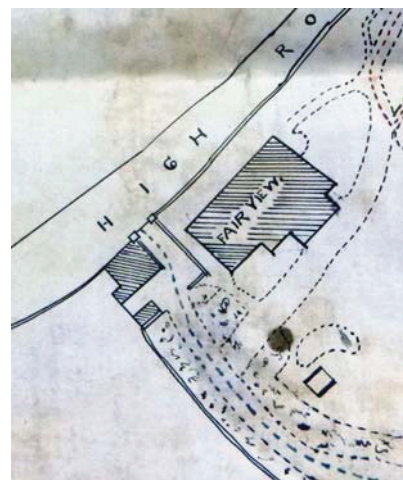


FAIR VIEW, DALTONGATE, ULVERSTON, CUMBRIA

Archaeological Building Recording



Client: Storey Sharp

Planning and Listed Building
Consent refs: SL/2018/0765 and
SL/2018/0766

NGR 328280 478184

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April 2019



The Site	
Site Name	Fair View, Daltongate, Ulverston
County	Cumbria
NGR	328280 478184
Listing Status, Level, and number	Listed Grade II, number 1374980
Brief description of building/buildings to be recorded	Mansion and coach house now linked by modern extensions

Client	
Client Name	Storey Sharp
Client's architect	Chris Bugler/McNeil Beechy O'Neill
'As existing' drawings available?	Yes

Planning and Listed Building Consent	
Pre-planning?	No
Planning and Listed Building Consent Application Nos.	SL/2018/0765 and SL/2018/0766
Plans (e.g. conversion, extension, demolition)	Conversion to two dwellings
Planning condition number	3 (on SL/2018/0766)
Local Planning Authority	South Lakeland District Council
Planning Archaeologist	Jeremy Parsons, Cumbria County Council Historic Environment Service
Level of Building Recording required	2

Archiving	
Relevant Record Office(s)/Archive Centre(s)	Cumbria Archive Centre (Barrow-in-Furness)
Relevant HER	Cumbria

Staffing	
Desk-based assessment	Dan Elsworth and Jo Dawson
Building recording	Dan Elsworth and Tom Mace
Report writing	Dan Elsworth, Jo Dawson, and Tom Mace
Report editing	Jo Dawson
Illustrations	Tom Mace
Date on site work carried out	4 th March, and 2 nd and 3 rd April 2019

Greenlane Archaeology Ltd,
Lower Brook Street, Ulverston,
Cumbria, LA12 7EE

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

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Non-Technical Summary

An archaeological building recording was requested by South Lakeland District Council following the submission of a planning application and listed building consent application for the conversion of Fair View, Daltongate, Ulverston, into two dwellings. Greenlane Archaeology was commissioned to carry out the work, which was undertaken in March 2019. This forms a permanent record of the structure and provides an understanding of its development and significance.

The origins of Fair View are uncertain; an abstract of title outlines that the land was purchased by Myles Burton in 1797 but the mansion and coach house, which make up the early part of the site, are not definitely recorded until they are shown on a plan of the town in 1832. The estate soon passed to the Kennedy family following the marriage of Myles Burton's only daughter. It is not clear who was responsible for building the mansion at Fair View, when it was built, or who the architect was, although it has been previously suggested as the work of the Websters of Kendal. Subsequent maps show how the site developed, with detailed architect's plans showing that it underwent a major programme of renovation and extension in the late 1880s and early 1890s.

The building recording revealed that the site had developed over seven main phases, with the mansion, and coach house, undoubtedly originating in the early 19th century. The building was evidently substantially modified in the late 19th century, although in a style that essentially enhanced and reflected the original scheme rather than replacing it, while internally the building retained most of the original decorative details. It was later enlarged even further in the 20th century, primarily as a result of its conversion into a nursing home, which linked the mansion and the coach house together, although largely on the footprint of an earlier addition, but still left much of the interior intact.

Although much altered the significance of the building is still recognised by its listed status. It still retains some important features, primarily the sash casement windows, original doors, the decorative plaster, and the ground floor fireplaces. The major alterations of the late 1880s also represent an important piece of work by the local architectural firm JW Grundy and Son, who built several prominent buildings in Ulverston, including the nearby Stone Cross mansion, which was also constructed for the Kennedy family.

Acknowledgements

Greenlane Archaeology would like to thank Storey Sharp for commissioning the project. Further thanks are also due to the staff of the Cumbria Archive Centre in Barrow-in-Furness for their help in accessing the archives, and Peter Lowe for his information about the property.

1. Introduction

1.1 Circumstances of the Project

1.1.1 The circumstances of the project are set out in the tables on the inside cover of this report.

1.2 Location, Geology, and Topography

1.2.1 Fair View is situated on the south-west side of Ulverston, less than 500m from the town centre on the south-east side of Daltongate (Ordnance Survey 2011; Figure 1). It is at approximately 40m above sea level (*ibid*).

1.2.2 The solid geology is dominated by Bannisdale slates of the Silurian period (Moseley 1978, plate 1), which is overlain by glacially derived boulder clay within the valleys (Countryside Commission 1998, 72). The wider landscape predominately comprises small fields used for grazing cattle and sheep divided by stone walls and hedges (*op cit*, 73), although the site is on the edge of the urban centre of Ulverston in an area that originally comprised parkland associated with large houses such as Stone Cross to the north-west and Fair View itself.

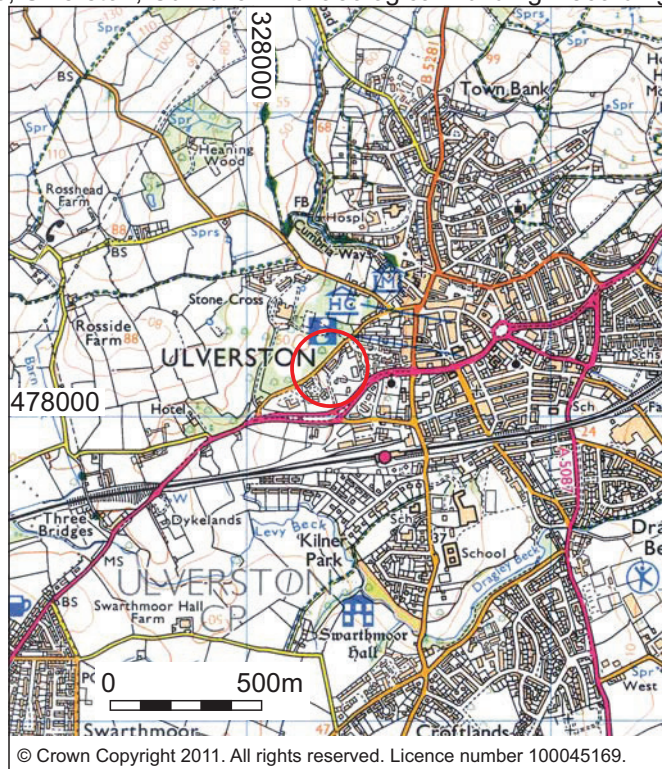
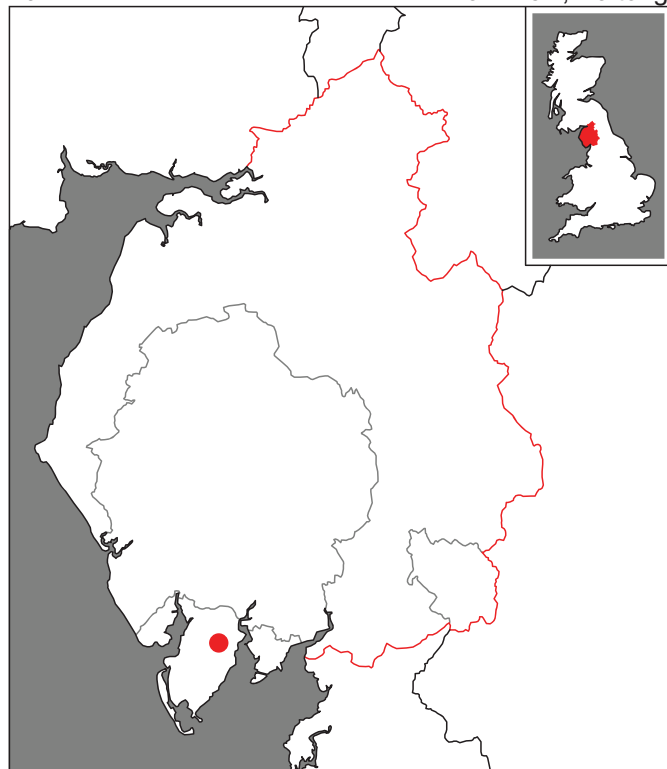


Figure 1: Site location

Client: Storey Sharp

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2. Methodology

2.1 Introduction

2.1.1 The building recording is intended to aid the understanding of the development and significance of the building, and an archaeological building recording, including a desk-based assessment, was considered the most suitable way of achieving this. This will also provide a suitable record of the structure equivalent to Level 2 survey as defined by Historic England (Historic England 2016). The work was carried out according to the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a; 2014b). A suitable archive has also been compiled to provide a permanent paper record of the project and its results, also in accordance with CIfA guidelines (CIfA 2014c).

2.2 Desk-Based Assessment

2.2.1 A desk-based assessment was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014b). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the compilation of the desk-based assessment:

- **Record Office/Archive Centre:** the majority of original and secondary sources relating to the site are deposited in the relevant Record Office(s) or Archive Centre(s), as specified in the cover sheet of this report. Of principal importance are early maps of the site. These were examined in order to establish the development of the site, date of any structures present within it, and details of land use, in order to set the site in its historical, archaeological, and regional context. In addition, any details of the site's owners and occupiers were acquired where available;
- **Online Resources:** where available, mapping such as Ordnance Survey maps and tithe maps were consulted online;
- **Greenlane Archaeology:** Greenlane Archaeology's office library includes maps, local histories, and unpublished primary and secondary sources. These were consulted where relevant, in order to provide information about the history and archaeology of the site and the general area.

2.3 Building Recording

2.3.1 The building recording was carried out to Historic England Level 2 type standards (Historic England 2016), which provides a relatively detailed record of the building. 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 colour digital format (as both 12meg jpegs and RAW files) 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:** 'as existing' architect's drawings were provided by the client. These were plotted at a scale of 1:100 and annotated by hand with additional detail.

2.4 Archive

2.4.1 The archive, comprising the drawn, written, and photographic record of the building, will be deposited with the relevant Record Office or Archive Centre, as detailed on the cover sheet of this report, together with a copy of the report. The archive has been compiled according to the standards and guidelines of the CIfA guidelines (CIfA 2014c). In addition, details will be submitted to the Online Access to the Index of archaeological investigationS (OASIS) scheme. This is an internet-based project intended to improve the flow of information between contractors, local authority heritage managers and the

general public. A copy of the report will be provided to the client and a digital copy of the report will be provided for the relevant Historic Environment Record, as detailed on the cover sheet of this report.

3. Desk-Based Assessment

3.1 Map and Image Regression

3.1.1 **Wood's map, 1832:** Fair View and its coach house are shown on this map, owned by Charles Kennedy esquire. A double driveway is shown leading to the front of the building, with a gap in the boundary wall, displaying the whole of the front façade from Daltongate.

3.1.2 **Ordnance Survey, 1850:** this is the first edition six inch scale Ordnance Survey map, and it again shows Fair View and its coach house, but with a different arrangement of driveways to that shown previously, and apparently a complete front boundary wall. A small structure has been built to the south-east of the coach house.



Plate 1 (left): Extract from Wood's map of Ulverston, 1832

Plate 2 (right): Extract from Ordnance Survey map, 1850

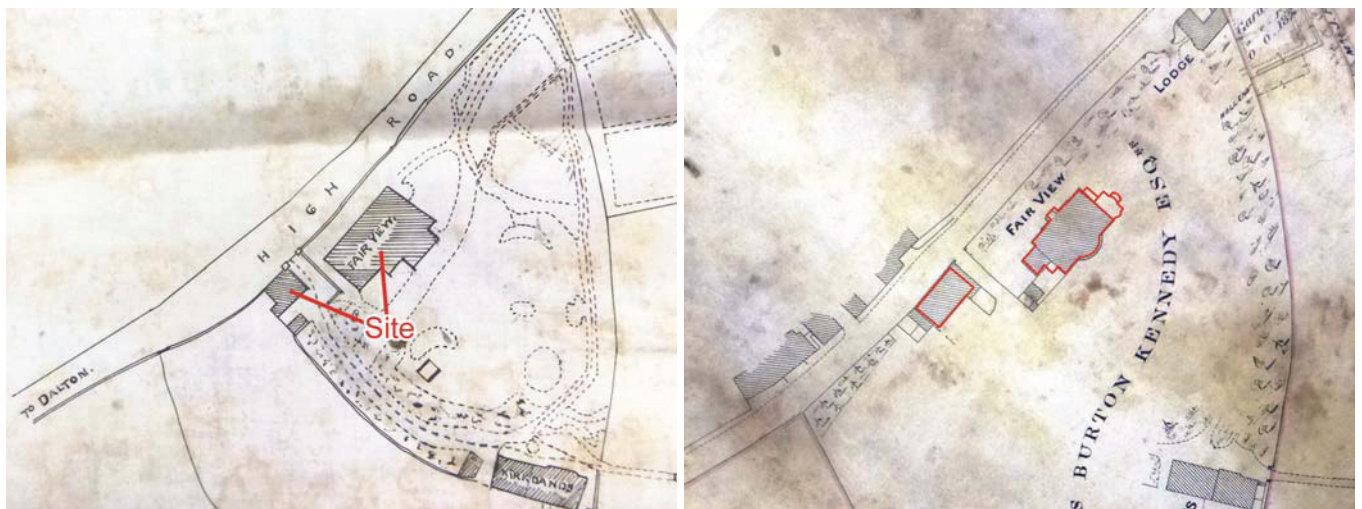


Plate 3 (right): Extract from plan, 1850s

Plate 4 (left): Extract from plan, 1861

3.1.3 **Plan, 1850s:** this plan accompanies a lease of Fair View dated 1880, from the owner, Myles Kennedy of Stone Cross, to John Jackson, a banker (CAC(B) BDHJ/385/1/32 1880). This appears to have been surveyed from scratch, as it shows significant differences to that shown on the Ordnance Survey map. However, it can be noted that the outline of Fair View itself matches that shown on the Ordnance Survey map of 1850. Therefore, it is likely that this plan in fact predates 1861 (see Plate 4),

and has been therefore dated to the 1850s, and was perhaps used for previous leases, or attempted leases, prior to 1880.

3.1.4 Plan, 1861: this is a plan by C Webster of land around Fair View and Holy Trinity Church, and it also appears to have been surveyed from scratch rather than based on Ordnance Survey mapping (CAC(B) BDKF/Plan/39 1861). It shows that the lodge has been constructed since the previous plan and Ordnance Survey map, and that there have been changes to the footprint of Fair View and the coach house.

3.1.5 Plans and elevations, 1889: proposed plans and elevations for alterations to Fair View were produced for the then owner, Charles S Kennedy, in December 1889, by J W Grundy and Son, architect (CAC(B) Z/1216/1 1889; Plate 5 to Plate 9). The plans were signed off by Charles Kennedy and T F Tyson, and approved by Ulverston Local Board on 4th February 1890 (Plate 10 to Plate 14); the elevations are most likely represent 'as existing' and 'proposed' views, but it is not clear what is a proposal and what work actually took place. The plans clearly show that at this time the south-west end of the building was extended with a single storey outshot raised to two storeys to form a new bathroom, an addition made to the adjoining staircase, and the roof of the whole building raised. The elevations appear to show that the south-east elevation had a central window blocked up and the pediment rebuilt or modified. The north-west elevation was apparently entirely re-fronted at this date with the current limestone block, a niche was added into a former window, the porch was substantially redesigned, and the limestone pediment was added, as per the south-east. Regardless of the exact nature of the work that took place, it is apparent that the building underwent a major reconfiguration at this time, to the designs of JW Grundy and Son, and the front appears not to be the work of the Websters of Kendal as traditionally thought (Martin 2004, 131-132).

