one on the north side and the ridge were sawn and probably Baltic timbers (Plate 63). The west elevation was partially truncated on the south side and the purlin was resting on a timber inserted into the masonry, rather than the end of the purlin in the bay to the west. Similarly, the lower purlin in the north pitch had clearly been inserted into the wall. There was some rough plaster on the upper part of the west elevation and all over the east elevation, and the west side of the south elevation was open into the roof space beyond. This had the top of the wall exposed in the floor, and a complex series of changes in roof line corresponding

to areas of skylights above Room F5. There were a pair of sawn purlins on each side (east and west) with an evident scar approximately midway along the roof space denoting the former position of a truss, apparently removed to accommodate the sloping roof and skylight on the west side. On the west side the removal of this had been mitigated by the insertion of a brick-built wall that supported the purlins and was rendered on the north side (Plate 64). On the east side a single piece of timber resting on the top of the wall had been added to act as a prop. The south elevation was formed by a plain stone wall (Plate 65), while the arrangement of the timbers in the truncated wall between the end bays of the east/west section could clearly be seen from this end (Plate 66).



**Plate 62 (left): East face of the east cruck truss**

**Plate 63 (right): General view of the easternmost bay of the north roof space**



**Plate 64 (left): Inserted brick wall and empty slot for truss**

**Plate 65 (right): Inserted prop and slot for truss**



**Plate 66: Wall in north roof space showing inserted purlins**

4.3.31 **South Roof Space:** immediately above the suspended ceiling was a low crawls-space, the floor formed by modern joists supporting the suspended ceiling and associated insulation, while the ceiling above is the original ceiling comprising plaster with a moulded cornice extending all around and a second hatch into the main roof space above (Plate 67). The walls were all finished with plaster with the remains of wallpaper and were all plain apart from the south, which had two openings, one on either side, filled with plastic sheeting but with splayed jambs and evidently once part of the extant windows below. The upper roof space had tongue and groove sarking boards backing the slates and was supported by two king post trusses, with angled braces and two purlins per pitch and a ridge purlin (Plate 68). All of the joints were held with pegs, the purlins scarf-jointed, and sawn but adze finished and probably Baltic timber. The northernmost truss had a crescent-shaped carpenter's mark on the west brace, while the south truss had chiselled Roman numerals 'II' and 'I' at the junction between the king post and braces plus chalk(?) lines marking out the cuts for the purlin slots. The north elevation had a brick central section forming the chimney flue, which extended through the roof (Plate 69), either side of which were gaps providing some access to the space beyond, within which the roof was not supported by any trusses but only purlins and there was a stone wall on the north side. The south elevation of the main area of roof space was also of stone construction, but with a greater amount of red sandstone and brick, and a large rectangular aperture with a timber lintel within which a circular slotted frame has been inserted (Plate 70).



**Plate 67 (left): Cornice in the lower section of the south roof space**



**Plate 68 (right): Trusses in the upper section of the south roof space**



**Plate 69 (left): Brick chimney stack on north side of south roof space**



**Plate 70 (right): Aperture in south elevation of south roof space**

## 5. Discussion

### 5.1 Phasing

5.1.1 **Introduction:** the building clearly retains some very early fabric and has undergone a number of alterations and enlargements. In total, five phases of development were identified (see Figure 6 and Figure 7).

5.1.2 **Phase 1 (medieval – c16<sup>th</sup> century):** it is evident from the surviving raised cruck trusses that the Cavendish Arms has extremely early origins. The documentary history has suggested it is contemporary with the castle, in other words 14<sup>th</sup> century in origin, and while this is possible it is impossible to prove without further investigation, specifically dendrochronological dating (although even this would prove problematic because of the evidently re-used timbers). The use of crucks is certainly known to have been widespread in the medieval period although their origins are uncertain and may be much earlier (Nevell 2010, 7-10). The earliest dated examples are mid-13<sup>th</sup> century (*op cit*, 9), and the earliest example in the North-West is from Cumbria and dated to 1376-1401 (*op cit*, 110). Based on the position of the two cruck trusses, it is likely that the earliest phase of the building comprised a three-bay structure side-on to Market Place, filling much of the current front (north) elevation, corresponding to Rooms G2, G3, G4 and F2, F3, F4 and part of F5. The evident bulge at the base of the plinth in the north elevation, which lines up with the return of the wall, probably represents what was the original north-east corner of the building at this time. The space now forming Rooms G1 and F1 was probably initially an open space, accessed via the doorway in the north-east corner of G2 and decorated with an arched stop-chamfer. Similarly, the stop-chamfered beam in G2 probably also belongs to this period. Interestingly, the row of small notches in this beam has an almost identical parallel at Frosthwaite Farm near Sizergh (Plate 71), the earliest phase of which was very similar in plan to the Cavendish Arms and potentially dated through historical sources to post-1581 (Greenlane Archaeology 2007). The purpose or meaning of these notches is, however, uncertain. The internal arrangement during this phase is difficult to ascertain because of the subsequent alterations. It is possible that the main entrance in the north elevation accessed a cross-passage, the thick stub wall to the west of this perhaps a remainder of that. It also seems that the western bay was organised differently, and if there was a cross-passage it is possible that this section formed some sort of animal house. In addition, the large apertures in the east side of the main south wall, which approximately correspond on the ground and first floors, may indicate the position of a former staircase, possibly projecting from what was at that point the rear of the building, a position that would be fitting with the typical plan form of buildings of this type and likely period (Brunskill 2002, 64-78).

