

OUTBUILDING AT CHURCH HOUSE, CHURCH STREET, DALTON-IN-FURNESS, CUMBRIA

Archaeological Building Recording



Client: Mr and Mrs Dewar

NGR: SD 22542 73902

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Greenlane Archaeology Ltd,
2 Albrights Yard, Theatre Street,
Ulverston, Cumbria, LA12 7AQ

Tel: 01229 588 500
Email: info@greenlancearchaeology.co.uk
Web: www.greenlancearchaeology.co.uk

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Non-Technical Summary

Prior to the submission of a planning application by Mr and Mrs Dewar for the conversion of an outbuilding for domestic use at Church House, Dalton-in-Furness, Cumbria a programme of building recording was carried out. This was following consultation with the Principal Planning Officer at Barrow Borough Council and the recommendations of the Cumbria County Council Historic Environment Service. A project design was produced by Greenlane Archaeology and following the acceptance of this the building recording was carried out in May 2008.

The outbuilding at Church House is in the curtilage of the Grade II Listed Bank House (to which Church House is attached) and on the edge of the historic centre of Dalton, in close proximity to both the castle and the parish church. A rapid desk-based assessment revealed that Bank House was occupied by the Butler family, who were important local conveyancers and solicitors, while the map evidence shows that the outbuilding was constructed between 1850 and 1889. The original function of the outbuilding is not clear, but it is certain, however, that it was used as a stable and possibly coach house and the small detached block was a wash house in 1907, when the estate was sold. A brief summary of the archaeological potential of the site was also produced, in order to inform any possible future new build carried out on site, and it was recommended that at as a minimum a watching brief be maintained during any such work, depending on where it was.

The building recording revealed four phases of development and alteration within the range of buildings, although the lack of detailed cartographic and documentary sources means that the dating and purpose of many of these is unclear. The earliest elements of the site cannot have been constructed until some time between 1850 and 1889, the earliest apparently forming an unusual tower-like building of two storeys. This was subsequently extended with a building that was probably used to house animals in some form, perhaps most likely as a stable. Curiously, the whole structure was then reorganised and largely rebuilt in brick, with new internal divisions, apparently to provide a range of spaces, perhaps associated with blacksmithing. More recently the roof structure was rebuilt forming a monopitch structure, and concrete pillars supporting iron beams were added to support the floors.

The building is unusual in many ways, perhaps partially on account of the difficult topography on which it is built. It does not conform to any obvious functional type, although this may be due to extensive alteration. It appears much earlier than the documentary evidence suggests, but this may be due to the extensive re-use of material. Indeed, this material includes a piece of a column, inscribed with initials, that originally formed part of the gate to the neighbouring parish church, and has apparently been lost since 1947.

Acknowledgements

Greenlane Archaeology would like to thank Mr and Mrs Dewar for commissioning the project and for their additional help and information, and John Coward Architects for providing the 'as existing' drawings. Additional thanks are due to the staff of Cumbria Record Office in Barrow-in-Furness for their help with accessing the archives. Thanks are also due to Charles Wilton, Principal Planning Officer at Barrow Borough Council, and to Jeremy Parsons, Historic Environment Officer at Cumbria County Council, for approving and commenting on the project design.

The desk-based assessment and building recording were carried out by Daniel Elsworth and Dean Williams, who also produced the report. The report was edited by Jo Dawson, who also managed the project.

1. Introduction

1.1 Circumstances of the Project

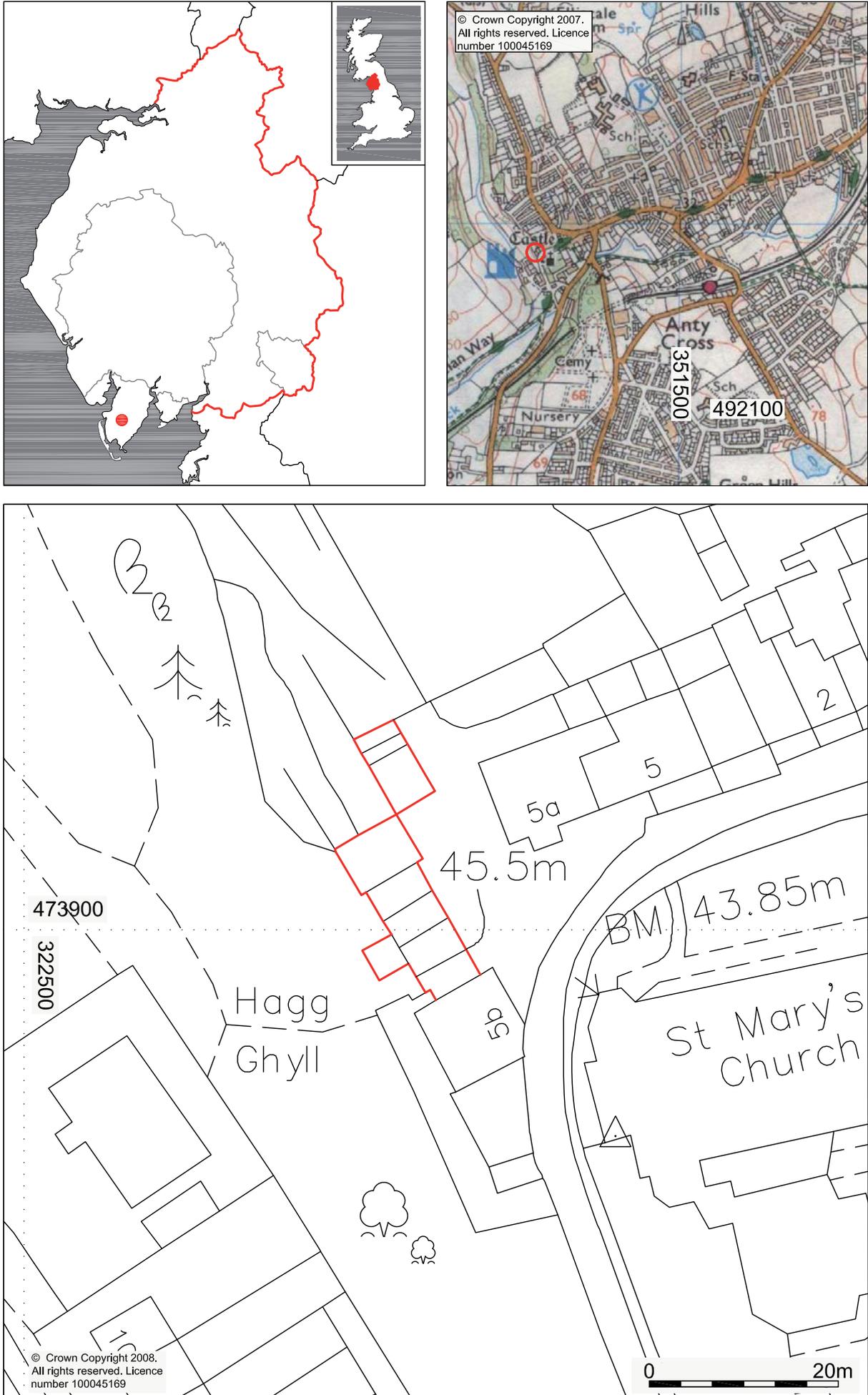
1.1.1 Prior to the submission of a planning application by Mr and Mrs Dewar (hereafter 'the client') for the conversion of an outbuilding at Church House, Church Street, Dalton-in-Furness, Cumbria into a dwelling (NGR SD 22542 73902) a programme of archaeological recording was requested by Barrow Borough Council. After consultation with Charles Wilton, Principal Planning Officer at Barrow Borough Council, and Jeremy Parsons, Historic Environment Officer at Cumbria County Council Historic Environment Service (CHES), this was confirmed as an English Heritage Level 3-type recording (English Heritage 2006). In addition, the possibility of a new building being constructed on land belonging to the clients requiring an archaeological watching brief would be assessed through the compilation of a desk-based assessment as part of the building recording.

1.1.2 The neighbouring Church House (5a Church Street), originally part of Bank House (5 Church Street), is Grade II Listed (see *Appendix 1*), and the outbuilding falls within its cartilage.

1.2 Location, Geology, and Topography

1.2.1 Church House is situated on the immediate west edge of the centre of Dalton, in close proximity to the church, castle, and original market place (Fig 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.