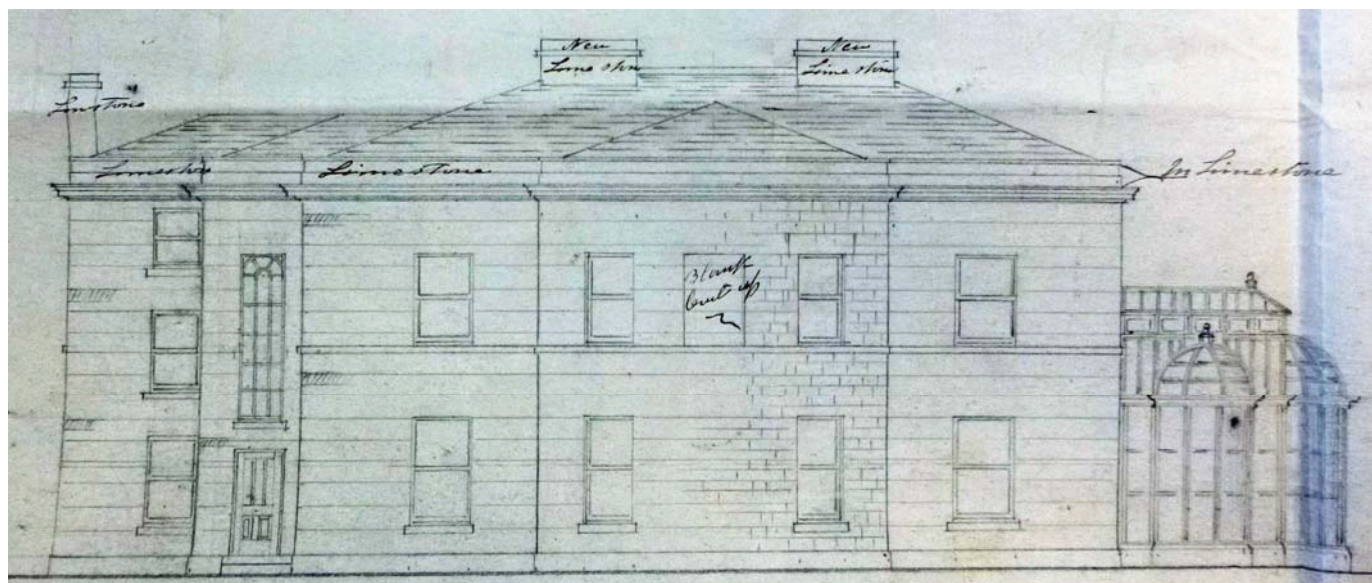


Plate 5: The south elevation of Fair View showing proposed changes, 1889

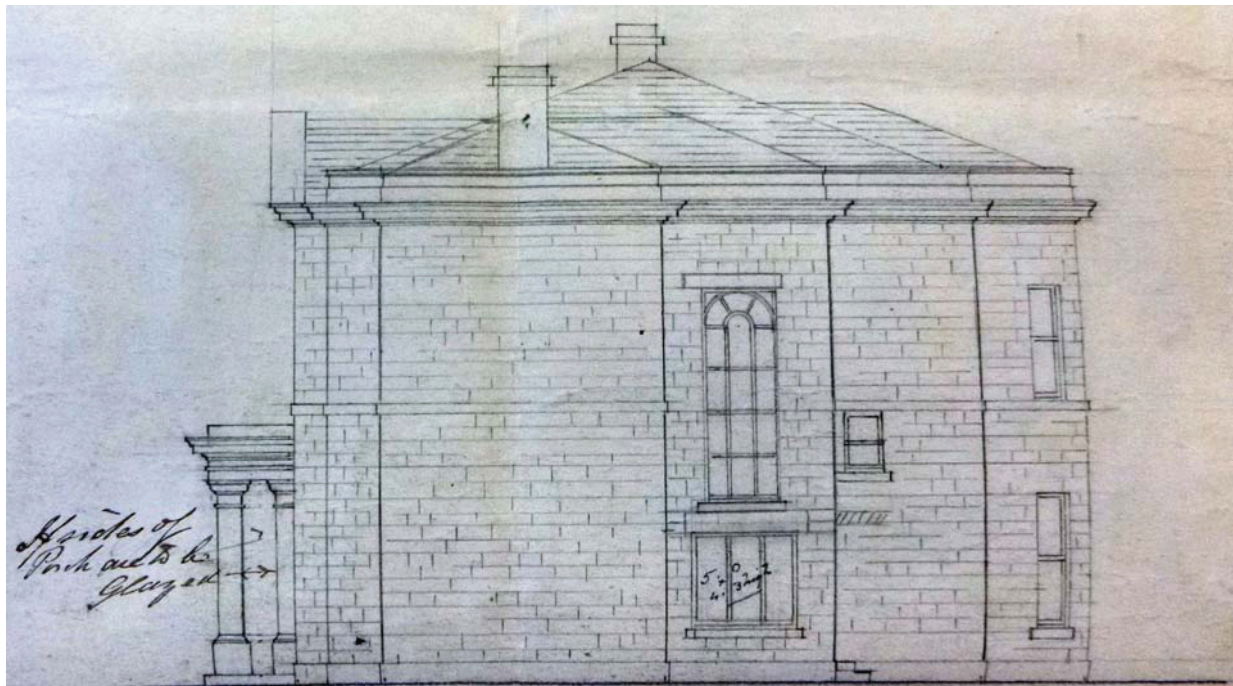


Plate 6: The west elevation of Fair View showing proposed changes, 1889

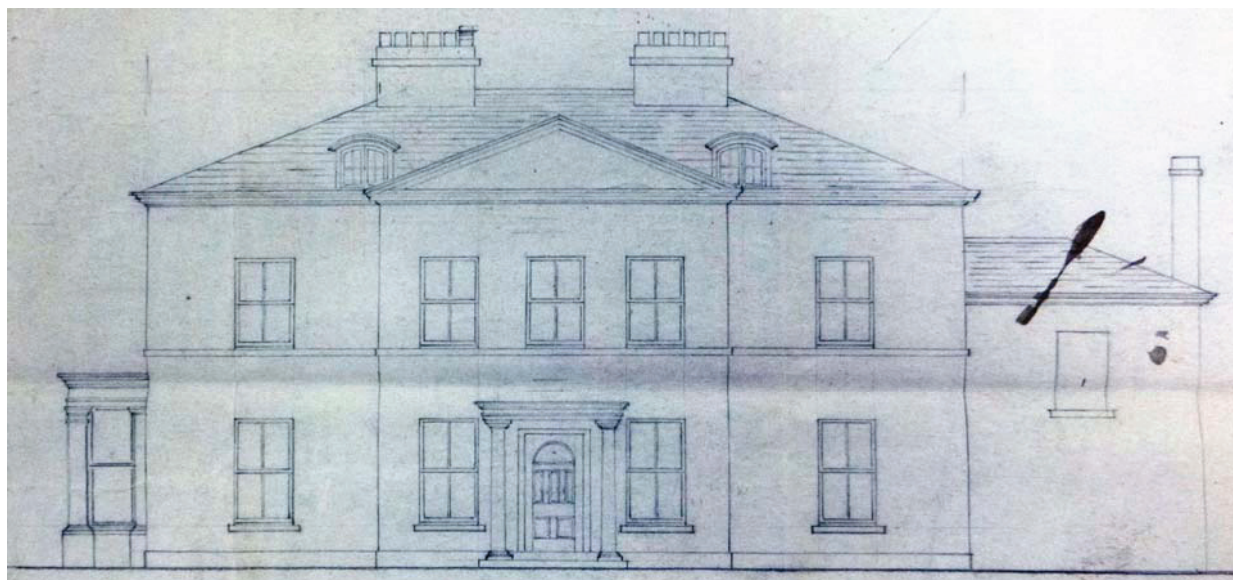


Plate 7: The north elevation of Fair View – marked 'north elevation No 1', either 'as existing' or one of two proposed alterations, 1889

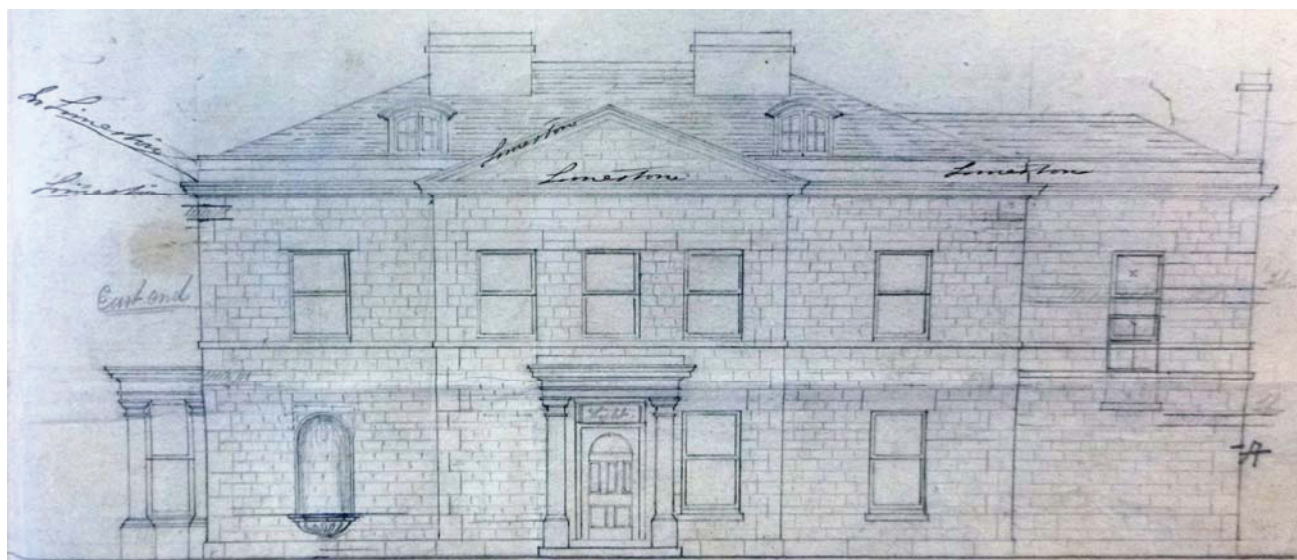


Plate 8: The north elevation of Fair View – marked 'north elevation No 2', either the second or the only option for proposed alterations, 1889

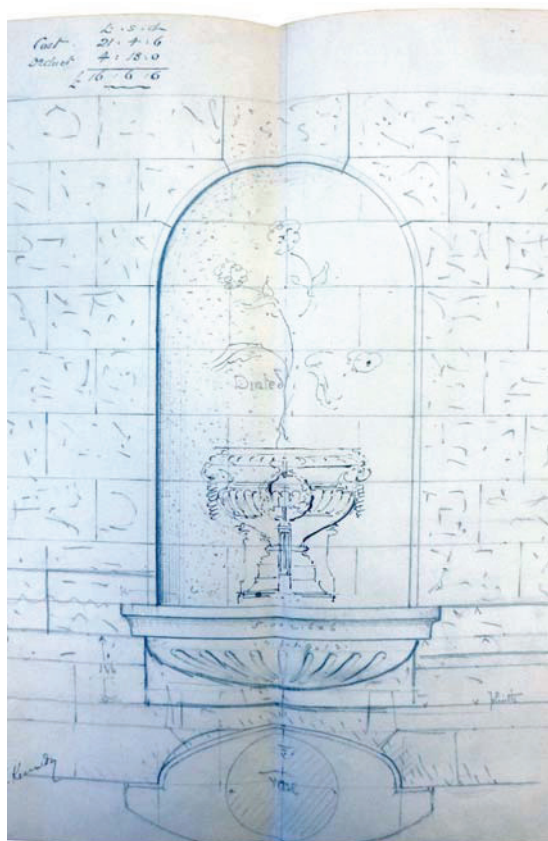


Plate 9: Proposed elevation and cross-section of new alcove in north elevation of Fair View, 1889

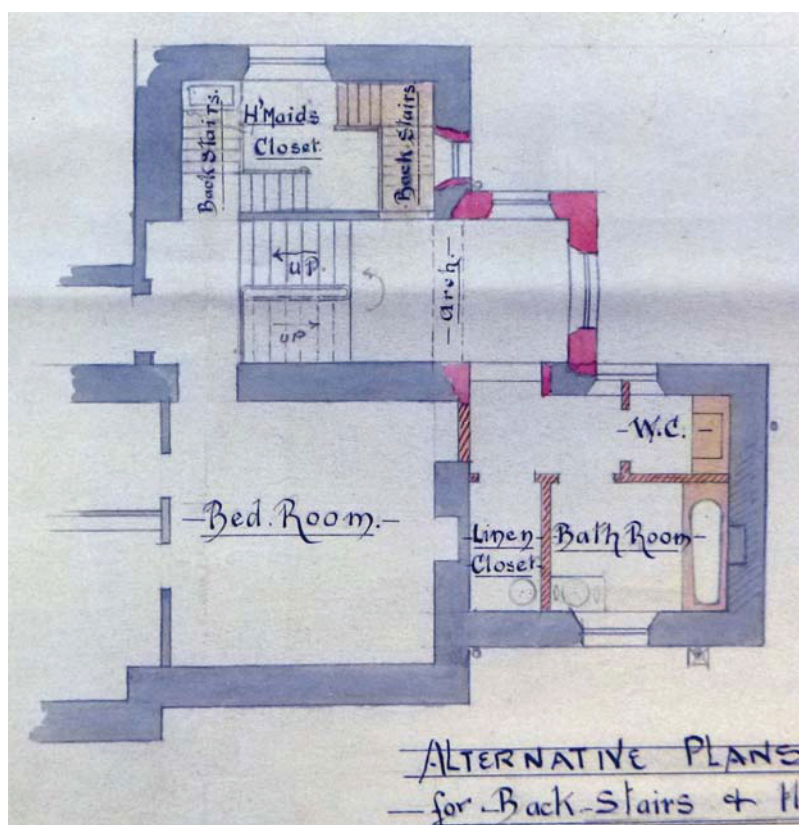


Plate 10: Proposed plans for back stairs and housemaid's closet showing changes in red, 1889