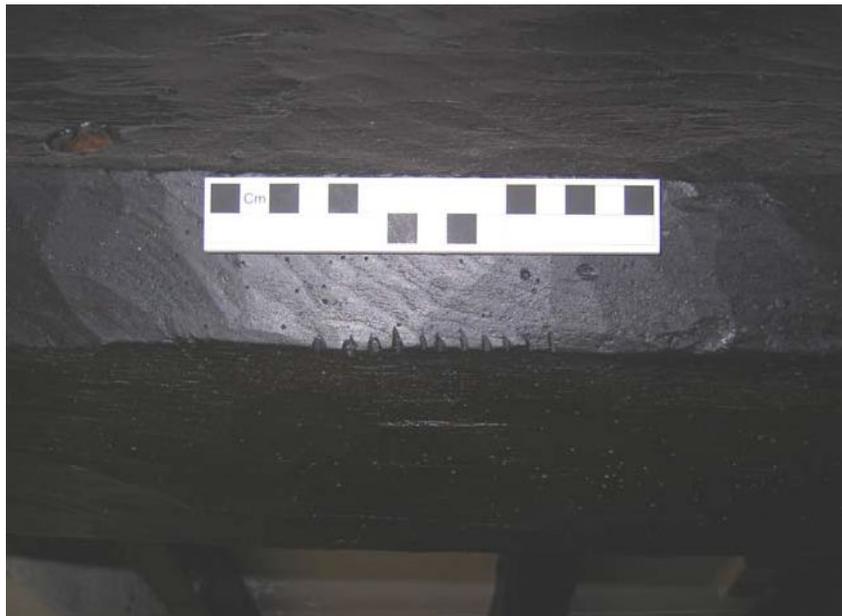


Plate 71: Notches carved into a beam at Frosthwaite Farm

**5.1.3 Phase 2 (17<sup>th</sup> – 18<sup>th</sup> century):** it is apparent that some minor alterations were carried out to the original building, most probably during this general period. The chimney breast surviving in the western bay of the roof space is evidently a later addition, and indicates that there were fireplaces on the ground and first floors in what became Rooms G4 and F4. The use of hand-made brick suggests a date before the mid-19<sup>th</sup> century and an 18<sup>th</sup> century date is likely. The H-shaped hinges on the cupboard in F2 are also likely to be of this date (Alcock and Hall 2002, 25); it is conceivable that this cupboard was actually added into a former window overlooking the open area to the east. At the end of the 18<sup>th</sup> century the documentary sources indicate that the so-called 'Sportsman's Hall' was constructed on the site. This seems almost certainly to correspond to the large rooms extending to the south (comprising G7 and G8 and F7-F12). Certainly the style of truss and surviving decoration (the moulded cornice in the roof space and scrolled purlin ends) is fitting with this date. The size of the main two rooms, as given in the near contemporary description (assuming these correspond to the northern end of G8 and the area equivalent to Rooms F9-F12 and part of F8) is a reasonably good match. The early description also mentions a kitchen, which probably corresponds to Rooms G7 and F7. It is not clear how the slightly lower south end fits; it was not possible to access the roof space above it but it is broadly similar in style and so is probably contemporary. There was no evidence to suggest it was a later addition. It would appear that the Sportsman's Hall was originally accessed via a separate passage or open area along the east side of the site, probably leading directly onto the Market Place, as evidenced by the line of former walls along this section.