Mr and Mrs Dewar

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 of Field Archaeologists (IFA 2001a). In addition, a desk-based assessment was carried out in accordance with the project design (*see accompanying CD*), 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 A desk-based assessment was carried out in accordance with IFA guidelines (IFA 2001b). This principally comprised an examination of early maps of the site, original documents, census information, and published secondary sources. A number of sources of information were used during the desk-based assessment:

- **Cumbria County Record Office, Barrow-in-Furness (CRO(B))**: this was visited in order to examine early maps and plans of the site, original documents relating to the site, and local and regional histories and directories;
- **Greenlane Archaeology library**: additional secondary sources, used to provide information for the site background, were examined.

2.3 Building Recording

2.3.1 The building recording was carried out to English Heritage Level 3-type standards (English Heritage 2006). These are largely descriptive investigations, with only a limited level of interpretation of the phasing and use of the building, incorporating evidence compiled during the rapid desk-based assessment. The recording comprised several parts:

- **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 presented on the accompanying CD;
- **Drawings**: drawings were produced by hand-annotating 'as existing' illustrations of the building drawn by the client's architect, who provided them in digital form at a scale of 1:1. These comprised:
 - i. 'as existing' ground and first floor plans, at 1:100;
 - ii. 'as existing' elevations of all external aspects, at 1:100;
 - iii. in addition, a number of cross-sections through the building were produced 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 (*see accompanying CD*), 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. One copy of this report will be deposited with the Planning Department of Barrow Borough Council, one with the client, and one will be retained by Greenlane Archaeology. In addition, a record of the project will be made on the OASIS scheme, and a digital copy will be submitted to Cumbria Historic Environment Record.

3. Desk-Based Assessment Results

3.1 Introduction

3.1.1 The desk-based assessment is intended to provide information specifically about the building being recorded and its immediate environs. A more general consideration of the history and archaeology of the site, based on the results of the map regression and more general information about the development of Dalton is presented in *Section 3.4*.

3.2 Owners and Occupiers

3.2.1 The outbuilding is evidently associated with 5 Church Street, and has apparently been so since its construction. Therefore the occupants of 5 Church Street (known as Bank House) have been recorded here where known. A summary list of occupiers of Bank House is presented in Table 1 below. It should be noted, however, that the earlier records do not accurately record the number of the dwelling, merely listing the address either as 'Dalton' or as 'Church Street'. Detailed information from the census regarding the occupiers is presented in *Appendix 2*.

Occupier	Year	Source
Thomas Butler	1841	Census 1841
Thomas Butler	1851	Census 1851
William Butler	1871	Census 1871
William Butler	1881	Census 1881
Mary Butler	1886	Roberts 1886, 245
Mary Butler	1906	The Barrow News and Mail Ltd 1906, 301
Mary Butler	1907	W Holmes Ltd 1907, 200
Mary Butler	1908	W Holmes Ltd 1908, 194
Edward Ullock	1909	The Barrow News and Mail Ltd 1909, 338
Edward Ullock	1911	The Barrow News and Mail Ltd 1911, 281
Thomas Culby	1913	The Barrow News and Mail Ltd 1913, 306
Frederick Seeley	1914	The Barrow News and Mail Ltd 1914, 294
Frederick Seeley	1915	The Barrow News and Mail Ltd 1915, 301
Dr. R.H. Fothergill (5 Church Street)	1918	The Barrow News and Mail Ltd 1918, 392
Edward Ullock (5a Church Street)	1918	The Barrow News and Mail Ltd 1918, 392
Dr. R.H. Fothergill (5 Church Street)	1920	The Barrow News and Mail Ltd 1920, 374
Edward Ullock (5a Church Street)	1920	The Barrow News and Mail Ltd 1920, 374

Table 1: Recorded tenants of 5 Church Street/Bank House

3.2.2 At some point between 1917 and 1918, Bank House was divided into two separate dwellings; Bank House retained the number 5, whilst the new premise was numbered 5a and ultimately named Church House. The outbuilding was subsequently associated with 5a.

3.3 Map and Image Regression

3.3.1 **Merryweather's Plan of Dalton 1825:** this plan of the town of Dalton (Plate 1, reproduced from Barnes 1968) shows St. Mary's Church at the west end of Dalton, with Church Street (at this time called Church Went) curving around the west side of the church, and running downhill to the south. 5 Church Street is to the north of St. Mary's and is at this time the last in a row of houses at the north-east end of Church Street. The plot later containing the outbuilding is apparently empty and is part of a larger area named 'Banks'.

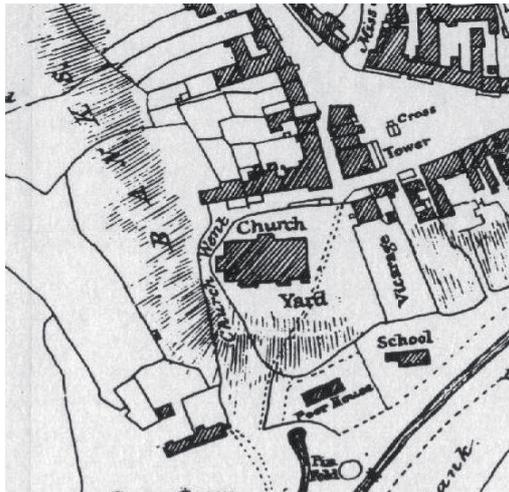


Plate 1: (left) Detail of Merryweather's 1825 plan of Dalton

Plate 2: (right) Detail from the tithe map of 1842

3.3.3 **Tithe map 1842 (CRO(B) BPR/1 I3/2 1842):** this map (Plate 2) shows that very little has changed in this area in the intervening years. The footprint of both Bank House (labelled plot A167) appears to remain unchanged. The buildings that form the subject of this report are located slightly to the south-west of Bank House, in plot number A168; though at this time it appears to be devoid of any structures. The schedule for the tithe map (CRO(B) BPR/1 I3/2 1842) records that plot A168 is owned by Thomas Butler, and occupied by Henry Mason. It also records that the plot was known as 'Bank Close', and was used as pasture.

3.3.4 **Ordnance Survey 1850:** there has been little change since the tithe map of 1842, although this plan is, if anything less detailed than its predecessors. No parts of the outbuilding appear to be present at this time; what appears to be a separate building at the south-west end of Bank House does not seem to be in the same position but the level of detail available makes it difficult to be certain (Plate 3). Some alteration to the footprint of Bank House seems to have been made in the intervening years, however. Records of this period list the occupant of Bank House as Thomas Butler (see Table 1).

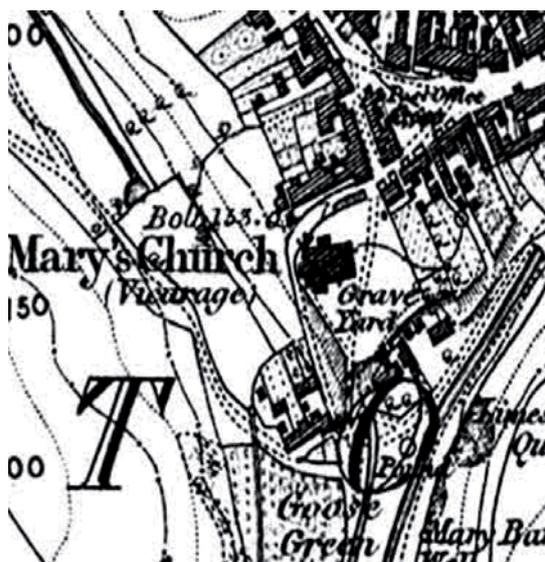


Plate 3: (left) Ordnance Survey map, 1850

Plate 4: (right) Ordnance Survey map, 1891

3.3.5 Ordnance Survey 1891: this map clearly marks Bank House, and the outbuilding and all associated outshuts are shown as extant (Plate 4). The small square structure butting the south-west elevation does not appear to be present at this time, although there does appear to be a structure or wall extending along this elevation to the south-east. There do appear to be structures or walls against the north-east elevation of the main building, although this may be depicting ramps to the upper and lower levels of the building. The north-west end of the main building is also shown as being wider than the section to the south-east, which is not the case in the building's present condition. Interestingly, the small detached building to the north-east of the main part of the outbuilding appears to have several additional structures or yards attached, which are no longer in evidence. Records list the occupant of Bank House at this time as Mary Butler (see Table 1).