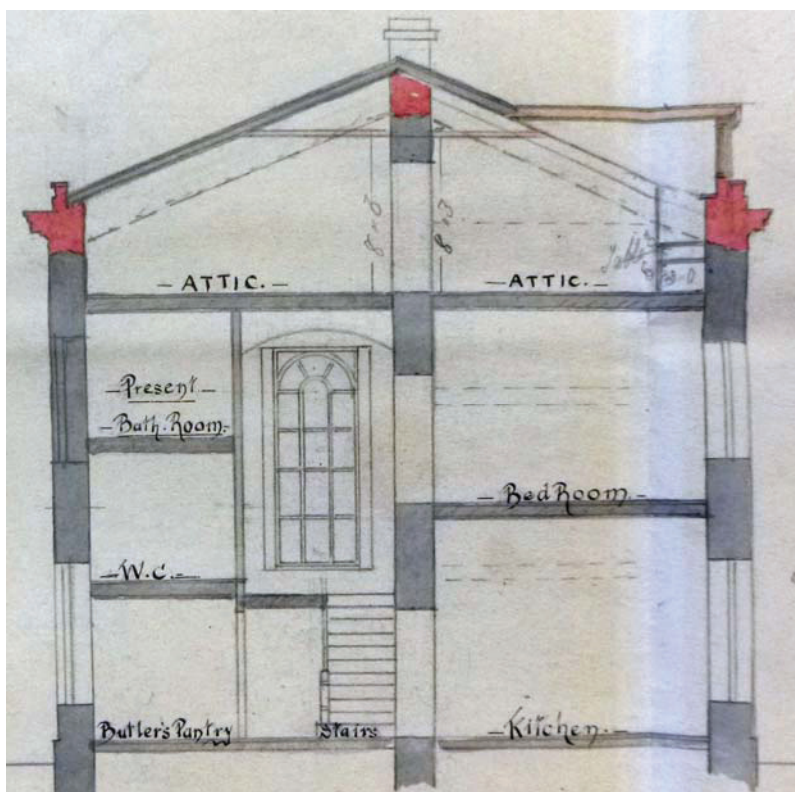


Plate 11: Proposed cross-section on line AB showing roof raised in red, 1889

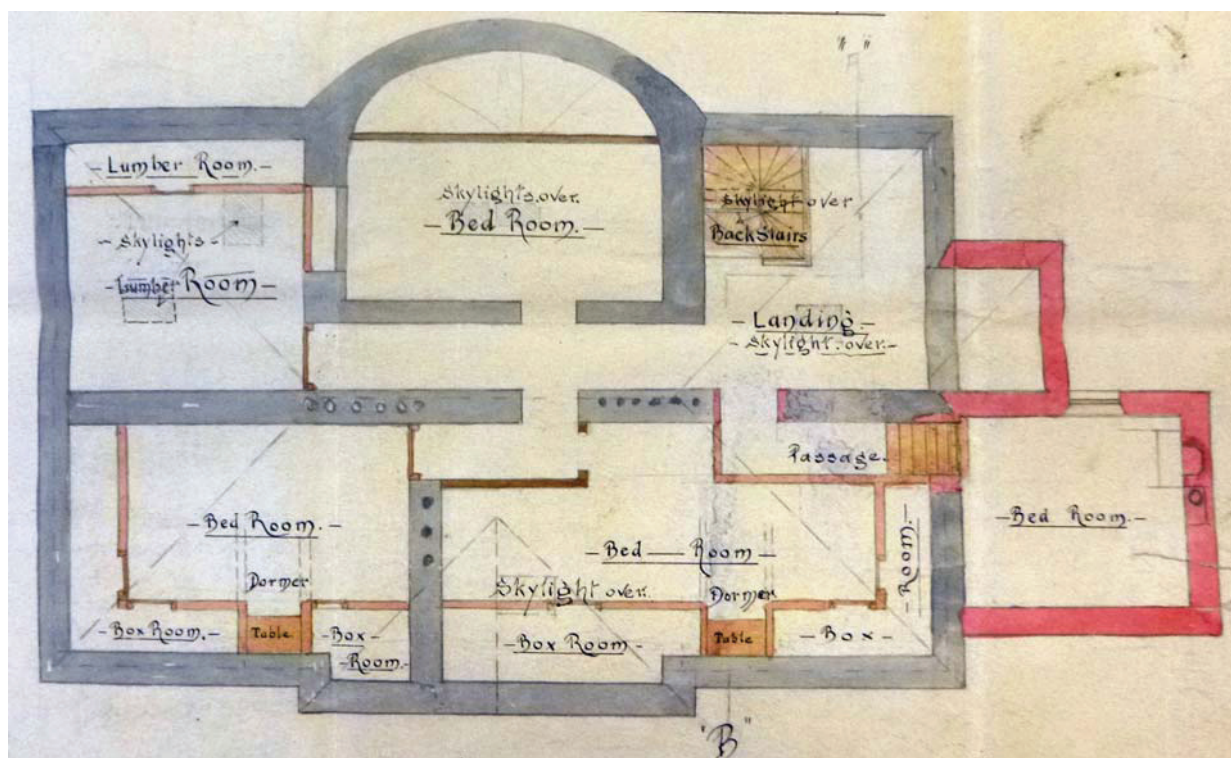


Plate 12: Proposed attic plan showing line AB and changes in red

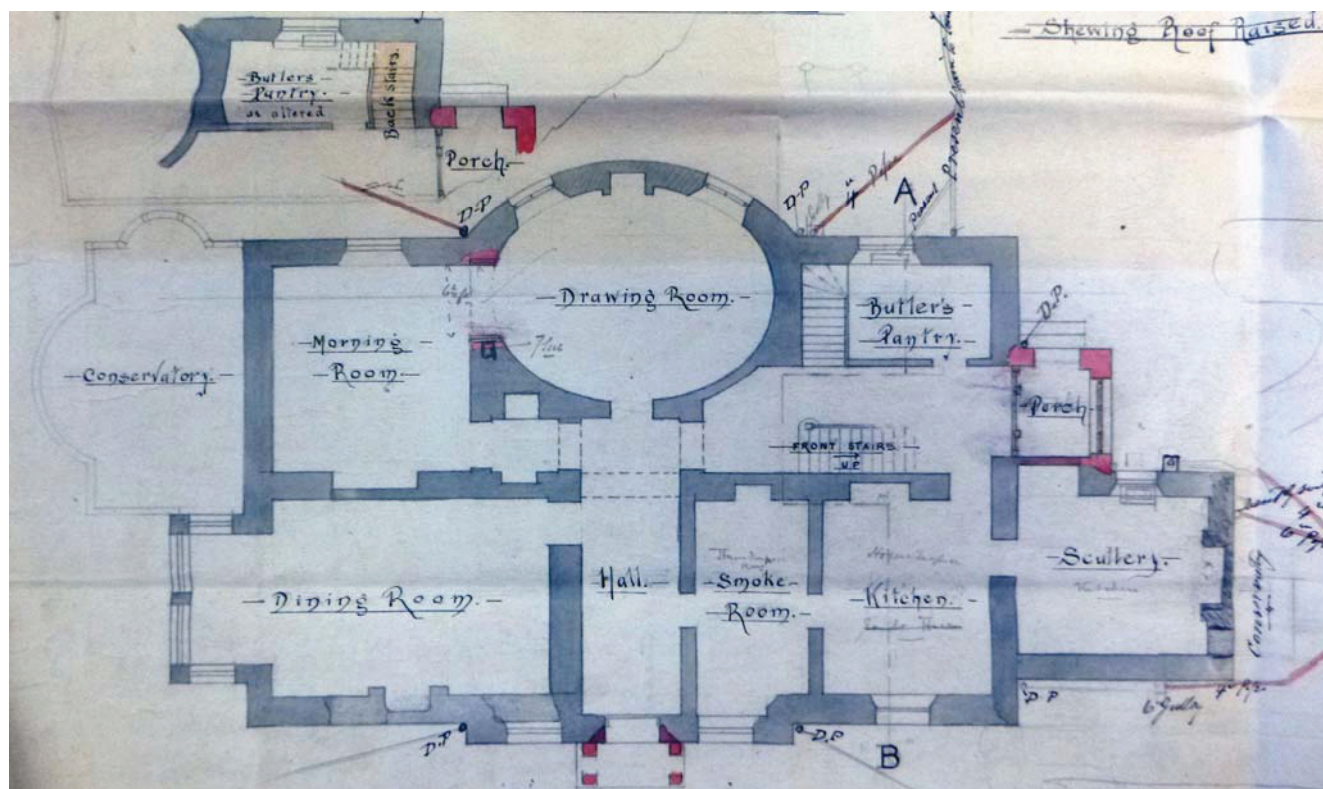


Plate 13: Proposed ground floor plan showing changes in red, 1889

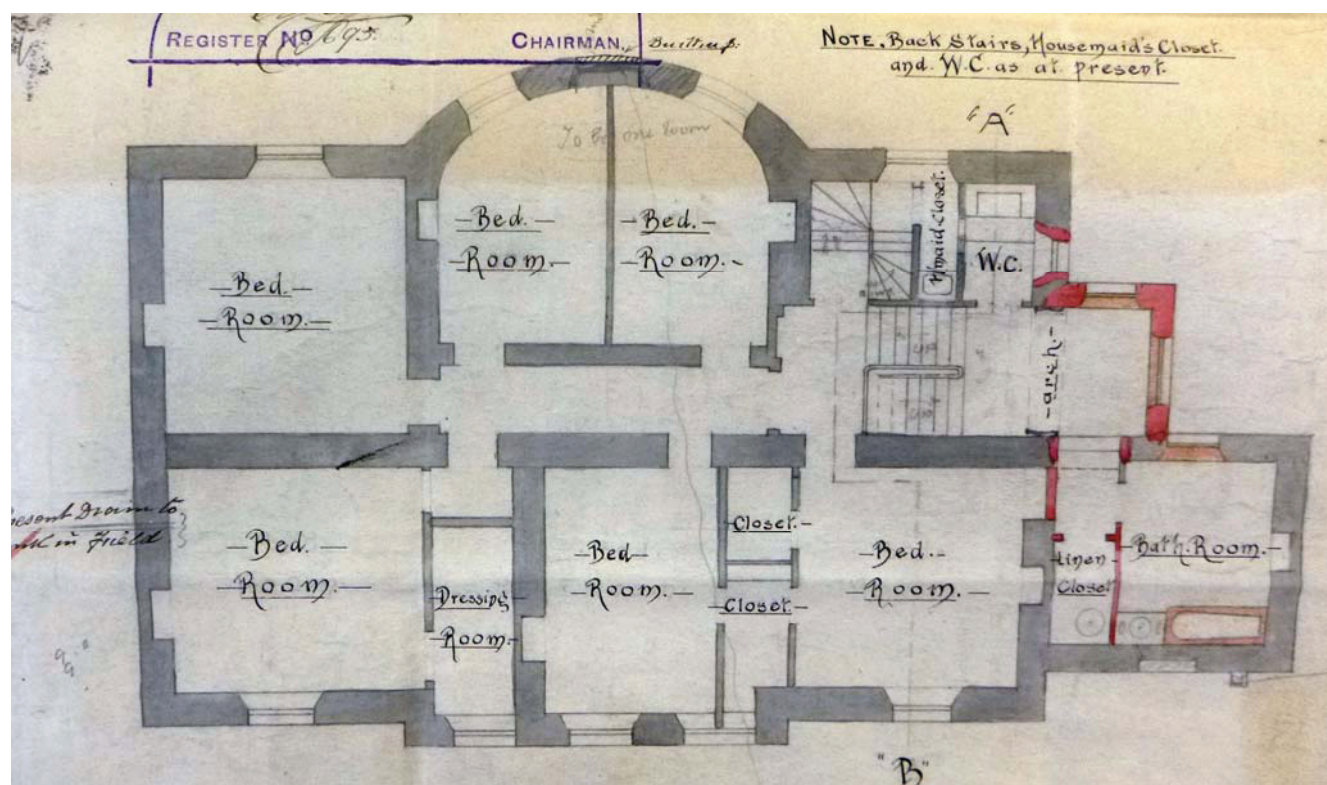


Plate 14: Proposed first floor plan showing changes in red, 1889

3.1.6 **Plans and elevations, 1890:** this is a further copy of the plans produced by JW Grundy and Son detailing the additions outlined above for submission to the Local Board and dated January 1890 (CAC(B) BSUDU/BIPLANS/695 1890). They were also approved by Ulverston Local Board on 4th February 1890 and show essentially the same information as the previous ones although they also

include the second floor level (labelled 'attic') (Plate 15 to Plate 22). In addition, what is clearly the conservatory at the north-east end of the building is shown for the first time (Plate 21).