**5.1.4 Phase 3 (early 19<sup>th</sup> century):** the documentary sources state that the Sportsman's Hall went out of use by 1792 and was connected to the Cavendish Arms in about 1801. This alteration probably led to the creation of Rooms G6, F6 and parts of F5 and the physical connection of what had been two separate buildings, including the staircase in F5. Had there been an earlier staircase (as suggested for Phase 1, see 5.1.2 above) this would have been removed during this period. The former open passageway or access to the Sportsman's Hall may have been retained in some fashion, but it is apparent from the Tithe Map of 1842 that any open space at the north-east corner of the building had been filled by this point. However, the passageway on the west side had been created at this time, and this must have put the former fireplaces in G4 and F4 out of use. The roof structure in this section, which included what appeared to be Baltic timbers (likely to be of late 18<sup>th</sup> or early 19<sup>th</sup> century date; Greene 1996) had clearly been added between the original end wall of the building and the adjoining property to the east. The small monopitch outshut on the west end of the south side of the building (comprising Room G5) must have also have been added during this period, although apparently after 1842 as it is not shown on the Tithe Map (see Plate 2). Its angled south-east corner seems to have been deliberately created to fit the space available next to the former Sportsman's Hall.

**5.1.5 Phase 4 (late 19<sup>th</sup> century):** the date stone of 1855 in the front elevation indicates that some extensive alterations must have been carried out in the later 19<sup>th</sup> century, perhaps those suggested in 1854 (Anon 1854b). The passageway corresponding to the arch in which this date stone is situated was clearly already in existence, and it is likely the date in fact corresponds to largely cosmetic alterations to the front including the moulded window surrounds and decorative door details, which were certainly in existence by the early 20<sup>th</sup> century (as shown in photographs of this date; Walton 1993; 1995). It is probable that internally many of the stud walls were added at this time, although some could have been earlier and some are undoubtedly later. It is apparent that the roof of the northern section of the building was altered, most likely to enable the addition of skylights into F5 or to properly roof over the passage to the east, which resulted in the removal of the truss corresponding to the alterations of Phase 3 and insertion of somewhat insubstantial bracing.

**5.1.6 Phase 5 (20<sup>th</sup> century):** in many ways the most recent alterations have been the most damaging, this despite the building being listed in 1976 (see *Appendix 1*) although it is apparent from the documentary sources that alterations of some kind were being carried out as early as 1915. One of the most significant alterations was the addition of the single storey range added along the west side between 1912 and 1967. This is unlikely to have caused a great deal of damage, although it did involve the creation of a new access route from Room G9a and blocking of the original stairs (leading to G6). Internally, several walls were knocked through in the main ground floor bar area (Rooms G1-G3) to create more space, as well as a wall that originally divided G8 in two, and a number of fire escapes were

added, including an upper floor one with an external staircase, added on top of the slightly earlier flat roofed extension. A number of internal fittings were also added, specifically the two bars, but also new floors, stud walls, suspended ceilings, boxing for pipes and generally modernised wall, floor, and ceiling finishes. The plans contained with the previous planning applications, submitted between 1978 and 1992, detail the extent of changes during this phase, although the as existing plan from 1978 (Plate 6) gives a good idea of the arrangement of the building before this alterations were carried out.

## 5.2 Conclusion and Significance

5.2.1 While much of the interior of the Cavendish Arms has been extensively modified, the survival of one complete raised cruck truss and a second partially damaged example is of great significance. Surviving and *in situ* examples of cruck trusses are rare and they indicate that the building has potentially very early origins. The identification of the large rooms on the south side of the site as the original Sportsman's Hall is also significant, as it has been assumed that these were no longer extant (Walton 2007, 82). These are, in their own right, an interesting and important aspect of Dalton's history.

## 5.3 Recommendations

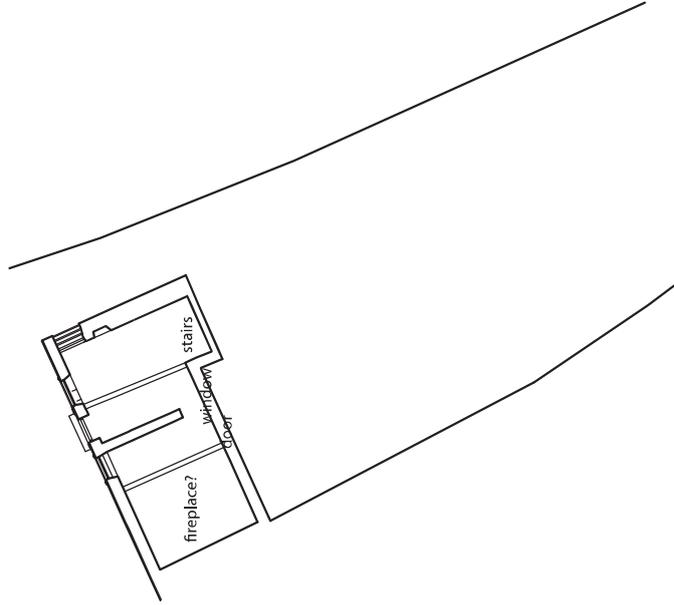
5.3.1 In order to better understand the development and origins of the site it would be necessary for a programme of dendrochronological dating to be carried out on the early trusses. However, unless these are due to be removed or badly damaged as part of the proposed development it is difficult to justify such work. However, it is likely that further information of interest would be revealed inside the building following soft stripping of internal fittings, if redevelopment was to go ahead. In addition, the proposed demolition of the 20<sup>th</sup> century additions along the west side, while being of great benefit to the setting of the historic fabric of the building, might also reveal remains of archaeological interest below ground.