Plate 5: Photograph of Bank House, 1896

3.3.6 Photograph, 1896: this photograph (reproduced from Walton 1983, 45; Plate 5) shows the south-east elevation of Bank House, from the east. The north-east end of the main outbuilding can just be seen on the far left of the photograph, behind the large bay window (which is no longer present). The columns flanking the door of Church House are reused, having originally been supports for the former market hall, which was attached to the east side of Dalton Castle (*ibid*). There were originally four columns, two being used in the building of a porch for new offices on the site of the market hall, and two used for Bank House. The columns were moved to these locations in 1850-1 by William Butler, attorney, who owned Bank House (see Table 1) and built the offices on the site of the former market hall (Gaythorpe 1910, 324-5). It has been suggested that Bank House was built by the local architect George Webster, but this seems to have been caused by confusion between his offices and his dwelling (Martin 2004, 103).

3.3.7 Sales Particulars, 1907 (CRO(B) BDX 64/115/15 1907): these are particularly informative documents as they describe the buildings making up the outbuilding as 'stables, coach-house and buildings' (*ibid*). It is also notable that the small detached building to the north-east of the main range is labelled 'wash', presumably indicating that it was a wash house, and that the main building is apparently divided into two blocks (Plate 6). The building to the south-east (now a house) is labelled 'shippon', there is a long narrow building along its south-west side,

and a small outshut attached to the south-west elevation of the main part of the outbuilding. This sale was possibly held following the death of Mary Butler, the last member of the family to occupy Bank House, although she is still recorded there in 1908 (see Table 1).

3.3.8 Ordnance Survey 1913: this map shows little change since 1907 (Plate 7), although the footprint of Bank House seems to have altered again, and is now depicted either with an internal division or as two separate dwellings (although records do not list the latter case until 1918). The north-west end of the main outbuilding is still shown as extending outwards from the rest of the structure on its north-east elevation, and the small square structure butting the south-west elevation is clearly shown. The small yard butting the north-west elevation of the detached building has decreased in size, appearing to be at its present day dimensions. Thomas Culby is listed as the occupant of Bank House during this time (see Table 1).

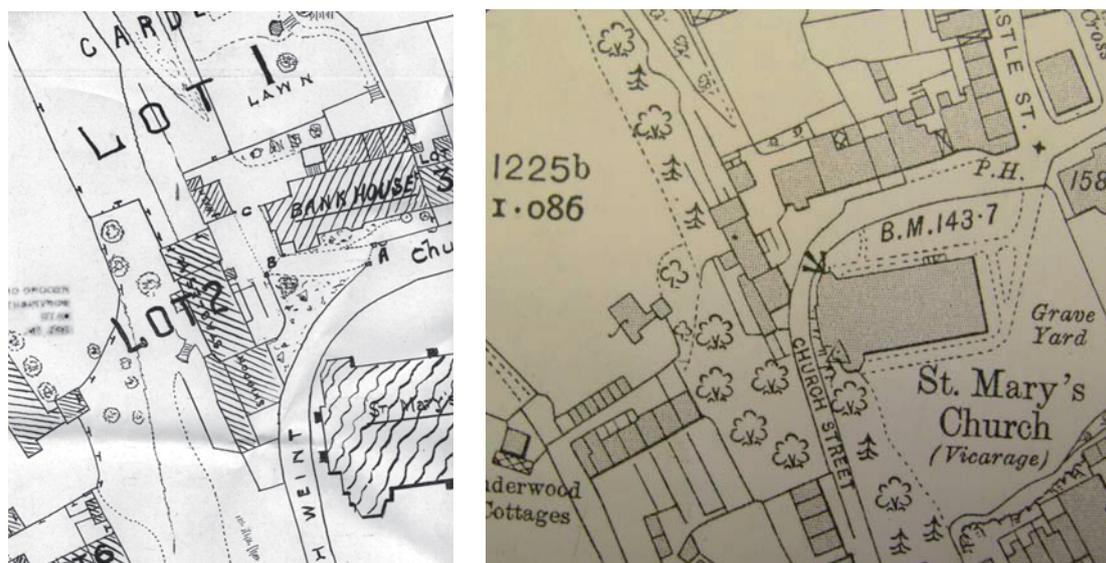


Plate 6: (left) Plan from sales particulars of 1907

Plate 7: (right) Ordnance Survey map, 1913

3.4 Discussion

3.4.1 The documentary and cartographic sources show that the outbuilding at Bank House was built sometime between 1850 and 1889. Prior to this the area was open land known as 'Banks' or 'Bank Close', presumably on account of its steep topography (see *Sections* 3.3.2 and 3.3.3). It has apparently always been associated with Bank House, which presumably also takes its name from the same feature. The available records show that Bank House was occupied for several decades by members of the Butler family, who, judging from the size of their estate at its sale in 1907 and the prominent position of their business in Dalton, were evidently locally quite wealthy and influential. They were certainly occupying the house from 1861 to 1907, and were likely to have been there from as early as 1841. It has been suggested that the house was a farmhouse in the early 19th century (Walton 1983, 45), although this is not borne out by any available evidence, and it certainly was not being used as such after 1861. The outbuilding was evidently used as a stable at the end of the 19th century and beginning of the 20th, and again the statement made by Walton (*ibid*) that it was a barn is not supported by any other evidence.

3.5 Archaeological Potential

3.5.1 The site and grounds of Church House are on the edge of the area considered by the Dalton *Extensive Urban Survey Archaeological Assessment Report* to be of high archaeological potential, although it is in itself not within the area examined (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).

3.5.2 The site's marginal location on the edge of the medieval town and difficult topography make an assessment of the archaeological potential difficult. The steeply sloping ground to the west would make it a suitable site for a defended settlement, but as yet no physical evidence for such has been discovered, at least not in the last 200 years (*ibid*). The limited period covered by the available mapping, from only as early as 1825, does not provide any additional information that might elucidate this matter, but a brief examination of the gardens revealed that there is what might be quarrying evident to the north of the site (this is shown on the Ordnance Survey maps from 1891 onwards, but not named) and the ground has been significantly landscaped. Nearer to the site the ground has been formed into several terraces along the slope, some of which at least have been augmented recently with material such as stone and concrete, although the date of origin is unknown.

3.5.3 Any new build on the site would potentially therefore impact on archaeological remains that might be present, although this would depend on where it was situated and the extent of ground movement that might be involved. It is therefore recommended that the construction of any new building(s) be at least monitored by an archaeological watching brief, and perhaps be subject to archaeological evaluation prior to any below ground works, depending on the scale of proposals.

4. Building Recording

4.1 Arrangement and Fabric

4.1.1 The main part of the outbuilding forms a continuous and approximately rectangular range orientated north-west/south-east, and stands to the south-west of 5a Church Street (Fig 1; Plate 8). The south-west elevation turns in slightly at the south-east end, making the south-east elevation narrower than the north-west. The south-west elevation is also butted by a small square structure slightly south-east of centre. There is also a smaller detached building, orientated north-west/south-east situated slightly to the north-east of the main building and west of 5a Church Street. The north-west elevation of this building is butted by a much smaller rectangular outshut (now utilised as an outside toilet) orientated north-west/south-east within a north-east/south-west orientated yard. Both the main building and the detached building appear to be currently used solely for storage, although some rooms on the upper level of the main building are also used as garages for vehicles.



Plate 8: General view of the site showing its relationship to Bank House and Church House and proximity to the parish church

4.1.2 The main building appears as a single storey from the north-east, with a lower ground floor beneath ground level, although it appears as two storeys from the south-west due to its location at the top of a steep south-west facing slope. Access to the upper floor is via four double garage doors in the north-east elevation. Access to the lower storey is via a single door at the south-east end of the north-east elevation via a short, curved ramp. The detached building is single storey, with access via a double door in the south-east elevation and a pedestrian door at the south-east end of the north-east elevation. The small outside toilet is also of a single storey and is accessed via a door at the south-east end of the north-east elevation. All the buildings are constructed of brick and stone. In the case of the main building approximately the lower quarter is stone, with the upper three quarters in brick. The north-west end of the main building, however, which has a tower-like appearance, is constructed with the lower half in stone and the upper half in brick, except for its south-west elevation which is entirely stone. The brick is typically handmade, each approximately 0.21m x 0.11m x 0.075m, and generally laid in a stretcher bond. The stone comprises rough courses of roughly dressed limestone blocks, with some slate levelling. The roof of the main building is of modern corrugated concrete. The roofs of the detached building and toilet are finished with slate.