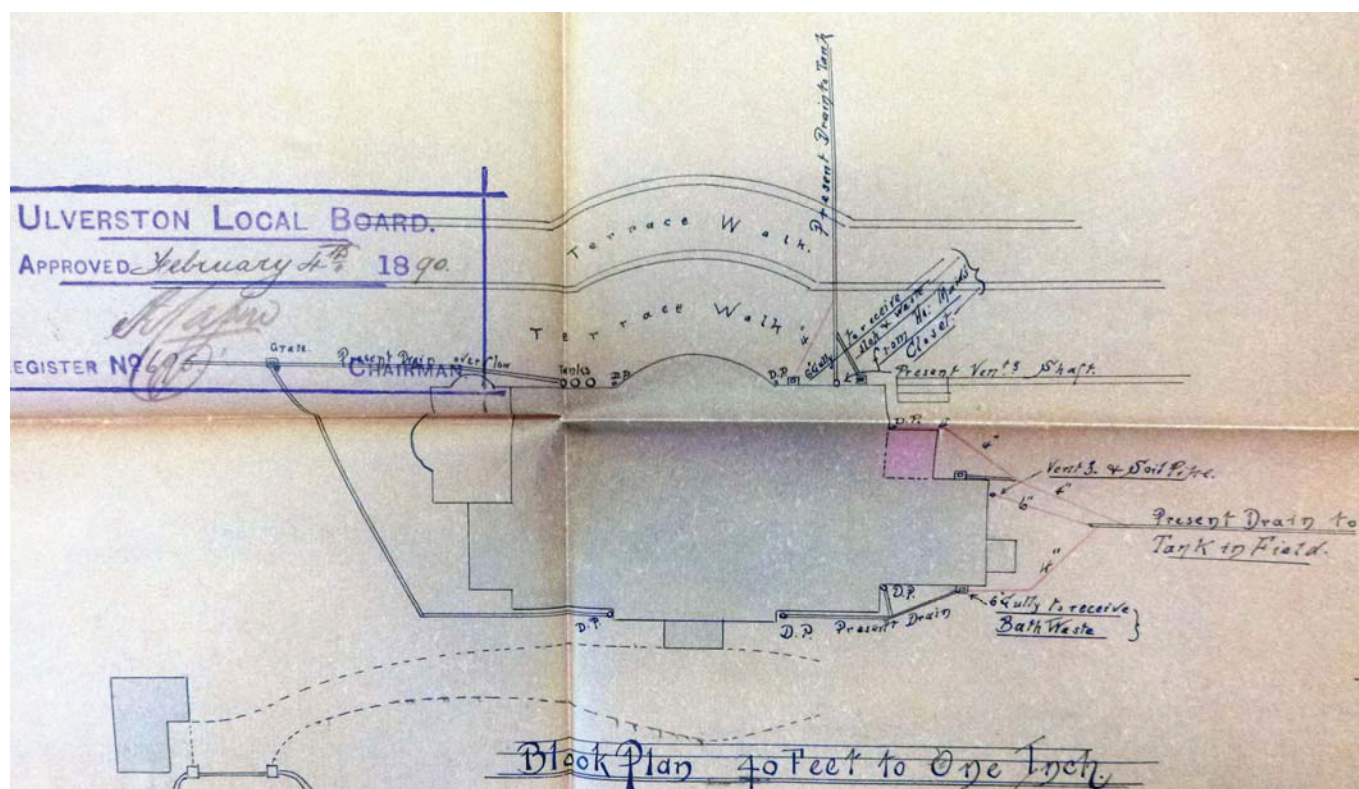


Plate 15: Block plan showing drainage and proposed alterations, 1890

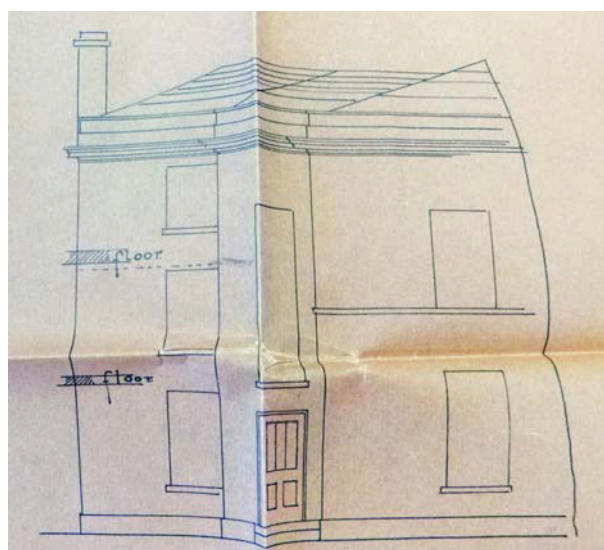


Plate 16 (left): Proposed south elevation of bathroom, 1890

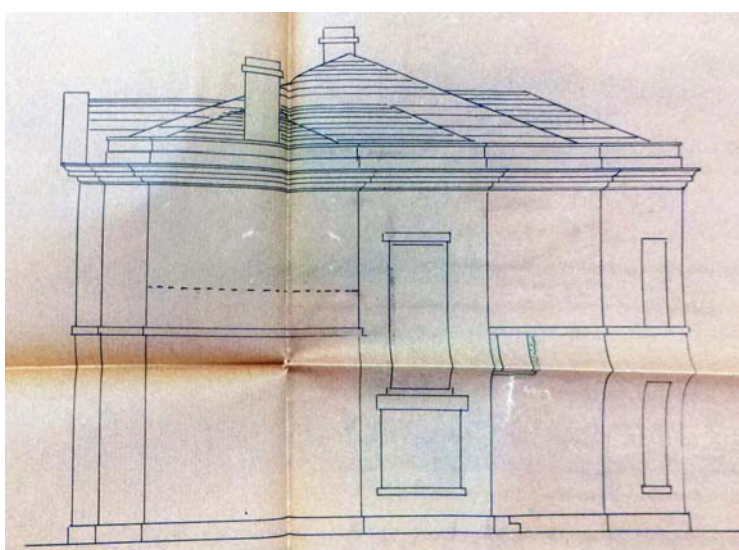


Plate 17 (right): Proposed west elevation, 1890

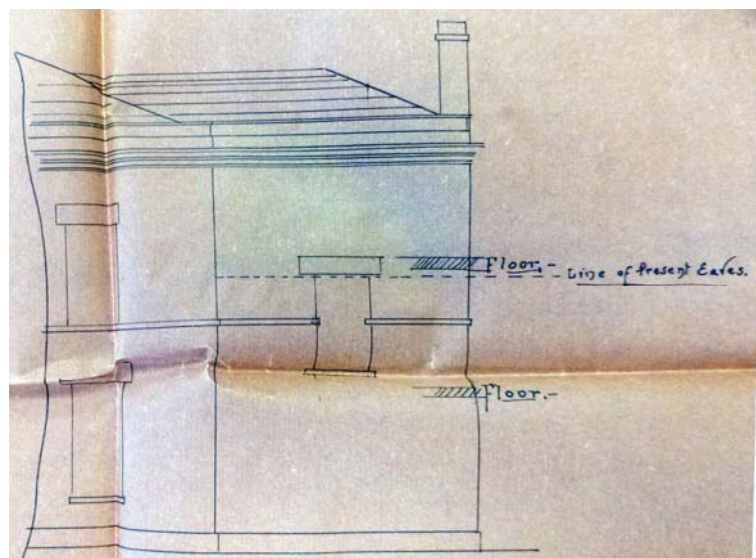


Plate 18: Proposed north elevation of bath room, 1890

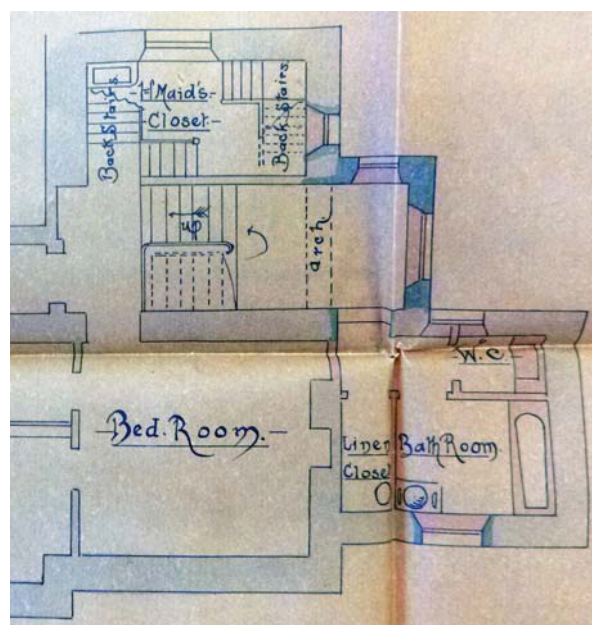


Plate 19: Proposed first floor plan, 1890

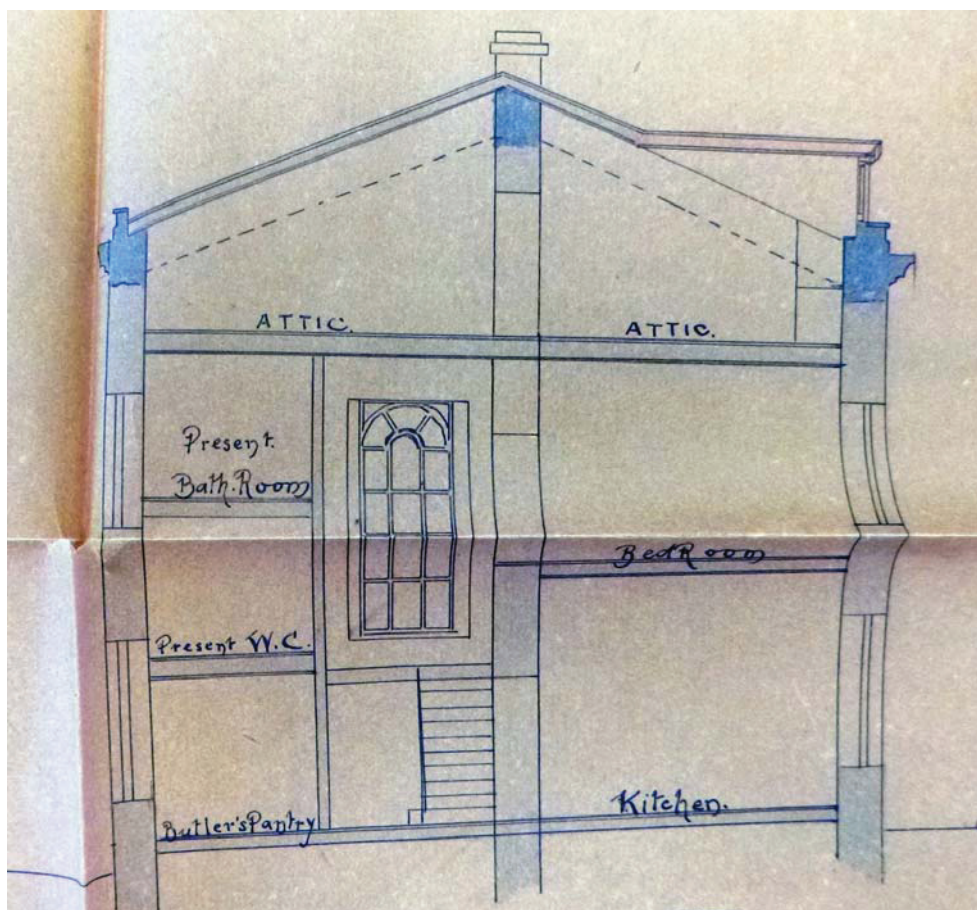


Plate 20: Proposed cross-section showing roof raised, 1890

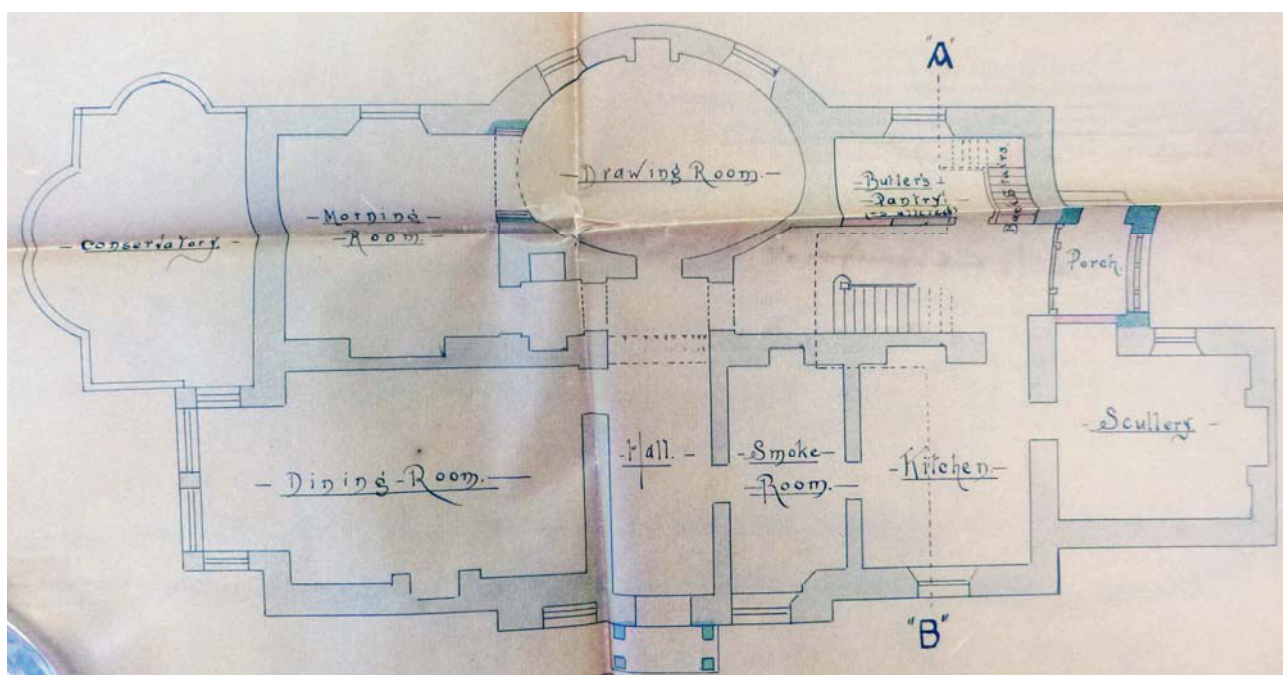


Plate 21: Proposed ground floor plan, 1890

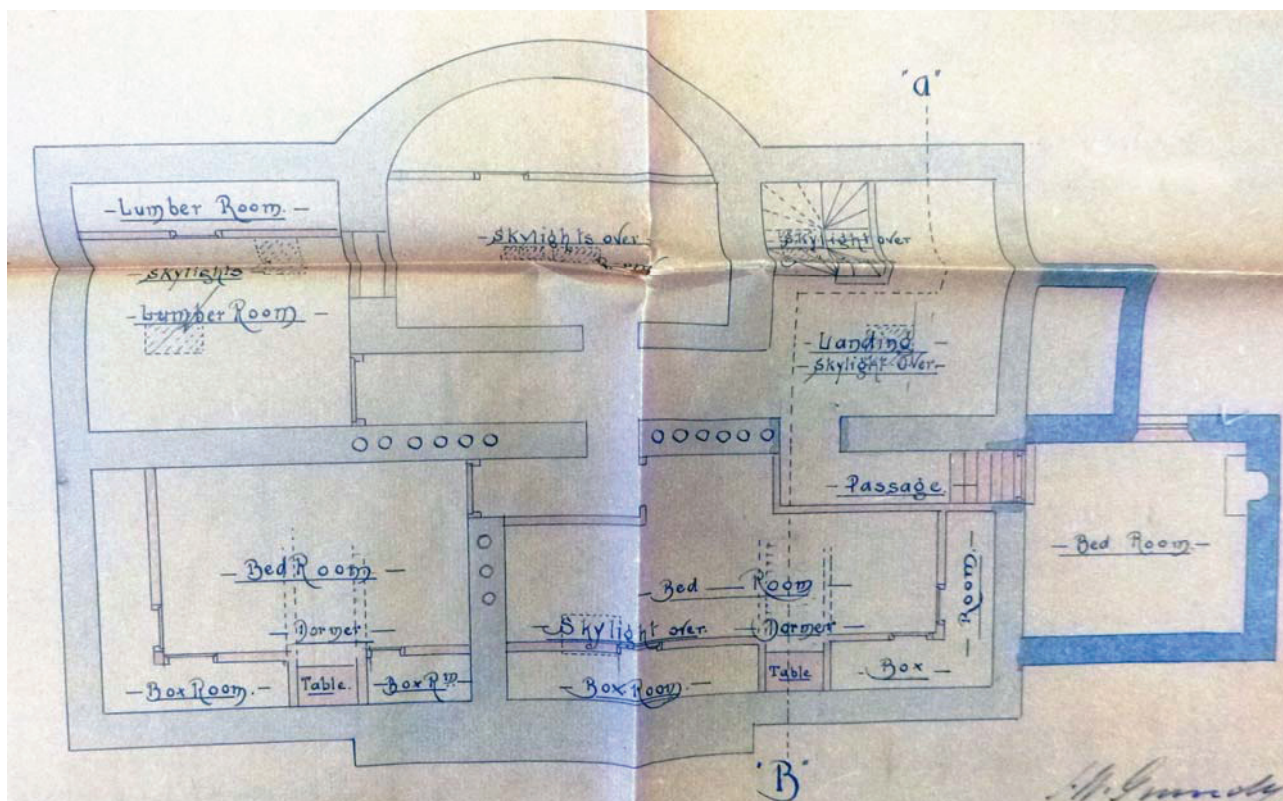


Plate 22: Proposed attic plan, 1890

3.1.7 Ordnance Survey, 1891: this is the first edition 25 inch scale Ordnance Survey map, and is therefore far more detailed than the previous Ordnance Survey map (Plate 23). It is the first plan to show the lodge to the north-east of the house and a fountain is also shown in the gardens to the south-east. The conservatory on the north-east end of the mansion is shown, with another (detached) to the south-west and a small structure shown to the south-east of the coach house is no longer present. There is a double walled structure shown to the south-east of Fair View, following the line of its façade.

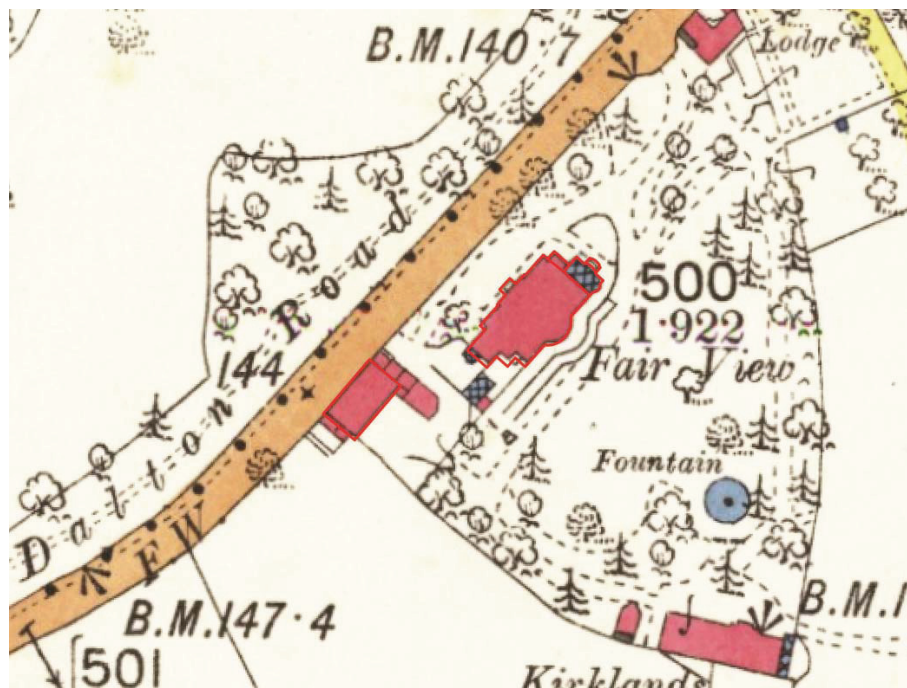


Plate 23: Extract from Ordnance Survey map, 1891

3.1.8 **Plans and elevations, 1893:** plans for a proposed conservatory and a covered way to the billiard room were produced for Charles S Kennedy (the architect's name is not given on the drawings) and approved by Ulverston Local Board in February 1893 (CAC(B) BSUDU/BIPLANS/768 1893). They show that this was to form a substantial extension from the south-east side of the south-west end of the mansion, with the main block (the conservatory) attached directly to the house and a narrow corridor linking to the coach house, the upper level of which at this time was clearly used as a billiard room (Plate 24 to Plate 29).