5.3.2 It is therefore recommended that, should the redevelopment of the property go ahead, every effort should be made to retain and preserve certain key elements of the historic fabric:

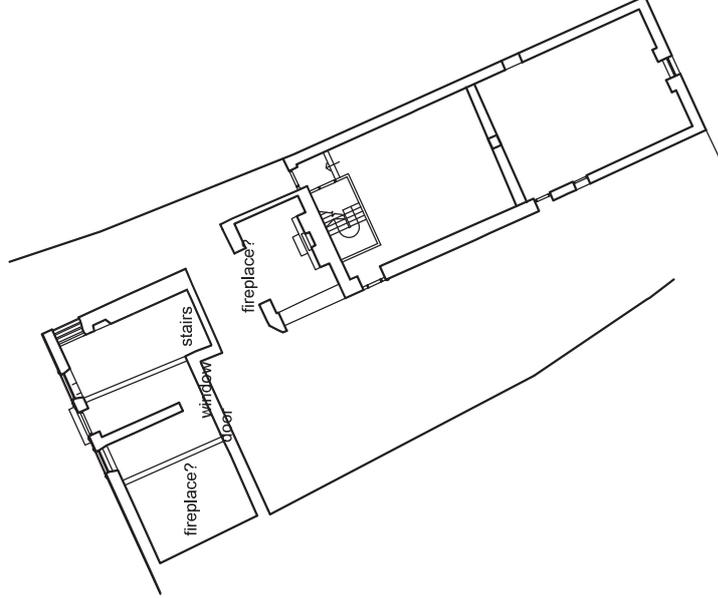
- The original roof structures, in particular the two cruck trusses;
- The decorative cornice in the former 'Sportsman's Hall' (above Rooms F9-F12) and in the staircase (Room G8a);
- The panelled jambs in F8;
- The decorative window and door surrounds and other details in the front (north) external elevation.

5.3.3 In addition, further recording should be carried out following a soft strip of the interior, in order to identify further features of interest and better record those that are already known. This would be particularly useful in order to identify the previously recorded well(s) and possible passageway, should these be uncovered. Following or during the demolition of the modern range along the west side further archaeological monitoring should be carried out to record any remains of below-ground archaeological interest that might be exposed. Should any further excavation be carried out in the associated garden or grounds, this too should be archaeologically monitored by watching brief.

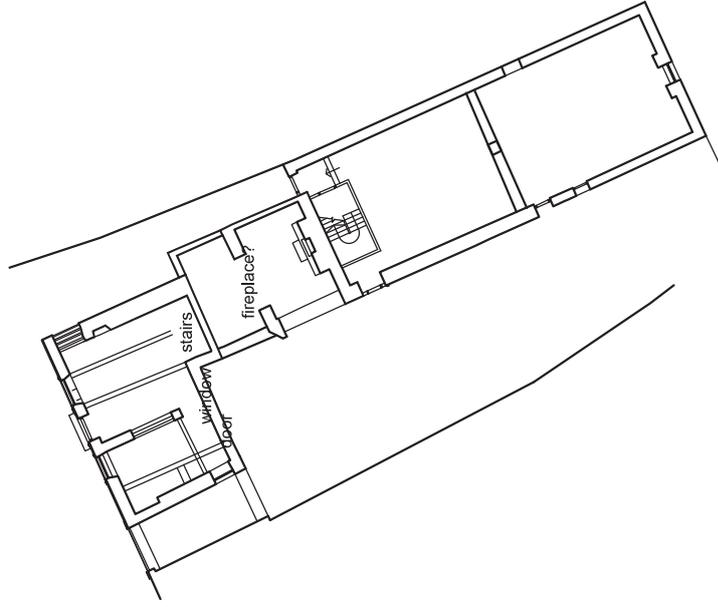
Phase 1 (medieval - c16th century)