4.1.3 Internally the ceiling structure of the lower floor and the roof structures of all the buildings are built from timber, some of which has been reused. The timber varies

from hand finished to machine cut, and includes some reused telegraph poles on the upper floor.

4.2 External Elevations (Fig 2)

4.2.1 **Introduction:** the external descriptions are divided between the different elevations of the buildings, dealing first with the main building and followed by a description of the detached building and outside toilet. There is, however, no description of the south-east elevation of the main building, as this is obscured by an adjoining property.

4.2.2 **North-east elevation:** the south-east end of this elevation comprises two storeys (Plate 9). The upper storey is plain, while the lower storey has a plank door with timber lintel. To the north-west are three garage doors, two of which are tongue and groove plank double doors, the other a folding metal door. Each door has a timber lintel (Plate 10). Access to these doors, which give access to the rooms in the upper level, is via a concrete ramp. At the north-west end, at a slightly lower level, is another double garage door with timber lintel.

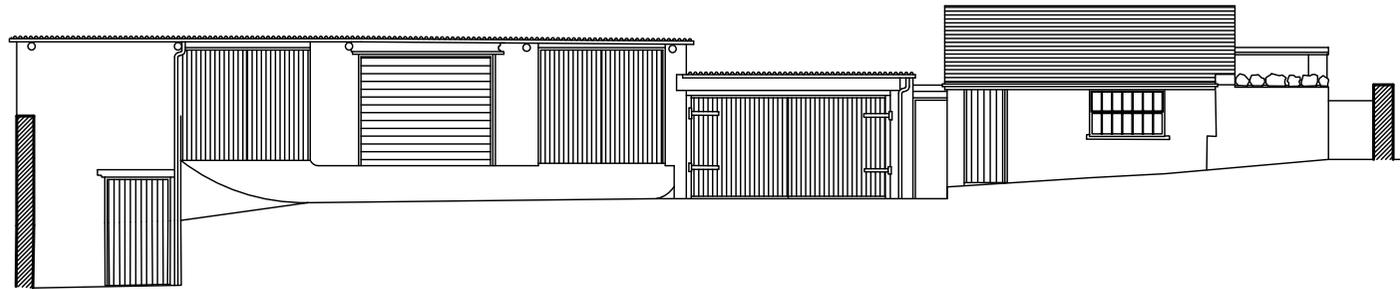


Plate 9: (left) The south-east side of the north-east external elevation

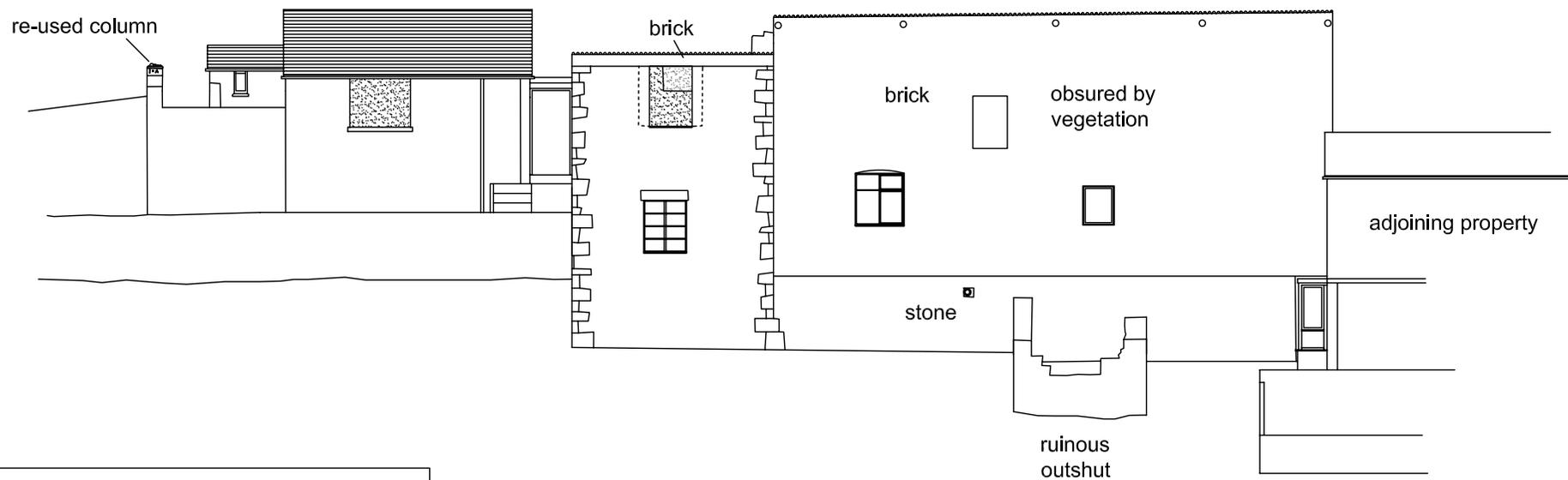
Plate 10: (right) The north-west side of the north-east external elevation

4.2.3 **North-west elevation:** the lower part of this elevation is stone, with quoins on the south-west side extending into the upper storey, which is brick (Plate 11). The bricks are hand made, and a dark orange-red, although much darker red than elsewhere, and laid in a stretcher bond. There is a small aperture at the south-west end of the lower floor. This is lined with slate and blocked with brick. There is an opening in the centre, slightly below the brick section, which has a slate sill and is also blocked with brick. This opening is also partly obscured by a more recent flight of stone steps that butt against the wall. There is another small aperture in the upper part, with a timber lintel and surround, which is blocked with board. The ends of telegraph poles, used as internal beams, extend outward through the top of the upper floor.

North-east external elevation



South-west external elevation



Key:

	wall in cross section		blocking
	concrete		rebuild



Figure 2: North-east and south-west external elevations

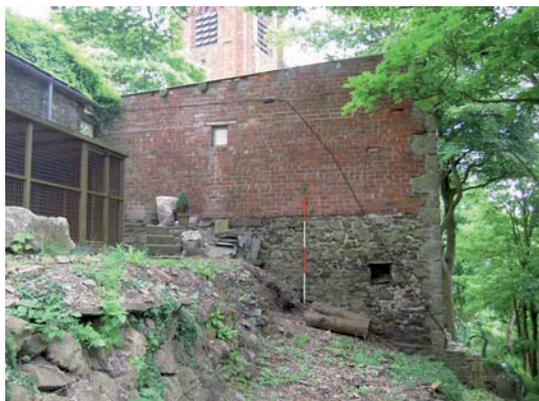


Plate 11: (left) The north-west external elevation



Plate 12: (right) The north-west end of the south-west external elevation

4.2.4 **South-west elevation:** the north-west end of this elevation comprises two storeys, entirely built in stone, including some red sandstone, except for two courses of brick along the top and rebuild around an inserted window on the upper floor (Plate 12). This window has a slate sill and is blocked with brick and some concrete in the upper right. The lower floor has a window with slate sill and lintel, and an eight-light iron casement. There is a slight return at the south-east to the north-east and the wall sits on a plinth at the corner. The wall to the south-east appears to butt against the north-west end, although the alterations in brick obscure the relationship. The lower part of the wall is stone with some through-stones and ceramic pipe projecting through it and the upper part is constructed from hand-made brick (Plate 13). There are two windows on the lower floor, one of which is obscured by foliage, while the other has a four-light casement and a flat brick arch. The single window on the upper floor is also obscured by foliage. The ends of round telegraph poles, used internally as beams, project through the elevation. The south-east end of the elevation turns slightly where it meets the adjoining building. The build is different from the north-west elevation, with more orange, rougher brick.