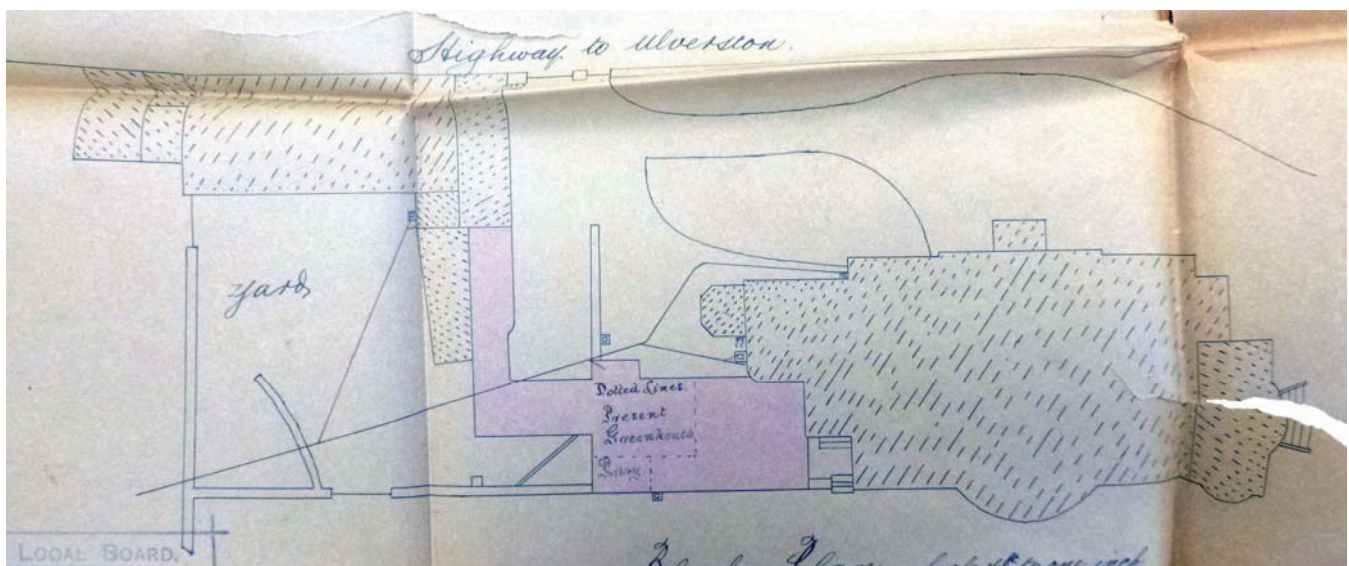


Plate 24: Proposed block plan, 1893

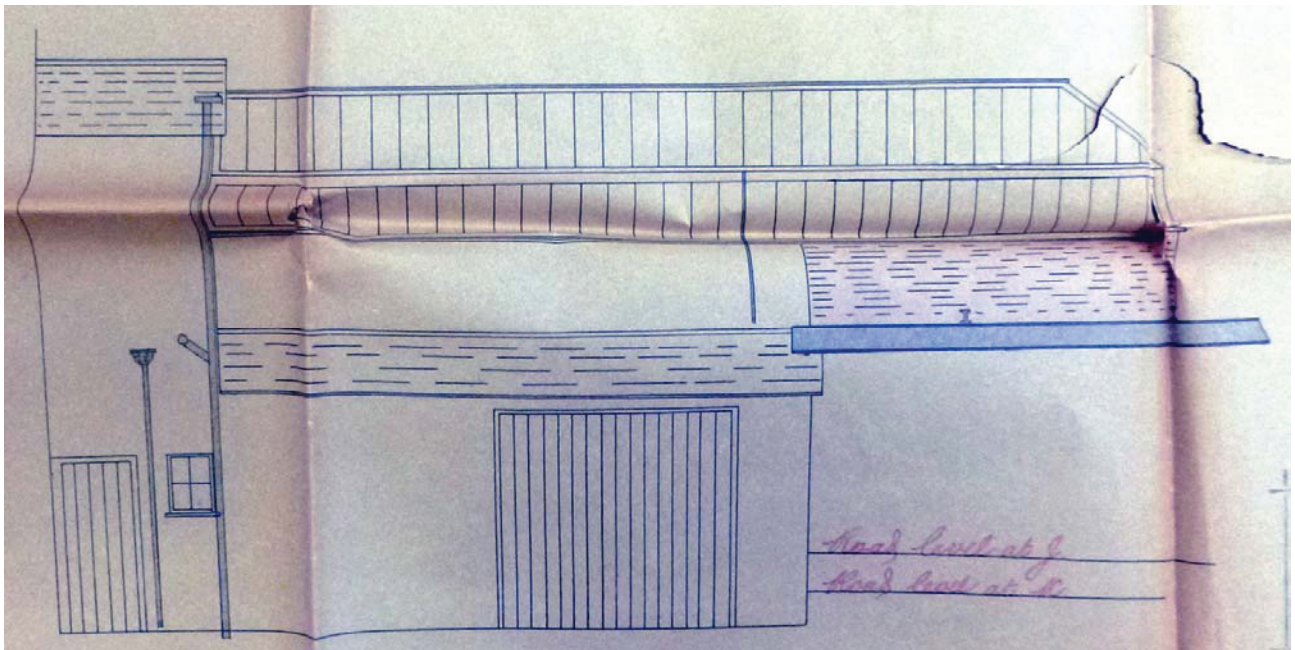


Plate 25: Proposed elevation into stable yard, 1893

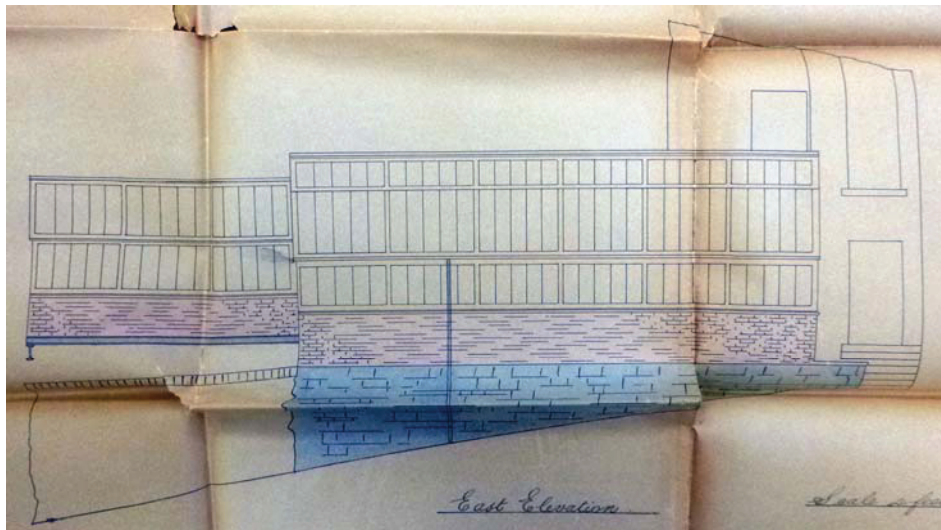


Plate 26: Proposed east elevation, 1893

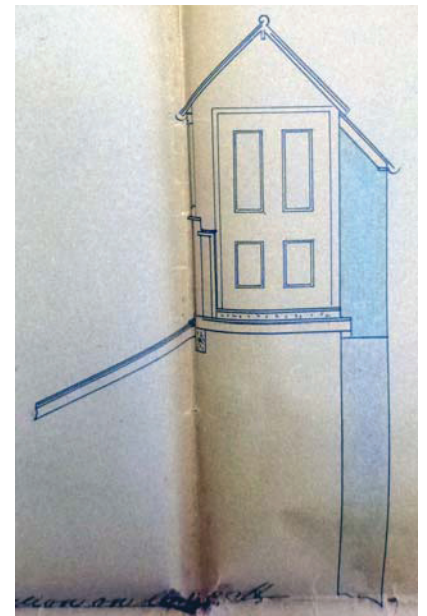


Plate 27: Proposed section on line A-B, 1893

3.1.10 **Ordnance Survey, 1933:** a small building is shown to the south-east of the coach house, but the site is otherwise the same (Plate 31).

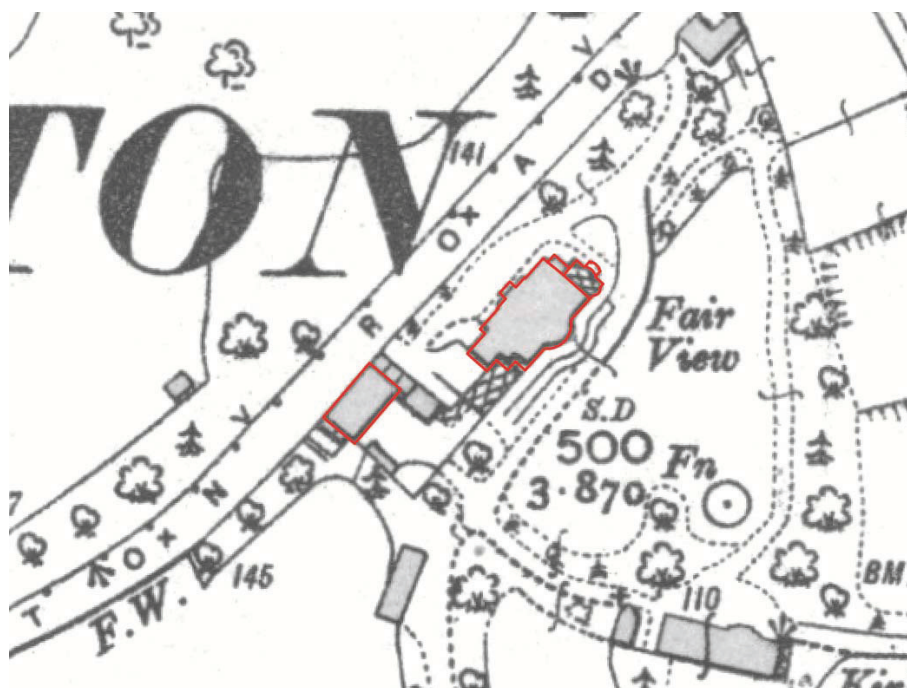


Plate 31: Extract from Ordnance Survey map, 1933

3.1.11 **Plans and elevations, 1936:** plans showing the positions of flues and a proposed fireplace were produced by JW Grundy and Son, architect and surveyor, on 17th November 1936 for Colonel Kennedy, the then owner of Fair View (CAC(B) Z/897/46 1936). They show the building much as it was in the detailed plans of 1893 (Plate 32 to Plate 34) with the addition of a proposed fireplace design (Plate 35).

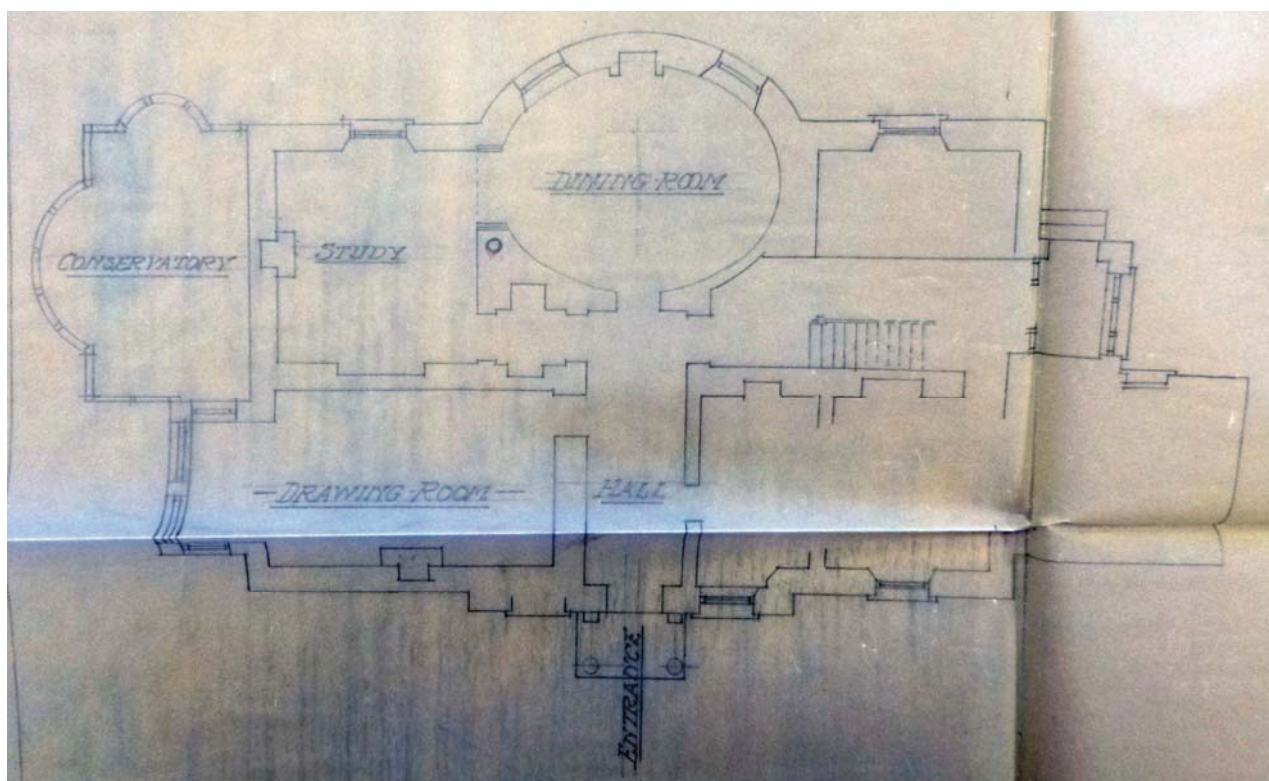


Plate 32: Ground floor plan showing position of flues, 1936

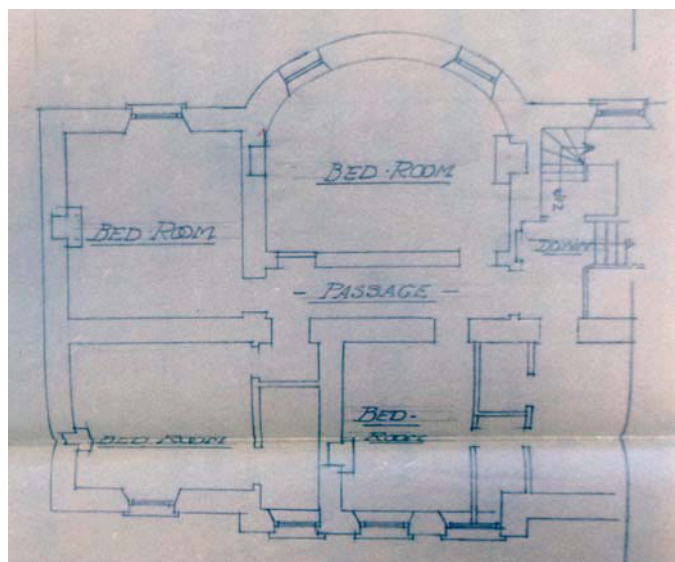


Plate 33: First floor plan showing position of flues, 1936

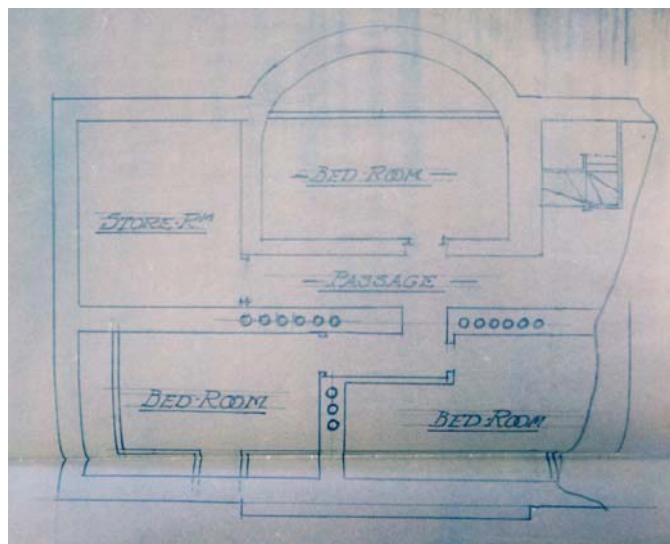


Plate 34: Attic plan showing position of flues, 1936

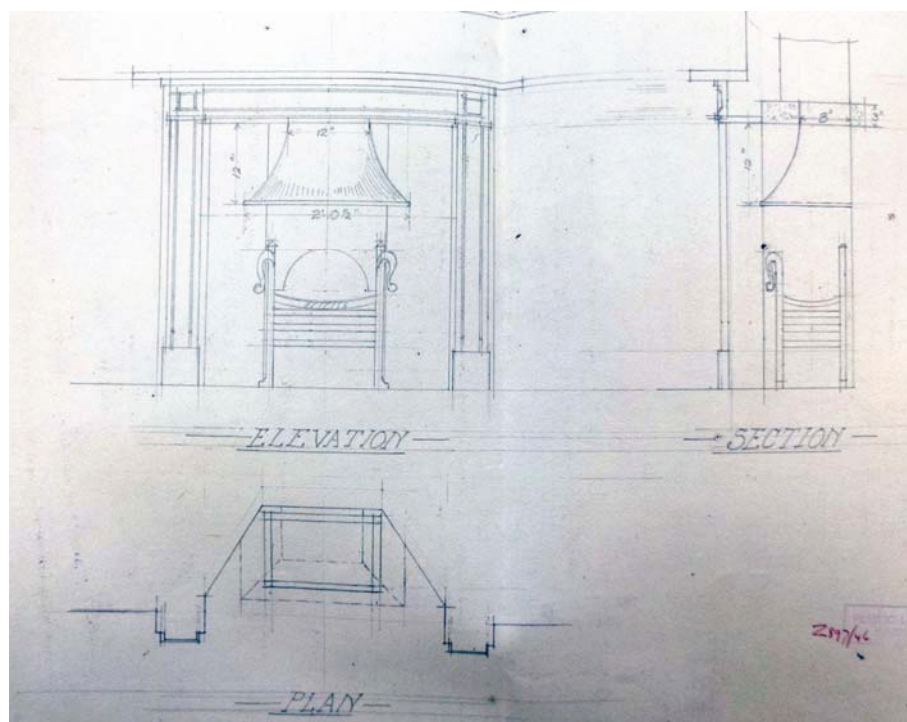


Plate 35: Elevation, section, and plan of proposed fireplace canopy, 1936

3.1.12 **Ordnance Survey, 1941:** this map shows some minor alterations to some of the paths and the smaller buildings (Plate 36).