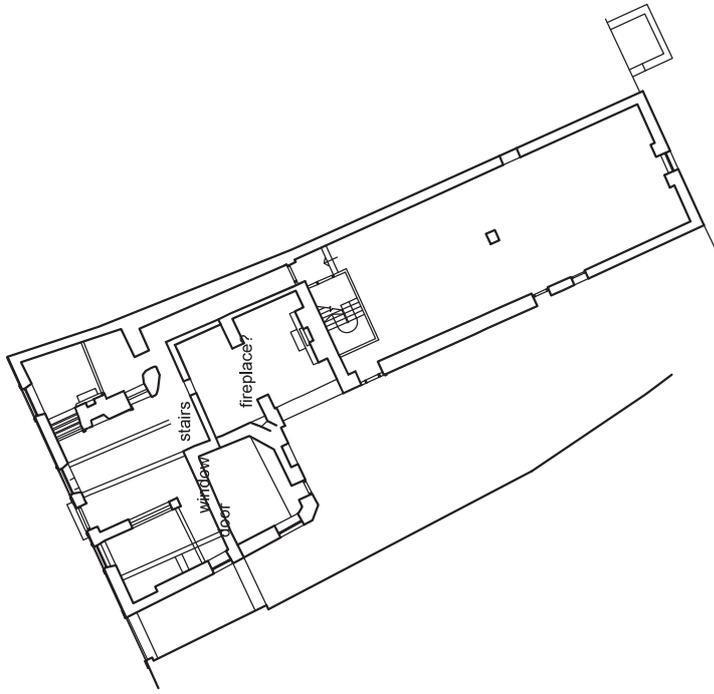
Phase 2 (17th - 18th century)



Phase 3 (early 19th century)



Phase 4 (late 19th century)



Phase 5 (20th century)

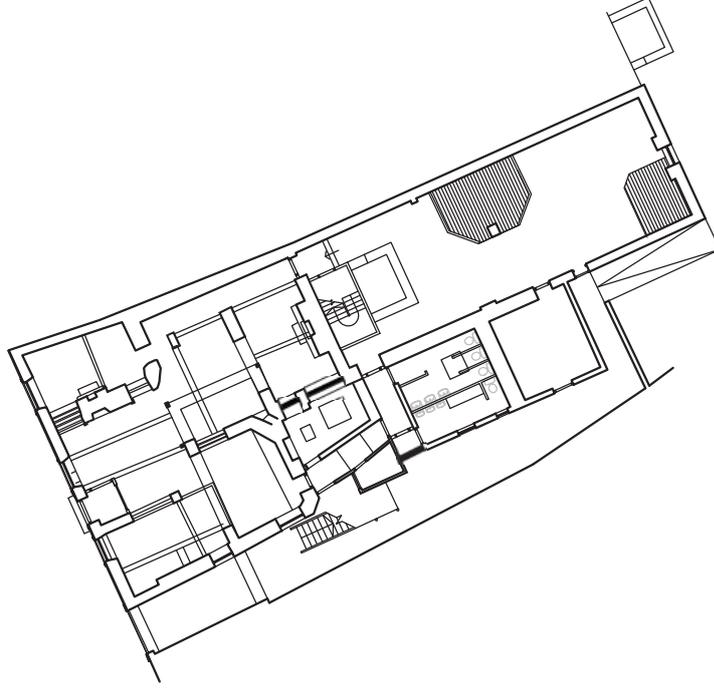


Figure 7: Phases 4 and 5

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## Appendix 1: Listed Building Information

From:

<http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

**Name:** THE CAVENDISH ARMS PUBLIC HOUSE

**List entry Number:** 1283051

**Grade:** II

**Date first listed:** 06-May-1976

SD2273 MARKET PLACE, Dalton In Furness 708-1/11/184 (South side) 06/05/76 The Cavendish Arms Public House

Public house. Dated 1855. Scored stucco, coated slate roof. 2 storeys, 4 windows to 1st floor. Broad, studded door and plain overlight in architrave with cornice on consoles. 6-pane sashes to each side and on left have projecting sills and shouldered architraves. Basket-arched carriage entrance on right has impost and dated keystone. 1st floor: 4-pane sashes in shouldered architraves. Fascia brackets to ogee guttering. Limestone ridge stack on left. INTERIOR: extensive remodelling probably disguises a pre-C19 core.