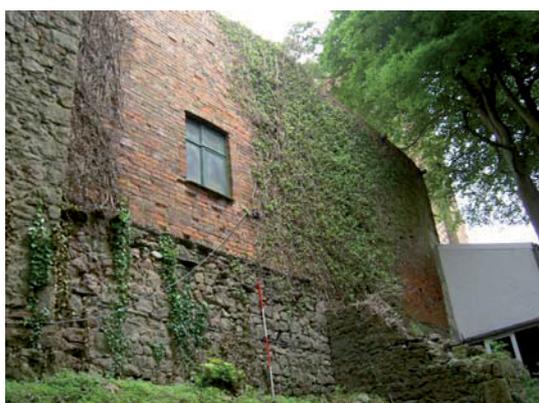


Plate 13: (left) The remainder of the south-west external elevation



Plate 14: (right) The ruinous outshut attached to the south-west external elevation

4.2.5 There is an attached semi-ruinous and roofless outshut south-east of the centre of the elevation, the form of which suggests it originally had a monopitch roof (Plate 14). The walls are built of limestone, with dressed quoins at the corners, and it butts the south-west elevation of the main building. Other than a broken hole on the south-west elevation of the structure there appears to be no obvious entrance,

although the main wall to the north-east has been recently re-pointed, perhaps concealing a doorway.

4.2.6 Detached building: the north-east elevation comprises painted brick with a doorway at the south-east end (Plate 15). This has a beaded tongue and groove door and a timber surround. The lintel is timber, and it extends along the top of the wall and forms the wall plate. To the north-west is a 14-light fixed casement window with a stone sill. The lintel for this is formed by the same long piece of timber. The north-west end of this elevation butts a wall forming a small yard, which is also built of brick capped with limestone. The north-east side of the north-west elevation is the end of the main part of the detached building, which is finished with whitewash. This returns to the north-west to form a small attached building forming an outside toilet. The north-east elevation has a doorway at the south-west end with a plank door, to the north-west of which the wall is brick. The brick butts a section of wall at the north-east end, suggesting it was perhaps originally an open side that was subsequently filled in. The north-west elevation is stone with thick mortar and lime wash and a narrow blocked vent in the centre, filled with brick. The south-west elevation is constructed from handmade brick, laid in a stretcher bond, again butting the stone wall at its north-west end. There is a small window with single-light, slate sill, and a lintel formed of by the wall plate.



Plate 15: (left) The south-east and north-east external elevations of the detached building

Plate 16: (right) The north-west external elevation of the detached building

4.2.7 The south-west end of the north-west elevation of the main part of the detached building is built of limestone and slate, with the ends of purlins projecting; one on the south-west side and one at the ridge. There is an inserted aperture high on the north-east side, with brick in the jambs and a slate sill, which has been blocked with brick (Plate 16). The south-west elevation has quoins at its north-west end and a widened or inserted window in the centre. This window has brick in its north-west jambs and below the sandstone sill, and has also been blocked with brick. The elevation is butted at its south-east end by brickwork forming a doorway between the detached building and the main outbuilding, with a chamfered timber surround and a slate lintel. This elevation is also butted at the north-west end by a boundary wall, which returns at its north-west end to the north-east and is topped at this corner by a damaged piece of moulded sandstone in the form of a square-section column base with a tapering top. It is inscribed on its south-east side with 'I*P' (Plate 17) and on its south-west side 'I*A' (Plate 18).

4.2.8 The south-east elevation of the detached building is mostly obscured by foliage at the north-east end (Plate 15). However it is of brick build and finished with whitewash. A double garage door is situated slightly off centre, but filling most of the lower part of the elevation.



Plate 17: (left) The south-east face of the moulded stone marked 'I*P'

Plate 18: (right) The south-west face of the moulded stone marked 'I*A'

4.3 Internal Details (Figs 3 and 4)

4.3.1 **Introduction:** the internal descriptions are divided between the various rooms that make up the interior of the buildings, and are described in order from the south-east to the north-west, beginning with the lower floor of the main building, moving to the upper floor of that building, and then to the detached building and toilet.

4.3.2 **Lower floor, Room 1:** this room has a stone flag floor of yellowish-grey sandstone/gritstone. A channel orientated south-east/north-west is cut into the flagstones in the centre of the room. The ceiling comprises machine sawn beams, joists and floorboards. One beam runs south-east/north-west supported by an upright post. Additional short bracing timbers have been added along the south-west side of the beam. All walls are finished with traces of plaster and whitewash. The north-east elevation is of dark red brick, laid mainly in a stretcher bond, but with some rows of headers. There is a doorway on the south-east side with a step up. This has a tongue and groove beaded plank door with diagonal battens and strap hinges (Plate 19). It also has a machine cut timber lintel. The south-east elevation is brick built, though obscured by plaster. There is a blocked aperture on the north-east side with a machine cut timber lintel. The south-west elevation is plain, with the remains of an ogee-moulded rail along the top on the south-east side, butted by the south-east elevation. The north-west elevation is of mid- to dark orange-red brick, mainly laid in stretcher bond but with some headers. There is a doorway on the north-east side with a machine cut timber lintel and a tongue and groove plank and batten door (Plate 20).



Plate 19: (left) Door in the north-east elevation of lower floor Room 1



Plate 20: (right) Door in the north-west elevation of lower floor Room 1

4.3.3 Lower floor, Room 2: this room has a cobbled floor with a stone cut channel running north/south to a stone drain at the south end (Plate 21). The north-west end of the floor comes to a flight of slate slab steps leading down to Room 5. The ceiling comprises relatively modern machine-sawn joists supported by iron I-beam girders on concrete buttresses against the walls, and one piece of rail track. There is an inserted timber partition in the north corner, which forms Room 3. The north-east elevation, at the north-west end is formed by the timber partition, which comprises beaded tongue and groove planks with an applied rail along the top and a row of timber tack hooks. A Oreturn in the centre houses a door in a similar material with a lock. The wall beyond is brick, mainly laid in a stretcher bond, with a blocked aperture south-east of centre. This is filled with stone and brick, including a re-used moulded piece, presumably part of an entablature or plinth (Plate 23). The lintel for this aperture is now a concrete beam on a semi-circular stone corbel on the north-west side. The lower part of the aperture is also filled with concrete, and there is a concrete buttress in the east corner. In the south-east elevation there is a doorway on the north-east side with a chamfered surround and a plank door which has recently been sawn in half. The rest of the wall is plain brick with another concrete buttress against it. The south-west end is obscured by stored wood. The south-east side of the south-west elevation is also obscured by stored wood. There is a return to the north-east in brick, although this is also obscured, and there is then a return to the north-west. Within this there is a doorway with machine cut surround, beaded tongue and groove door and a machine cut run out stop chamfered lintel (Plate 24). To the north-west is another concrete block buttress. The rest is plain, except for a timber rail along the top. The north-west elevation is lower, down three steps. It is butted by the north-east and south-west elevations, though it is essentially little more than a doorway with a chamfered surround, oversight, and a wide plank and batten door.



Plate 21: (left) Cobbled floor with drain in lower floor Room 2

Plate 22: (right) Panel wall and doorway in the north corner of lower floor Room 2