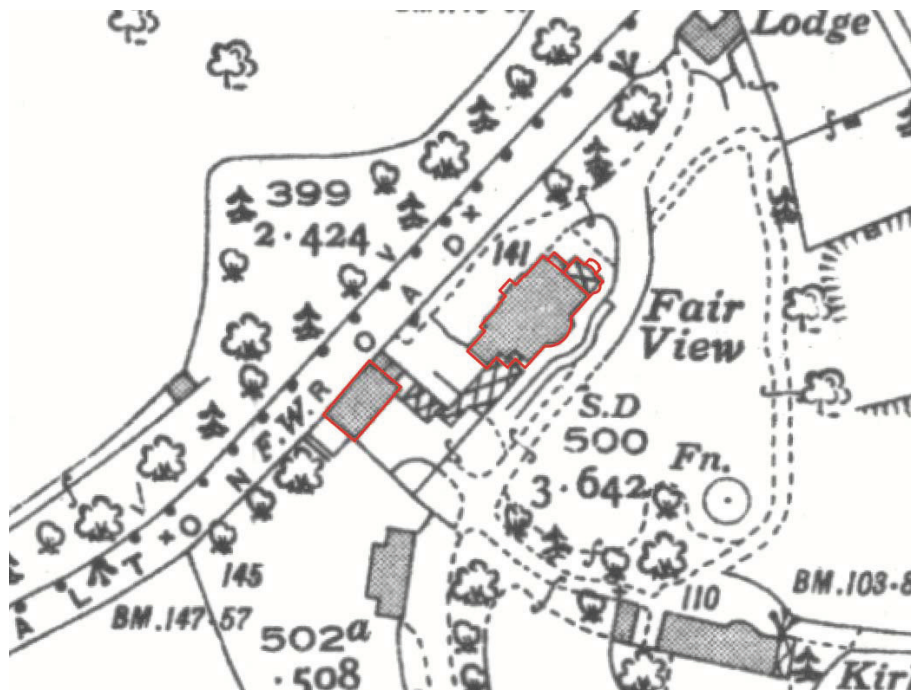


Plate 36: Extract from Ordnance Survey map, 1941

3.2 Site History

3.2.1 The origins of Fair View are not known in detail, but it was closely connected to members of the Kennedy family for much of its history. An abstract of title dated to the mid-19th century (it is watermarked 1852) describes it as comprising a close of ground called 'Scald Haw' or 'Scothaw', which was apparently mortgaged by Ferdinand Hodgson in 1784 (BDKF/101/8 mid-19th century). The property was subsequently sold at auction in 1797 to Myles Theodore Burton with the earlier mortgage passed on. Burton was a wealthy businessman connected to banking and industrial interests, including linen weaving sheds on land at nearby Stone Cross (Allison 2014, 1).

3.2.2 Elizabeth Burton, the only child of Myles, married Charles Storr Kennedy in 1820 (Allison 1820, 1), although Myles was not originally happy with this arrangement and pursued Elizabeth and Charles after they eloped in 1818 (*ibid*). It is not clear, however, who was responsible for originally building a mansion at Fair View, although it was certainly present by 1832 (see *Section 3.1.1* above). Angus Taylor states that it was constructed in 1817 by Charles Kennedy (Martin 2004, 131) but this cannot be the case since he presumably did not acquire it before his marriage in 1820 and not until after Myles Burton died in 1821 (Dickinson and Dickinson 1973, 51). Charles is shown as being the owner of Fair View on Wood's map of 1832 (see *Section 3.1.1* above), and he described as 'of Fair View' in a document of 1847 (BSUDU/L/21/99 1847). In any case it can only have been built between Burton's acquisition of the site in 1797, at which time no mansion is recorded, only land, and the publication of Wood's map in 1832 but it is impossible to be certain of whether it was Burton or Kennedy who constructed it. Subsequent details of the history of the building tend to be confined largely to those concerning the Kennedy family and other occupiers, the most comprehensive details of which are found in the census returns (see *Appendix 2*). The Kennedy family were connected to the local iron mines and extremely wealthy, particularly in the later part of the 19th century following the discovery of large deposits of ore near Dalton (Cason 1889, 78-81), and they owned several properties. Charles Storr Kennedy died suddenly in 1857, although his wife Elizabeth lived at Fair View until her death in 1872 (Allison 2014, 1). The estate was then inherited by their eldest son Charles Burton Kennedy and his wife Elizabeth Park (*ibid*), although his brother Myles Kennedy is also listed as 'of Fair View' in 1853 (CAC(B) BDKF/68/5 1853-1860) and is also named as inheriting his father's real estate (CAC(B) BDKF/261/2/1/1 1857). Charles Burton Kennedy also did not live long, dying in 1865 aged only 31, while his brother Myles died in 1883 aged 47 (Allison 2014, 9). It is apparent that for a time during this period it was rented to John Jackson, a bank

manager (CAC(B) BDHJ/385/1/31 1879; CAC(B) BDHJ/385/1/32 1880), at which time a schedule of the rooms and their contents was drawn up:

“Attics 4 fire-place board. Bath room 2 Bath covers. No. 1 Bedroom 1 nursery Gate, Window Pole and rings, 1 Gas bracket, and Venetian Blind. No. 2 Bedroom 1 Gas Bracket, Venetian blind, window pole and rings. No. 3 Bedroom 2 Gas Brackets, Venetian Blind, Fringed mantel top. No. 4 Bedroom 2 Gas Brackets Venetian Blind. Dressing room 2 Gas Brackets (loose) Venetian blind, 1 Pole and rings. No. 5 Bedroom Fringed mantle top, Venetian blind and 1 Gas bracket. Dressing room Venetian blind, Window pole and rings. Nursery Venetian blind, Gas bracket and Wicker Gate. Room out of Nursery Gas bracket, Venetian blind, Window pole and rings. Lobby upstairs 1 Lamp. Stair case window 2 Gas bracket. Butler’s Pantry 4 loose bells in cupboard. Hall 2 Hall lamps, 2 Red Baize doors. Drawing room 1 Steel ashpan, 2 Venetian blinds, 2 bell leavers, 1 Glass Gasalier. Breakfast room 1 Venetian blind, Window pole and ring, 2 bell leavers, 1 Glass, 3 light Gasaliers. Dining room 4 Venetian blinds, Gilt cornice round ditto, 2 bell levers, 1 four light Gasalier, 2 Gas brackets, 1 Steel ashpan, 1 large mirror. Conservatory 1 lead lined wooden trough. Smoke room 1 Gasalier, 2 Gas brackets, Venetian blind, window pole and rings, Gas metre. Cellar portable stove. Coach House 1 Garden Chair, 1 Gas metre. Yard 1 water cask, 1 Ornamental lamp over front door, 4 Terra Cotta vases” (CAC(B) BDHJ/385/1/31 1879).

John Jackson was clearly still living in the property as late as 1889 (CAC(B) BDKF/120/1/4/15 1889), although the original lease document was for only five years (CAC(B) BDHJ/385/1/31 1879).

3.2.3 Following Charles Burton Kennedy’s death the estate passed to his eldest son Charles Storr Kennedy II (Allison 2014, 9). He seems to have been more actively involved in the building from 1889 onwards as he was responsible for making a number of additions to it (CAC(B) BSUDU/BIPLANS/695 1890; BSUDU/BIPLANS/768 1893; see *Section 3.1.5-6* and *3.1.8* above). During this time, however, the Kennedy family did not live there – the census for 1891 and 1901 shows caretakers being in charge (see *Appendix 2*). The 1911 census shows that it belonged to MB Kennedy, but again it was lived in only by servants. This is no doubt in part due to the fact that the Kennedy family had built a substantial new home, named Stone Cross, on the opposite side of Daltongate in 1874, to the designs of JW Grundy and Son (Allison 2014, 77-88). The family also owned Hill Foot, c500km to the south-west of Fair View and had built Kirklands in the grounds of Fair View and were spread over these four properties at different times; this was largely the result of Myles Kennedy and his wife Margaret Rowley having 16 children (Allison 2014, 19-20).

3.2.4 Following Charles Storr Kennedy II’s ownership, Fair View subsequently passed to his son Wilfred Hugh Burton Rowley Kennedy who was born in 1863 but did not stay long in the area (Allison 2014, 29). It was later used by the children of Myles Theodore Burton Kennedy, Wilfred’s elder brother, after the death of their mother Ethel in 1943 (*op cit*, 90), with Colonel Wilfred Hugh Burton Rowley Kennedy recorded there in 1946 and 1951 (CAC(B) BDHJ/130/61 1946; BDHJ/3/3/8 1951). He was clearly already involved in the management of the house to some extent as a collection of correspondence relating to problems with the chimney in the ‘Smoke Room’ are addressed to Colonel H Kennedy (CAC(B) Z/897/46 1936-1937).

3.2.5 There is less information about the development and use of the building in the later 20th century, although was apparently used as a Voluntary Aid Detachment (VAD) during WWII (Allison 2014, 2). It was purchased by the Wilkes family in 1970 and converted into a nursing home sometime after 1980 (Pass 2018).

4. Building Recording

4.1 Arrangement and Fabric

4.1.1 **Arrangement:** the main part of the site (the mansion) comprises a single linear range orientated north-east/south-west, with a projecting porch on the north-west side and the remains of a glasshouse to the north-east. The front (north-west elevation) looks onto Daltongate over a tall boundary wall (Plate 37), while the rear (south-east) is raised over a terrace and looks over gardens that run down to the A590 (Plate 38). The mansion is two storeys high plus extensive basement and attic rooms. The south-east end of the original building has been extended by a range of modern buildings that were not recorded in detail, in part due to their unsafe condition. These form a dog-leg to the south-west connecting the mansion to a former coach house, which was originally a separate building. The coach house is also two storeys, but built into the slope in the style of a bank barn.



Plate 37 (left): The front (north-west) elevation viewed from the north-west from Daltongate showing the boundary wall

Plate 38 (right): The rear (south-east) elevation viewed from south-east from the gardens

4.1.2 **Fabric:** externally the north-west and north-east façades of the mansion are finished with rock-faced ashlar limestone, neatly dressed around the windows. The rear (south-east) façade comprises rough limestone courses with rendered bands around the windows. The roof is of grey slate, and is hipped, with ashlar stone chimneys and a moulded stone gutter detail and iron rain water goods topped with a pair of dormers on the north-west side. The former coach house also has a hipped roof and is finished with concrete roughcast render on the north-west and part of the south-west side, while the south-east is rough stone. The modern block connecting the two sections is a mixture of brick and concrete block with large windows filling most of the elevations, especially on the south-east side. It is typically finished with modern corrugated roofing material. Internally the rooms are typically well finished with plaster and paint or wallpaper, although in the basement many are exposed stone – typically very thin courses of local grey slate. The floors are typically timber, although where there is no basement on the ground floor they are concrete, and the timber throughout is largely sawn.

4.2 External Detail

4.2.1 **North-east external elevation – mansion:** this is the gable end of the building and has a hipped roof with a band of ashlar stone along the top of the wall forming a low parapet with a moulded band below supporting the moulded iron gutter (Plate 39). There is a projecting square bay window on the north-west side, which also has a hipped roof with a moulded band below and has two windows with four-light sash casements (with no horns) between engaged pilasters (Plate 40). To the south-east of this is the remains of a glazed conservatory of timber construction but supported on iron posts and I-beams; the roof evidently originally had three pitches, the central one with a raised top, but very little now

survives (Plate 41). Within this area the wall is finished with plaster and paint and as brickwork visible apparently denoting the presence of a large doorway or some form of recess. The former conservatory was sat on a raised area formed by a low retaining wall of ashlar blocks and accessed by a flight of stone steps in the centre of the north-east side. Within what would have been the interior of the conservatory the floor is largely finished with decorative tiles laid in a geometric pattern (Plate 42). There is also a doorway in the return on the south-west side of the bay window with a double door, each part of which has a single light and a single moulded panel and two further lights over.



Plate 39: The north-east elevation of the mansion, viewed from the north-east



Plate 40 (left): The bay window on the north-west side of the north-east elevation of the mansion, viewed from the north-east

Plate 41 (right): The remains of the conservatory on the south-east side of the north-east elevation of the mansion, viewed from the north-east



Plate 42: The tiled floor of the former conservatory attached to the north-east elevation of the mansion, viewed from the south-east

4.2.2 South-east external elevation – mansion: this comprises a very long essentially symmetrical façade based around a semi-circular central section all of which extends to two storeys; it is typically more roughly finished limestone blocks but with an ashlar band at the top forming a parapet and a moulded band below supporting the gutter (Plate 43). It is flanked by pairs of windows (one on each floor), typically comprising 12-light sash casements with no horns, although those on the ground floor on the north-east side have four-light sash casements with no horns (Plate 44), and there is a cellar light on the north-east side with an eight-light sideways sliding sash casement behind iron bars. The central section has four windows in the same style as the rest, two per floor, plus a small cellar light with a single-light casement behind iron bars (Plate 45). There is also a large sill in the centre at first floor, perhaps representing the position of a third window at that level. A thin stone string band forms the sills of all of the first floor windows while an ashlar plinth forms the sill of the ground floor ones, with the surrounds of the windows comprising square render bands. At the south-west end the elevation steps back and is finished with rock-faced ashlar blocks as per the front, although the same moulded band for the gutter is also present. The ground floor has two steps up to a doorway the quoined jambs and lintel of which have rilled edges while the door is a relatively modern six-panel door (Plate 46). At first floor level there is a window with geometric glazing in a similar surround and with a square sill. This section is butted on the south-west side by the modern extension although this sits on an earlier rough stone wall (Plate 47). This addition obscures a further return in the main wall, although this has a window at first floor level with a four-light sash casement and rendered band surround. The wall is again in rougher stone at this point although the quoins have rilled edges. Within the modern extension the south-west end of the original south-east external elevation is visible; it is finished with plaster or render and has a single window on the north-east side (now boarded over) with square rendered surrounds and a stone sill (Plate 48). The south-west corner was evidently originally rounded although this was extended by later concrete blocks.



Plate 43: The south-east elevation of the mansion, viewed from the south-east



Plate 44 (left): Windows on the south-west side of the south-east elevation of the mansion, viewed from the east



Plate 45 (right): Windows on the south-west side of the central part of the south-east elevation of the mansion, viewed from the south



Plate 46 (left): Doorway and window at the south-west end of the north-east external elevation of the mansion, viewed from the south-east



Plate 47 (right): Modern extension at the south-west end of the north-east external elevation of the mansion, viewed from the south-east



Plate 48: The south-west end of the original south-east external elevation visible within the later extension, viewed from the east

4.2.3 **South-west external elevation – mansion:** this is largely obscured by the later extension but above this it forms a range of sections topped with hipped roofs with one chimney. There is a small window on the south-east side with a rendered surround and two lights, plus a long window near the centre with elaborate painted glass although this was largely hidden by attached plastic sheeting (Plate 49). On the north-west side the elevation is partially visible and essentially plain, although the build is of

rough stone unlike the north-west elevation (Plate 50). At the south-west end of the modern extension, within a section of rendered wall, there is an early doorway at basement level next to the coach house, with a plank and batten door. Within the later extension part of the original south-west external elevation was exposed; this had a doorway with single light flanking windows (all now boarded over) sharing a single long rock faced stone lintel (Plate 51). The wall was finished with rock-faced stone in irregular courses, extended by concrete blocks forming part of the modern extension on the south-east side.



Plate 49 (left): The south-west external elevation of the mansion, viewed from the south-west

Plate 50 (right): The north-west side of the south-west external elevation of the mansion, viewed from the west



Plate 51: Part of the original south-west external elevation visible within the later extension, viewed from the south-west

4.2.4 North-west external elevation – mansion: this is broadly symmetrical except at the south-west end (Plate 52 to Plate 55). It is extended at the north-east end by the side of the projecting bay window, which has a pair of engaged pilasters either side of a window with four-light sash casement. The main elevation is built around a central projecting section with a pedimented gabled on top with moulded stonework. This has three windows at first floor level, each with 12-light sash casements with no horns and sharing a dressed string band that forms the sill. The quoins are rock faced with rilled edges. Below is a projecting porch with a moulded entablature supported by a pair of Doric columns with engaged pilasters behind between which is the front doorway, which has a wide door with six raised and fielded panels and a semi-circular fan overhead and a plainer overhead above. To the south-west of this is a single window with a 12-light sash casement. There is a single bay either side of the central part of the elevation, the north-east with a first floor window as per the rest, below which is a semi-circular niche in ashlar stone with fan decoration in the top and a projecting rounded base. The southern bay has a pair of windows, one per floor, with 12-light sash casements and beyond this the elevation steps back again. This seems to be a later addition that is not quite properly attached to the main part, and it contains a first floor window with a four-light sash casement with horns and a string course for the sill, albeit at a lower level to that to the north-east, and a further window at ground floor level with a relatively modern three-light casement with a square sill and thick lintel. The elevation is continued to the south-west by the later extensions, although the first part of these is of red brick construction (Plate 56).



Plate 52: General view of the north-west external elevation of the mansion, from the west



Plate 53 (left): North-east end of the north-west external elevation, viewed from the north-west



Plate 54 (centre): Centre of the north-west external elevation, viewed from the north-west



Plate 55 (right): South-west end of the north-west external elevation, viewed from the north-west



Plate 56: The modern extension at the south-west end of the north-west external elevation of the mansion, viewed from the north

4.2.5 **North-east external elevation – coach house:** this is mostly obscured by the later additions but an earlier monopitch outshut set at right angles to the main elevation is visible on the north-west side (Plate 57). This has a doorway on the north-west side although this now houses a modern door with two lights. The main wall of the coach house above this addition is otherwise quite plain and has a hipped roof with a plain timber barge board below.



Plate 57: The north-east external elevation of the coach house, viewed from the north-east

4.2.6 South-east external elevation – coach house: the upper floor has a row of three windows, all with four-light sash casements with no horns and square stone sills (Plate 58). The lower floor has a wide wagon doorway on the north-east side with a plank and batten double door and timber lintel covered by attached slates. There is a further small doorway either side, both with plank and batten doors and the north-east with a shallow stone voussoir head. The south-west is hung on long strap hinges and to the south-west of it there is a window with a four light casement and a thin slate sill. At the top there is a moulded iron gutter attached to a plain timber barge board. Within the later extension the north-east end of the original south-east external elevation of the coach house was visible. This comprised a small gable end of what was evidently a later extension added to the north-east side of the coach house, constructed from brick and finished with concrete render. It has a doorway on the north-east side, perhaps inserted, the north-east jamb of which is formed by a pillar of stone walling, and the purlin ends of the roof project above (Plate 59).



Plate 58 (left): The south-east external elevation of the coach house, viewed from the south-east

Plate 59 (right): The north-east end of the original south-east external elevation of the coach house visible within the later extension, viewed from the south-east

4.2.7 **South-west external elevation – coach house:** this is a plain gable topped by a hipped roof with a moulded iron gutter below, with roughcast concrete render over the upper part but not the lower, which is exposed stone with the scar for what was presumably an attached outshut visible (Plate 60).



Plate 60: The south-west external elevation of the coach house, viewed from the south-west

4.2.8 **North-west external elevation – coach house:** this faces directly onto Daltongate, is finished with rough cast concrete render, and has been extended on the north-east side by a raised wall that denotes the location of an attached outshut (Plate 61). It has a hipped roof with a moulded iron gutter below attached to a timber barge board and a central wagon doorway with a plank and batten double door, with the battens on the external face, and a slightly rounded top. Edge-set slate flags are positioned against the foundations, presumably covering a drain or other void.



Plate 61 (left): The north-west external elevation of the coach house, viewed from the north-west

MANSION - NORTH-EAST EXTERNAL ELEVATION



MANSION - SOUTH-EAST EXTERNAL ELEVATION



Key: — features to rear --- edge uncertain

0 5m

MANSION - SOUTH-WEST EXTERNAL ELEVATION



MANSION - NORTH-WEST EXTERNAL ELEVATION



Figure 2: External elevations of the mansion

COACH HOUSE - NORTH-EAST EXTERNAL ELEVATION



Key: — features to rear --- edge uncertain ▨ cross-sectional wall ▩ boarded

COACH HOUSE - SOUTH-EAST EXTERNAL ELEVATION



0 5m

COACH HOUSE - SOUTH-WEST EXTERNAL ELEVATION



COACH HOUSE - NORTH-WEST EXTERNAL ELEVATION

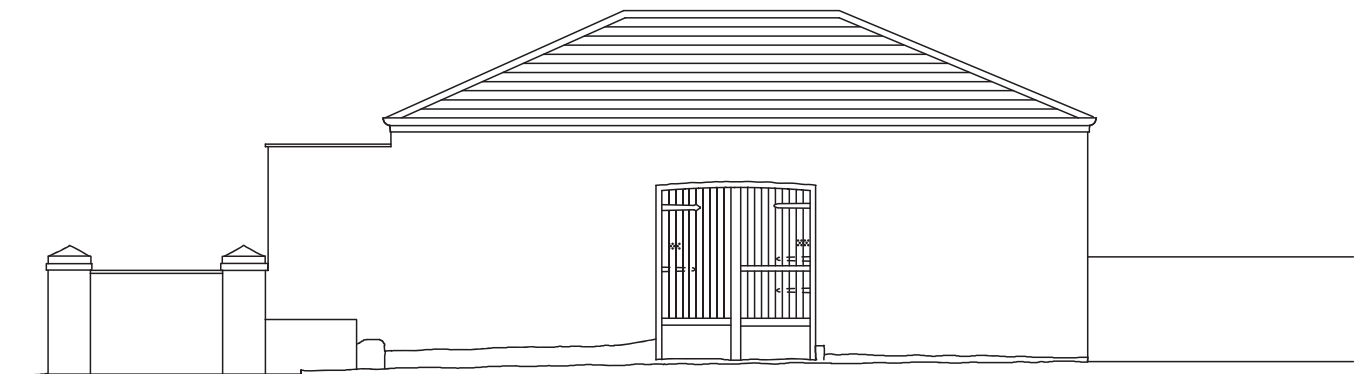


Figure 3: External elevations of the coach house

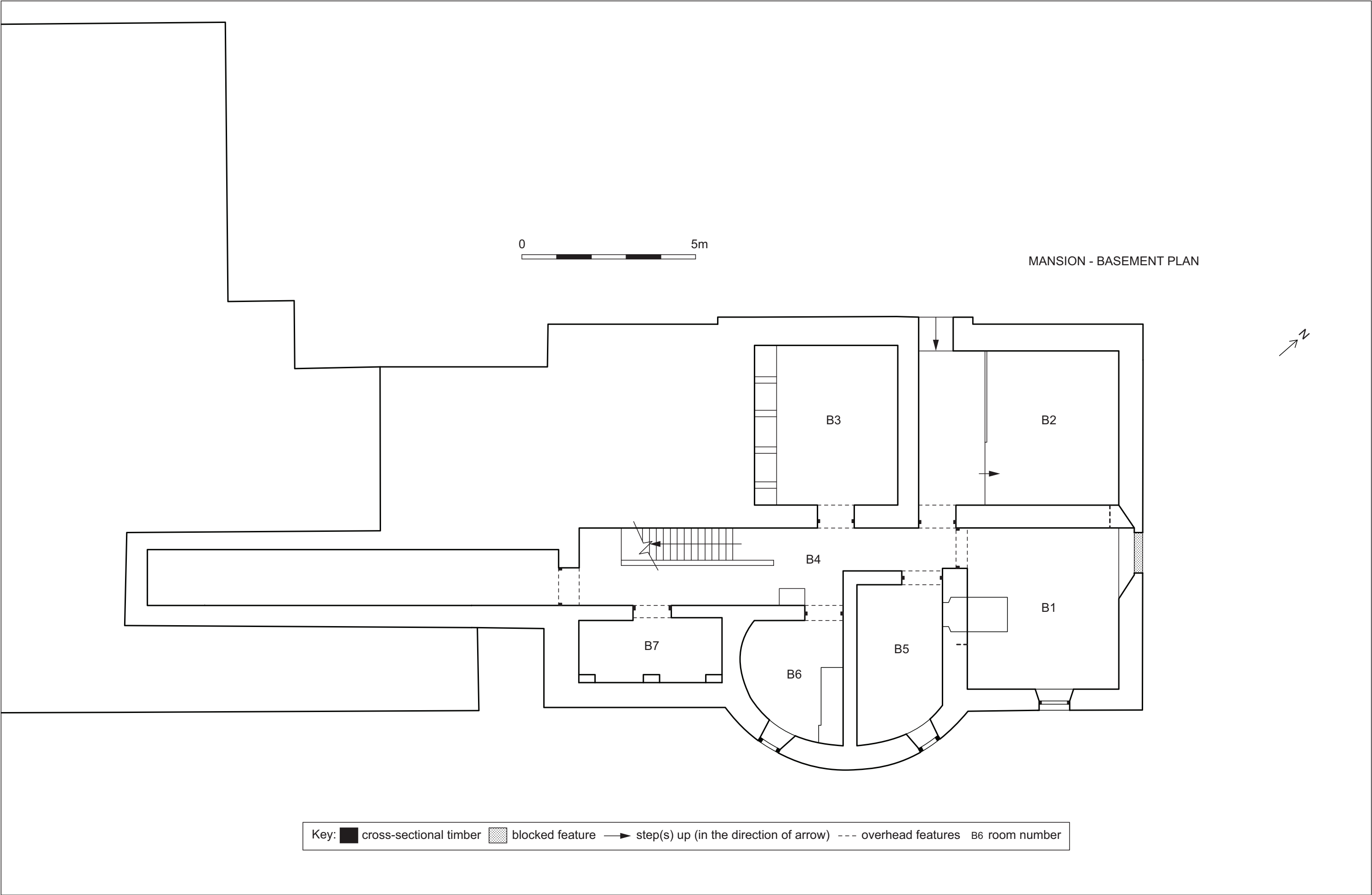


Figure 4: Basement plan of the mansion

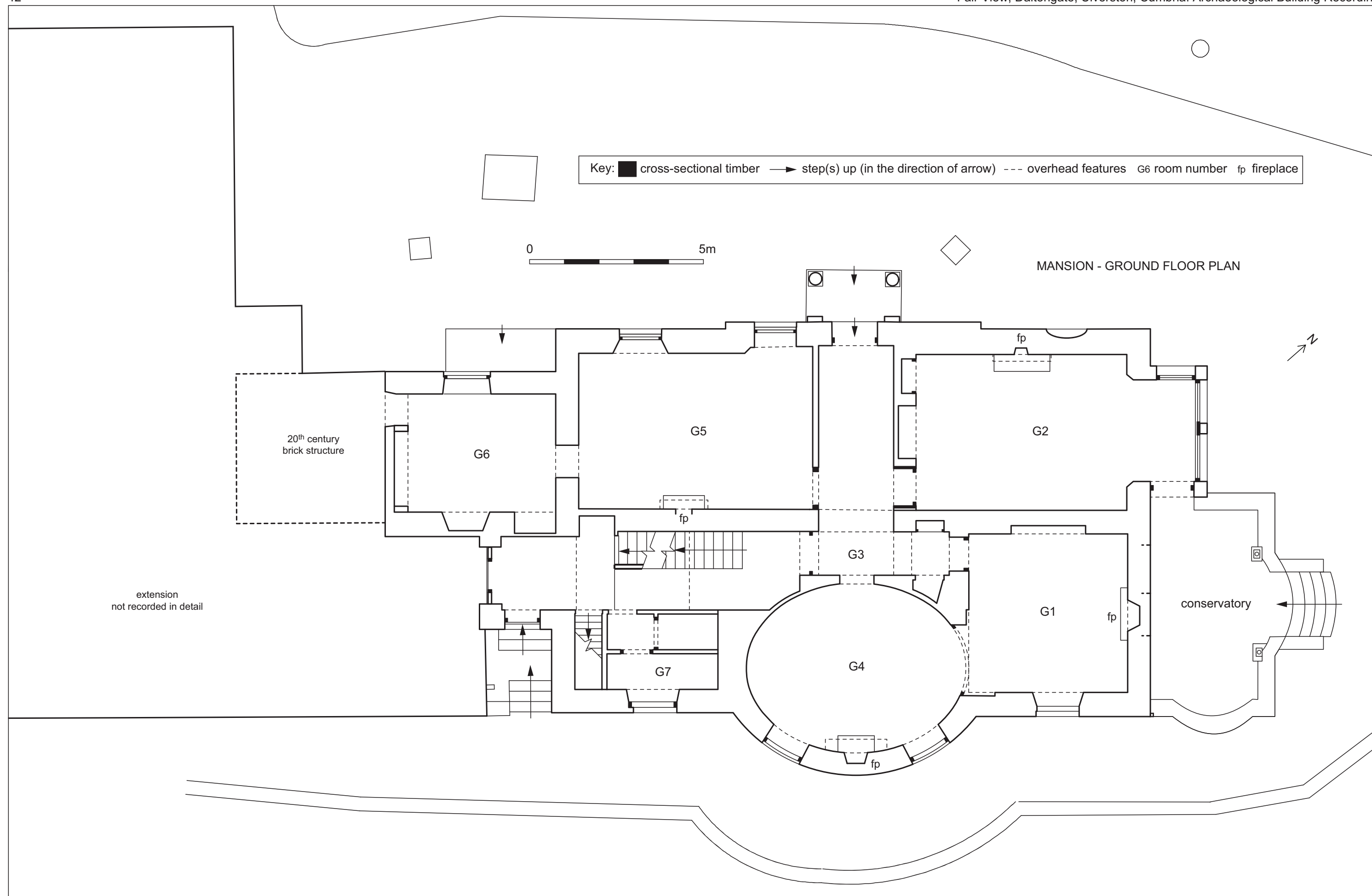


Figure 5: Ground floor plan of the mansion

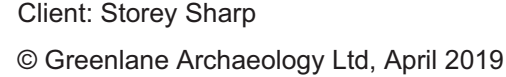
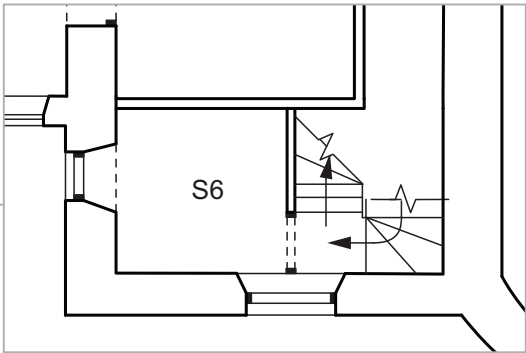
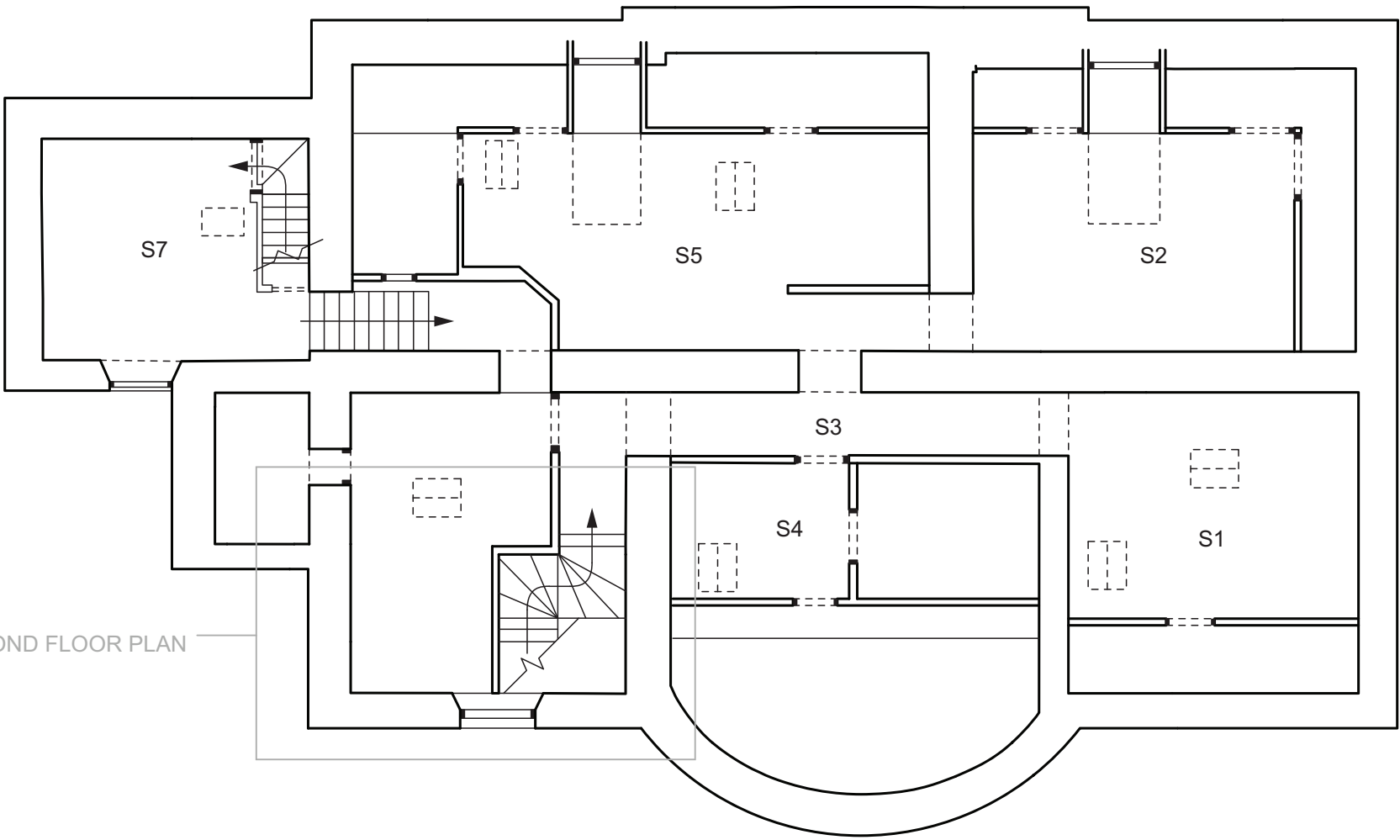