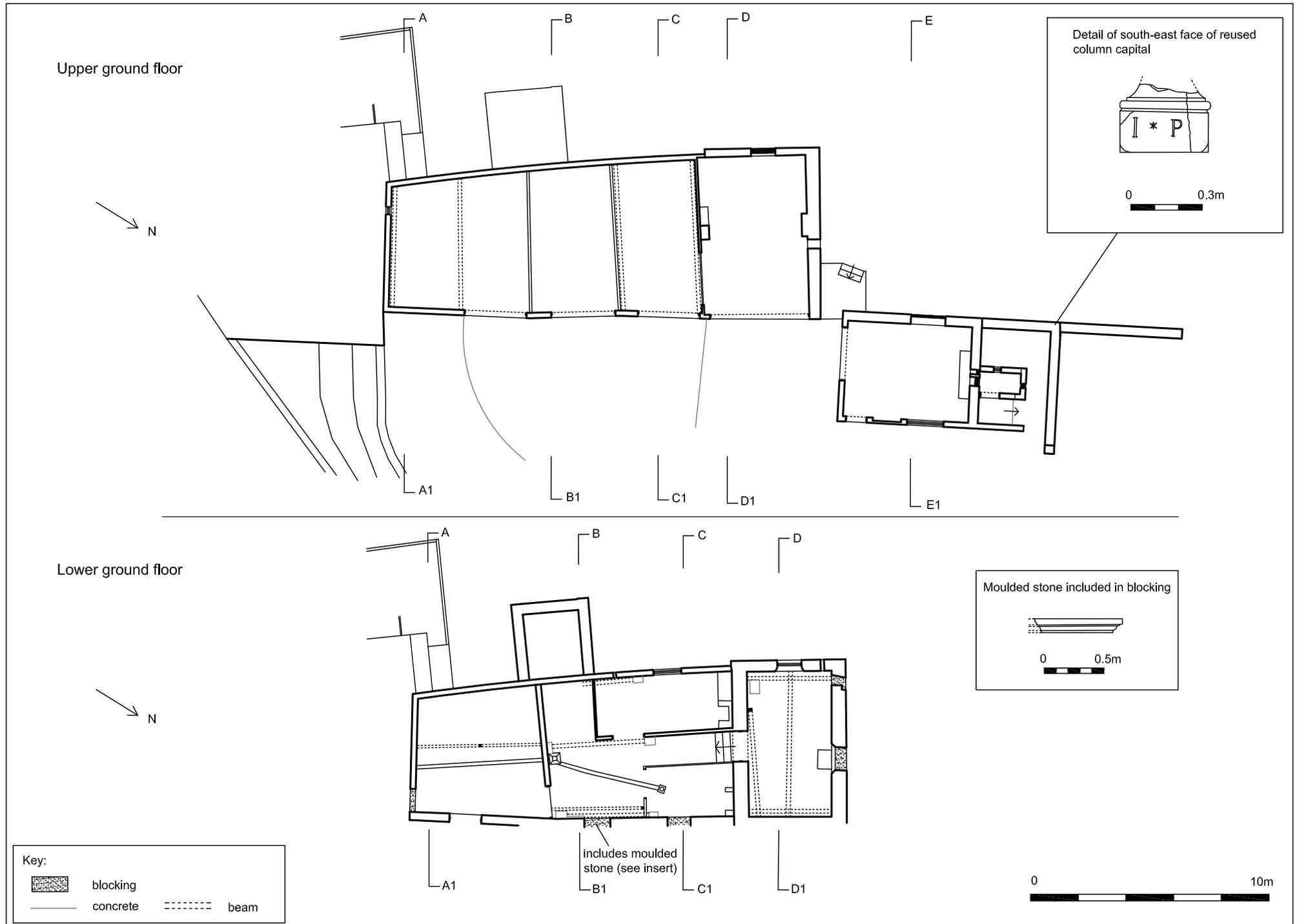


Figure 3: Upper and lower ground floor plans

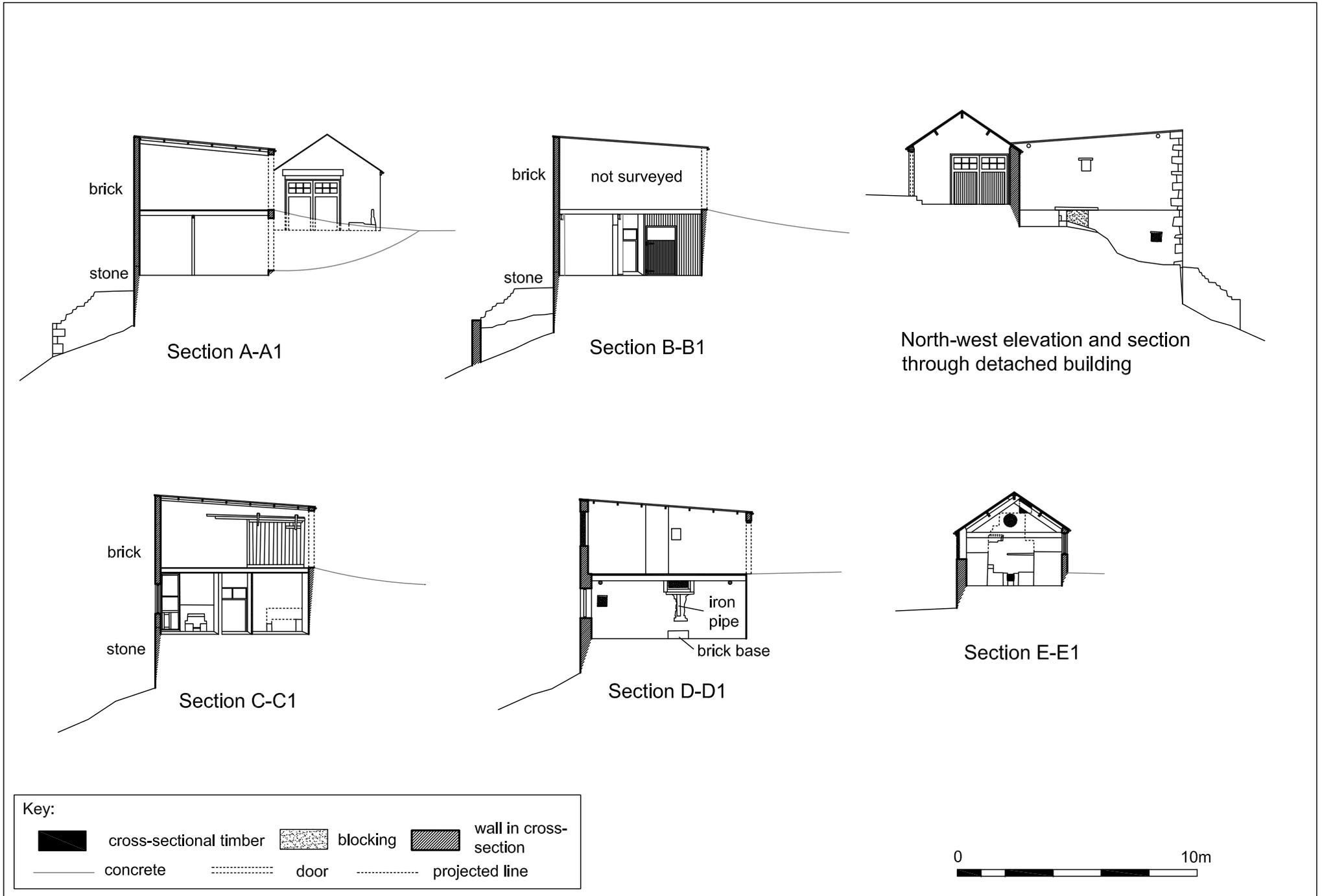


Figure 4: Sections and north-west external elevation



Plate 23: (left) Re-used moulded stone incorporated into blocked aperture on north-east side of lower floor Room 2

Plate 24: (right) Door in the south-west elevation of lower floor Room 2

4.3.4 **Lower floor, Room 3:** this room has a cobbled floor, with a stone cut channel running north/south, a continuation of that in Room 2. This channel ends in a circular stone drain at the north end. The ceiling is of beaded tongue and groove boards. The north-east elevation has a low brick base in the north corner, and broken iron pipes extending from the wall. The rest is plain. There is a blocked window to the south-east filled with brick, and there is also a concrete buttress in the east corner. The south-east elevation is formed by a beaded tongue and groove partition with a doorway, and the south-west elevation is formed by a similar partition. The north-west elevation is of brick, with a low plinth or base north-east of centre with an associated scar for a low bench or other structure (continuing across the north-east elevation).

4.3.5 **Lower floor, Room 4:** the floor of this room is tongue and groove boards, except at the north-west end, which is concrete and stone. Tongue and groove boards also cover the ceiling joists, except at the south-east end where modern joists are visible and an iron I-beam runs along the south-west wall. The north-east elevation is comprised of painted brick, laid in a stretcher bond, with the lower part covered by tongue and groove boards. There is a large door on the south-east side constructed from beaded tongue and groove planks and battens, with a moulded rail along the top. The south-east elevation is of brick, but is largely covered by tongue and groove planks (Plate 25). The south-west elevation is of brick build, with a concrete pillar south-east of centre supporting the iron I-beam (Plate 25). To the north-west of this is a window, with a four-light hinged casement, and a moulded rail above. The north-west elevation has a fireplace with a low hob grate on the north-east side, and is mostly of hand made brick (Plate 26). A cupboard is built into the space on the south-west side. It has an ogee moulded surround, and a beaded and plain square panel door surviving at the base, and two shelves.



Plate 25: (left) Panelled wall and concrete pillar at the south-east end of lower floor Room 4



Plate 26: (right) Fireplace and cupboard at the north-west end of lower floor Room 4

4.3.6 **Lower floor, Room 5:** this room has a laid brick floor, with a concrete base in the south corner, and a brick base, on the north-west side. There are two beams oriented north-east/south-west. The beam on the south-east is machine cut, truncated at the south-west end and resting on a square-section timber post. The north-west beam is adze finished and chamfered (Plate 27). Both beams are supported at the north-east end by an inserted telegraph pole acting as a north-west/south-east orientated beam. The north-west beam also rests on a similar pole at its south-west end. All the walls are built of stone, with the remains of whitewash on the north-west wall. The north-east elevation is plain. The south-east elevation has various attached brackets for shelves. There is a door in the centre; with tongue and groove boards and early strap hinges and an overlight (Plate 28). The south-west elevation is plain except for a metal hinged casement 10-light window, with a re-used timber lintel containing many peg holes. The north-west elevation has an attached board and battens. A timber rail runs along the top supporting floorboards. There is a small aperture on the south-west side with a stone lintel, which is blocked with brick. In the centre of the elevation is another larger aperture, blocked with brick. It has a chamfered timber surround and a timber beam on the top of the wall acts as a lintel. Below a channel has been cut into the wall to house an iron pipe, the remains of which survive (Plate 29).



Plate 27: (left) Chamfered beam in lower floor Room 5



Plate 28: (right) Door in the south-east elevation of lower floor Room 5



Plate 29: (left) Blocked window with iron pipe and brick base below in north-west elevation of lower floor Room 5

Plate 30: (right) Timber partition forming the north-west elevation of upper floor Room 1

4.3.7 Upper floor, Room 1: this room has a wide board floor and monopitch roof sloping down the north-east. The roof is corrugated concrete on joists, supported by two telegraph poles orientated north-east/south-west. All of the walls are plain, and built of early brick laid in stretcher courses, except for the north-west wall, which is an inserted tongue and groove board partition (Plate 30). The north-east elevation is plain apart from a large tongue and groove, plank and batten double door on the north-west side. There is a small window with a timber surround on the north-west side of the south-east elevation.

4.3.8 Upper floor, Room 2: this room is inaccessible, but appears to be a continuation of Room 3, separated by a modern partition and with a modern metal garage door on the north-east elevation.

4.3.9 Upper floor, Room 3: this room has a tongue and groove board floor, replaced with plywood on the south-west side. The ceiling is monopitch, sloping down to the north-east, and is similar to that in Room 1, being supported by two telegraph poles. The north-east, south-west, and north-west walls are built of dark orange-red handmade brick, mainly laid in stretcher bonded. The north-east elevation has a large tongue and groove, plank and batten double door (Plate 31). The south-east elevation is a modern timber partition. The south-west elevation is plain, covered by a concrete skin over the lower part. The north-west elevation is plain, with a large doorway on the north-east side, with a sliding, plank door. A small pedestrian door is included on the north-east side (Plate 31).



Plate 31: (left) Doors in the north corner of upper floor Room 3

Plate 32: (right) Graffiti on door in the south-east elevation of upper floor Room 4

4.3.10 Upper floor, Room 4: this floor comprises timber boards and a monopitch corrugated concrete ceiling. The ceiling is supported by seven telegraph poles orientated south-east/north-west. The south-east, north-west, and north-east walls are built of brick, and the south-west wall is of stone. The north-east elevation is taken up by a large garage door of beaded tongue and groove planks and run out stop chamfered battens, with a timber lintel. The north-west elevation is of painted brick, in a stretcher bond. There is a small aperture north-east of centre, with a timber lintel. There is a pillar in the centre of the elevation supporting one of the beams. The south-west elevation is of stone, with a central window with a slate sill and a re-used timber lintel. The elevation also has many regular holes and slots. The south-east elevation has a central buttress or chimneybreast, the south-west side of which is stepped. To the north-east of this is a wide aperture, with a moulded surround, a roll-moulded sill, approximately 0.75m above the floor level, and a plank door. The door displays some graffiti, including a cartoon of a man, which appears to be entitled 'Workman'. The figure is depicted with a speech bubble containing the caption 'workers [??] time you [??] on. No?' (Plate 32).

4.3.11 Detached building, Room 5: the floor of this room comprises stone flags. The ceiling is open to the gabled roof and has a single truss in the centre of a basic tie beam type, with principals overlapping at the top and lap jointed together (Plate 33). There is plank sarking fixed to the battens, and the walls are finished with plaster and whitewash. The north-east elevation has a window on the north-west side. This has is a 14-light fixed casement, with a slight pillar to the south-east supporting the truss. Another pillar south-east of this forms the side of a doorway, the door of which is constructed from beaded tongue and groove planks and battens. A timber runs along the top of the wall, forming the lintel for both door and window and the wall plate. The south-east elevation has a double door on the south-west side. This has been inserted or widened, with concrete around the jambs. The lintel is iron and the double doors are tongue and groove plank and batten, with six over lights in each. The south-west elevation is plain apart from a window on the north-west side. This is blocked with brick, forming an alcove. The north-west elevation has a low wide fireplace with a re-used, perhaps Georgian hob grate. There is a scar of a larger hearth evident on the same basic plan, but evidently reduced to its current height. Above is a hole for the flue, now blocked with brick, and a possible alcove (Plate 34). An aperture above and to the north-east of the circular flue hole has been filled with concrete. There are shelves topped with timber, which evidently originally formed part of the original hearth, either side of the scar.



Plate 33: (left) Truss in the detached building (upper floor Room 5)

Plate 34: (right) Scar of a hearth in the north-west elevation of the detached building (upper floor Room 5)

4.3.12 **Detached building, Room 6:** this room is currently an outside toilet in a small yard formed between the larger detached building (Room 5) and the garden wall. The floor is concrete, and the ceiling is monopitch, sloping down to the south-west. All of the walls are finished with plaster and paint. The north-east elevation has a beaded plank and batten door at the south-east end. The south-east and north-west elevations are plain, although the toilet itself is attached the north-west. The south-west elevation has a single light window, and an attached sink.

5. Conclusion

5.1 Introduction

5.1.1 The origins of the outbuilding at Church House are uncertain, and claims that it was a barn difficult to substantiate. Certainly it has few characteristics common to barns elsewhere in the region (see Brunskill 2002; it superficially has the appearance of a bank barn, but evidently was not built as such, *op cit*, 105-112), and it is recorded as a stable and coach house in 1907. It seems more likely that it was built for this purpose and subsequently modified while continuing to provide the same function. The steep and difficult topography and modern alterations have given it an unusual form and obscured much of its original arrangement, particularly on the upper floor.

5.2 Phasing

5.2.1 Four phases of building, enlargement, addition, and alteration are evident within the outbuilding at Church House. The majority of these cannot be associated with any certainty with the available documentary sources, which only demonstrate the building had largely taken on its present form (in plan at least) by 1889. Many of these phases had evidently taken place before this date, however, while the origins of several others are not revealed in any available documentary sources. The building does, however, have some interesting connections with other historic structures in the immediate vicinity, principally through the presence of re-used materials.

5.2.2 **Phase 1:** the earliest element of the building appears to be the north-east end of the main range, which comprises a relatively small rectangular block extending to two storeys. Its original purpose is uncertain and there is little to demonstrate what its original use was, either within the building itself, or in the documentary sources. Its form is quite unusual and it has an almost tower-like appearance, although the original form of the roof is not clear nor is it certain where access was from, although there could have been entrances to the upper floor from the north-east side and lower from the south-east. Unless the cartographic sources are incorrect it must have been built between 1850 and 1889, but there are certain features that suggest an earlier date such as the chamfered beam, which would not be unusual in a 17th or early 18th century building. This could have been re-used, however, as other timbers in the building evidently were, which is a common feature in buildings of 18th and 19th century date. It is possible that the small detached building was also built at this time, as it too is built in stone (although it equally could belong to Phase 2); the large hearth at one end might suggest that it originally formed a blacksmiths, although it was certainly used as a wash house by Phase 3 or later. It evidently had some form of structure attached to the north-west, which may have been open sided, although the cartographic sources suggest there was quite a complex arrangement of structures.

5.2.3 **Phase 2:** the remaining footprint of the building was added to the south-west, initially in stone. Again the function of this structure is not certain. The flag and cobble floors incorporating drains, which are likely to belong to this phase, suggest that it was housing animals. The documentary sources indicate that it was a stable by 1907 and this is certainly in keeping with this evidence, although it could have been something along the lines of a bank barn with a shippon or shippons in the lower floor. Again this alteration must have happened after 1850 and after Phase 1, before Phase 3 (see 5.2.4 below), so perhaps in the later 19th century.

5.2.4 **Phase 3:** large parts of the structure were later rebuilt in brick, perhaps to raise the height of the original building. While its function is likely to have remained the same, there was evidently some internal reorganisation, and it is perhaps more certain that it was being used as a stable from this phase onwards. The internal divisions are indicative of a number of different activities taking place, perhaps including blacksmithing, the maintenance of equipment relating to horses and even the provision of accommodation. It is notable that the 1901 census lists a blacksmith living in the property immediately adjoining Bank House (*Appendix 2*), which might even indicate that they were occupying the outbuilding. Some of the features, such as tongue and groove panelling and doors do perhaps suggest a later 19th or even early 20th century date, but other elements such as the hand made brick seem earlier. The brick plinths and blocks added in Rooms 3 and 5 of the lower floor are suggestive of bases for hearths, perhaps for blacksmithing, added at this time. The small outshut to the south-west was also evidently added at this time, again perhaps indicating a slight change in function, even if the purpose of this it not certain. The detached building was evidently also altered at this time with an outside toilet created on the north-west side, while the rest was used as a wash house.

5.2.5 **Phase 4:** there have been extensive modern alterations to the building, most probably in the 20th century. This included the reduction of the roof and the change to its present monopitch configuration, although there is little evidence of what its original arrangement was. On the lower floor concrete pillars were added supporting iron girders to strengthen the floors above, which became used as garages. The concrete access ramp was probably also added at this time, resulting in the blocking of two windows on the lower floor, and it is likely that other windows were also blocked, perhaps including the one in the detached building to the north-west. These alterations have done much to disguise the original form of the building, and use of earlier material such as the moulded stone including in blocking for one of the windows and the grate added to the remains of the original hearth within the detached building have added to the difficulties of interpretation.

5.3 The re-used stone

5.3.1 The moulded and initialled stone re-used on top of the boundary wall is of some interest in its own right and worthy of a separate mention. This is almost certainly part of the pillars of the 18th century gate to the neighbouring churchyard, which was taken down in 1884-85, when the church was rebuilt, and re-erected at Bank House (Anon 1948, 12). It is recorded that the stones of the gate were carved with the date 1784 and initials of the four churchwardens at the time: IA (James Atkinson), IP (James Park), WH (William Huddleston), and RG (Richard Gardener). The pillars were thought to have been lost until a Mr IJ Whitehead rediscovered the capitals in 1947, partially buried in the garden of Bank House and about to be broken up (*ibid*). They were taken to the home of Mr Whitehead, with the intension of being returned to the church (*ibid*). For some reason this evidently did not happen; the one marked 'IA' and 'IP' is now affixed to the top of the garden wall at Church House, the other is apparently in the possession of Mr Dewar's father (Fraser Dewar pers comm.).

5.3.2 An illustration from some time before 1826 (from Gaythorpe 1910) shows the original gate still *in situ* in the church yard (Plate 35), and it is likely that the stone at Church House is the base of one of the two column tops supporting ball finials shown in this picture. A second piece of moulded sandstone, with the appearance of a broken plinth, which has been used amongst material blocking window in the lower floor, may have come from a similar source. Indeed the occupiers of Bank House, particularly the Butlers, seem to have been quite prolific in their re-use of earlier material from the vicinity, and have as a result preserved several items of interest.

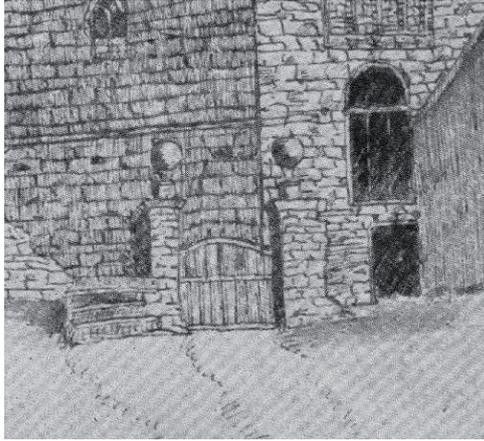


Plate 35: Detail from a picture of Dalton Castle and Old Vicarage pre-1826 showing the 18th century gate (after Gaythorpe 1910)

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Appendix 1: Listed Building Details

After: English Heritage 2001

IoE Number: 388428

Bank House, 5 Church Street (north side), Dalton Town with Newton, Barrow in Furness, Cumbria

Date listed: 6th May 1976

Date of last amendment: 20th December 1993

Grade: II

2 houses formerly farmhouse and attached barn (Walton). Late C18-early C19, altered C19 and C20. Roughcast over stone, plain and graduated slate roofs. Bank House (No.5): 2 storeys and attic, 2 windows to 1st floor; No.5A on left has 2 storeys and 2 windows to 1st floor. Bank House: doorway on left with part-glazed, 6-panel door under moulded stone hood on Doric columns; two 4-pane sashes to right have projecting sills and raised surrounds; canted bay window to left of doorway. 1st floor: over door is a C20 canted bay window with plain sashes and glazed roof; 16-pane sash on right. Altered attic windows in gabled half-dormers. Limestone end stacks. No.5A: C20 door with sidelights flanked, on left, by large C20 casement with arched lights and, on right, by the bay window to Bank House. 1st floor: two C20 casements with glazing bars. End stack on left and tall ridge stack. INTERIOR: Bank House has basket-arched recess and round-arched limestone fireplace in ground-floor room to front right; altered staircase. Both shown in a photograph of 1896: Bank House then with original windows to upper floors; No.5A with large bay window to left of door. The columns said to have come from a building fronting Dalton Castle. Large window of No.5A lit a billiard room in annexe to Bank House. No.5A included for group value and because of interlocked freehold.

Appendix 2: Census Details

Name	Age	Occupation
1841 – HO107; Piece 529; Book: 2; Civil Parish: Dalton-in-Furness; County: Lancashire; Enumeration District: 7; Folio: 30; Page: 24; Line: 16; GSU roll: 306915		
Thomas Butler	55	Conveyancer
Agnes Butler	50	
William Butler	25	Solicitor
Jane Butler	13	
Abraham Butler	11	
Thomas Dixon	15	Male servant
Jane Jenkinson	15	Female servant
Agnes Sawrey(?)	15	Female servant
1851 – HO107; Piece: 2275; Folio: 92; Page: 26		
Thomas Butler	65	Conveyancer
Thomas Butler	29	Spirit and seeds dealer
Thomas Dixon	27	Servant
Hannah Askew	28	House servant
Mary Walmsley	18	House servant
1861 – property not located		
1871 - RG10; Piece: 4243; Folio: 37; Page: 65		
William Butler	56	Attorney and solicitor
Mary Butler	55	
Mary Butler	23	
Margaret A. Butler	18	
Mary ?	20	General servant
Jane Ballersby	26	General servant
1881 - RG11; Piece: 4281; Folio: 119; Page: 97		
William Butler	66	Solicitor
Mary Butler	65	
Jane Smith	21	Cook (Domestic)
Jane Gordon(?)	21	Housemaid (Domestic)
1891 – property not located		
1901 – RG 13/5338/ Folio: 44; Page: 18		
Church Street schedule 111		
Mary Butler	85	Widow living on own means
Mary S. Barnes	44	Lady's companion
Margaret Coward	41	Domestic servant (cook)
Martha Borman(?)	22	Domestic servant (housemaid)
Church Street schedule 110		
Thomas Deason	70	Blacksmith
Ann Deason	61	
Mary E Edmundson	13	