Figure 6: First floor plan of the mansion

MANSION - FIRST/SECOND FLOOR PLAN



MANSION - SECOND FLOOR PLAN



MANSION - FIRST/SECOND FLOOR PLAN
(see above)

Key: ■ cross-sectional timber → step(s) up (in the direction of arrow) --- overhead features S6 room number

Figure 7: Second floor plan of the mansion

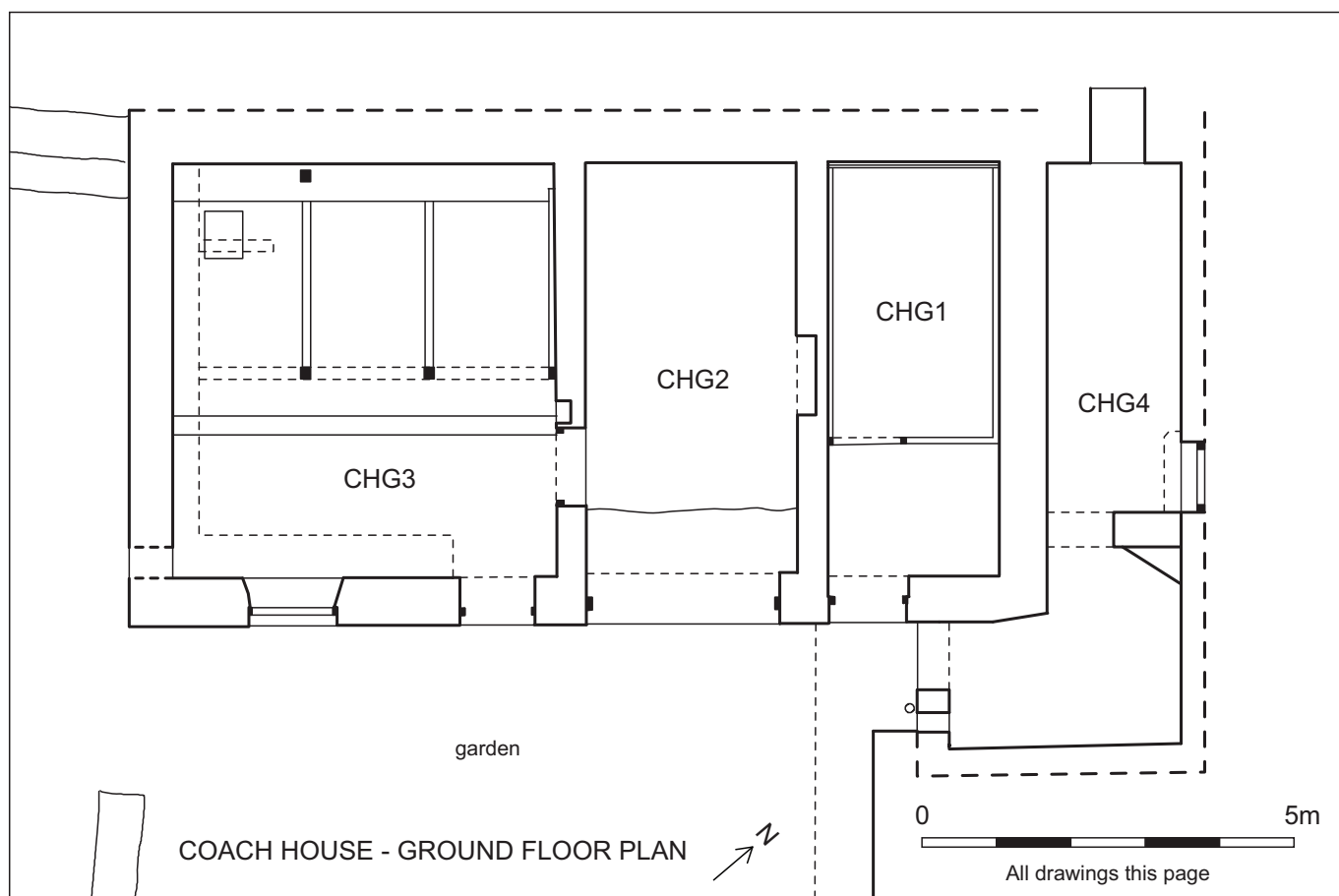
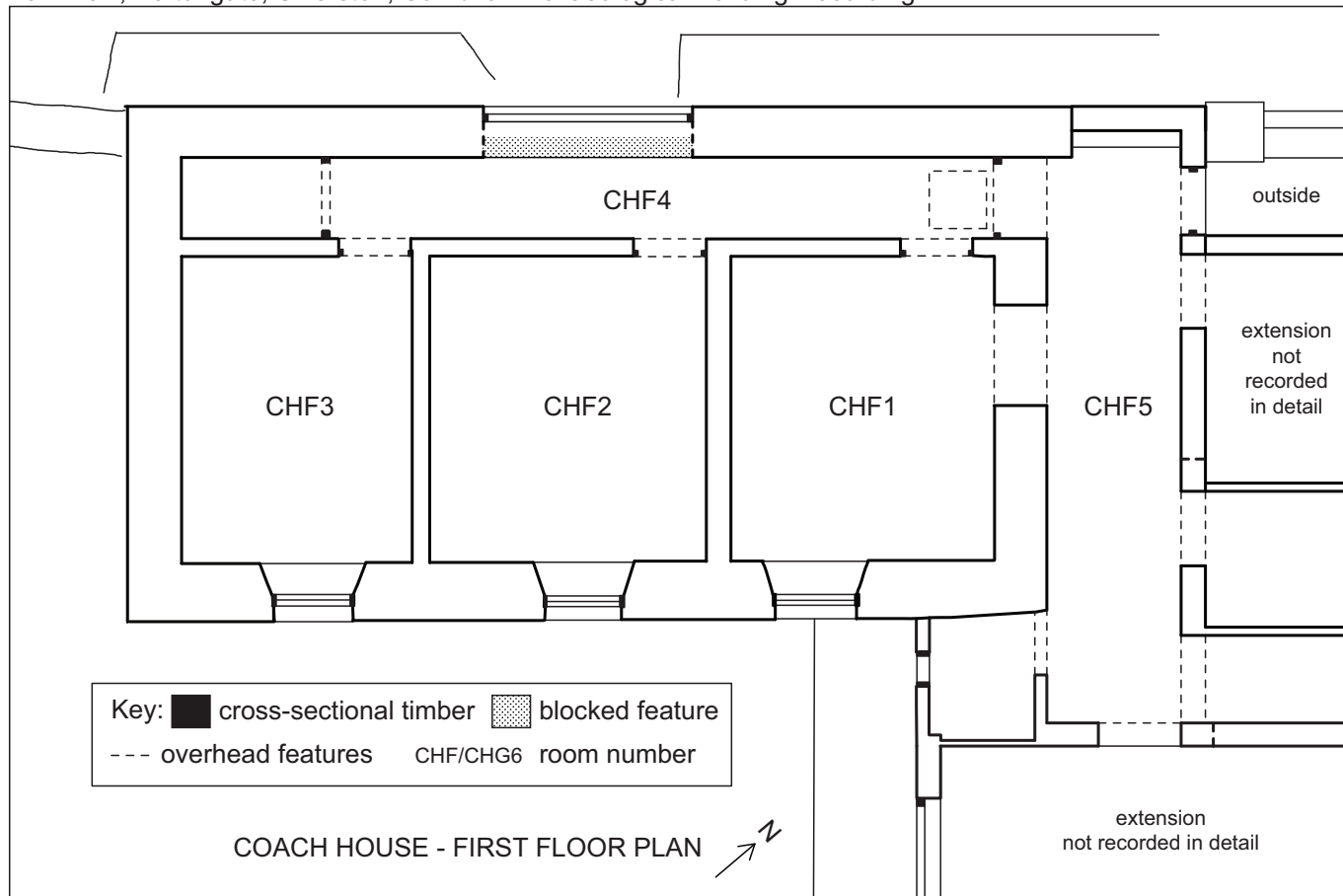


Figure 8: Floor plans of the coach house

4.3 Internal Detail

4.3.1 **Mansion – Basement Room 1 (B1)**: this has a stone flag floor and modern plaster ceiling, with two sawn beams orientated north-east/south west supported by later inserted timber posts. The walls are all exposed stone although with the remnants of plaster remaining. The **north-east elevation** has an aperture on the north-west side with a splayed south-east jamb, the top half of which is blocked with brick and so was presumably originally a window (Plate 62). The **south-east elevation** has high level window near the centre with brick in the jambs and an eight-light horizontally sliding sash casement (Plate 63). The **south-west elevation** has more plaster remaining and there is an opening essentially in the centre running through the wall into the adjoining room to the south-west. This was presumably originally a fireplace that has been broken right through the wall; there is brick in the south-east jamb where it has presumably been partially blocked and an iron lintel, which projects slightly (Plate 64). A further small hole has been inserted above presumably to allow access to the flue. On the floor in front of the large opening there is a block constructed from fire bricks that presumably originally housed a stove or boiler. On the north-west side of the elevation there is a doorway with a plank and batten door on strap hinges. The **north-west elevation** is mostly plain, again with slightly more plaster remaining, and there is brick blocking the opening continuing from the north-east elevation at the north-east end, although this is partially open at the top and has a timber surround and plank infill.



Plate 62 (left): The north-east elevation of Room B1, viewed from the south-west

Plate 63 (right): The south-east elevation of Room B1, viewed from the north-west



Plate 64: The south-west elevation of Room B1, viewed from the north-east

4.3.2 **Mansion – Basement Room 2 (B2)**: this has a concrete floor, raised on plywood on the north-east side. It has a modern plasterboard ceiling, with boxed in beams. The walls are mostly modern plasterboard, except at the south-west end, where they are exposed stone. There is a plywood partition at the stop in the floor supported by iron uprights to the south-west side, corresponding with the raised floor (Plate 65). The **north-east elevation** is plain, with modern shelves attached (Plate 66). The **south-east elevation** has a doorway at the south-west end, with a plain surround and a modern panel door. The **south-west elevation** is plain. The **north-west elevation** is mostly plain, with a chute on the south-west side, concrete lined, and with iron I-beam lintels.



Plate 65 (left): The plywood partition across the south-west side of Room B2 and the chute in the north-west elevation, viewed from the south-east

Plate 66 (right): The north-east elevation, Room B2, viewed from the south

4.3.3 **Mansion – Basement Room 3 (B3)**: this has a flag floor, a stone vaulted ceiling (Plate 67), and walls of rough plaster over stone, with thin slate courses. The **north-east** and **north-west elevations** are plain. The **south-east elevation** has a doorway with a plank and batten door on long strap hinges with an early lock (Plate 67). The **south-west elevation** has stone slab on brick pillar shelves over three levels (Plate 68).



Plate 67 (left): The south-east elevation of Room B3, showing the vaulted ceiling, viewed from the north-west



Plate 68 (right): The shelves along the south-west elevation of Room B2, viewed from the east

4.3.4 **Mansion – Basement Room 4 (B4):** this comprises a long corridor running north-east/south-west, with a flag floor and a plasterboard ceiling. There is a door in the **north-east elevation**, which is plank and batten on long strap hinges, with a plain surround. There are three doors in the **south-east elevation**, which are plank and batten where they survive, one modern, with plain surrounds, and there is also a slate bench with brick pillars on the north-east side. There are two more doorway in the **north-west elevation**. The **south-west elevation** just comprises a doorway at end of the corridor that blocked by modern boards, presumably this originally led outside. There is a staircase on the north-west side constructed from plain timber, with a square newel and handrail, boxed in with plasterboard. There is a dividing door midway along, which has plank and batten door, which is very thick, on strap hinges.



Plate 69 (left): Doorway at the north-east end of Room B3, viewed from the south-west



Plate 70 (right): Early doorway and slate bench on brick pillars in the south-east elevation, Room B3, viewed from the north-west



Plate 71 (left): Doorway at the south-west end of Room B3, viewed from the north-east

Plate 72 (right): Staircase against the north-west elevation, Room B3, viewed from the north-east

4.3.5 **Mansion – Basement Room 5 (B5):** this has a flag floor, a modern plasterboard ceiling, and the walls are exposed stone with the remains of plaster. There are modern boilers on the north-west side. The **north-east** and **south-west elevations** are plain apart from boxing on the north-west side of the north-east round the hole formed around the broken through fireplace in Room B1. The **south-east elevation** is curved, with a small opening with iron bars high up. The **south-west elevation** has a long shelf on a bracket with 'John 8/3/79' sprayed on. The **north-west elevation** has a doorway on the north-east side, with modern graffiti to the south-west 'Deborah Wilkes is a nut' 'John 4/10/76' 'Norma Wilkes 1976' etc. There are shelves fixed high on the south-west side.



Plate 73 (left): The south-east and south-west elevations, Room B5, viewed from the north-west

Plate 74 (right): The south-west and north-west elevations, Room B5, viewed from the south-east

4.3.6 **Mansion – Basement Room 6 (B6)**: this has a flag floor, and a modern plasterboard ceiling. The walls have the remains of lime plaster. The **north-east** and **south-west elevations** are relatively plain, although there is a stone flag bench on the north-east on brick pillars (Plate 75) and shelves fixed to the south-west, which curve round from the south-east (Plate 76). The **south-east elevation** has a small high-level window with the remnants of a timber shutter (Plate 76). The **north-west elevation** has a doorway with a plank and batten door in a plain surround.



Plate 75 (left): Slate bench on the north-east side of Room B6, viewed from the west



Plate 76 (right): South-east and south-west elevations, Room B6, viewed from the west

4.3.7 **Mansion – Basement Room 7 (B7)**: this has a flag floor, a plasterboard ceiling, and the walls are largely exposed stone. The **north-east** and **south-west elevations** are plain. The **south-east elevation** has three buttresses in concrete block added against it (Plate 77) and a hole knocked through for a pipe. The **north-west elevation** has a doorway near the centre, with a plain surround, and a very thin timber lintel.



Plate 77: Concrete pillars against the south-east elevation, Room B7, viewed from the west

4.3.8 Mansion – Ground floor Room 1 (G1): the floor is finished with carpet over floorboards and the ceiling is plaster with a decorative cornice with floral designs and egg and dart (Plate 78). The walls are finished with plaster and textured wallpaper. The north-east elevation has a central fireplace with a fairly plain but moulded stone surround (Plate 79). The south-east elevation has a window with splayed jambs extending to the floor finished by moulded shutters and a four-light sash casement. There is an alcove on the south-west side with a panelled back designed to accommodate the folding door in the south-west elevation (Plate 80). The south-west elevation is dominated on the south-east side by this folding door which comprises two curving panelled sections set within a wide moulded surround. To the north-west is a pedestrian doorway with moulded six panel door and surround. The north-west elevation has a large central alcove with a reeded surround supporting a round headed arch with floral medallions below which is a flat moulded band that has a recessed area behind it (Plate 81).



Plate 78 (left): Detail of the cornice in Room G1

Plate 79 (right): The north-east elevation in Room G1, viewed from the south-west



Plate 80 (left): The south-east elevation in Room G1, viewed from the north-west

Plate 81 (right): The north-west elevation in Room G1, viewed from the south-east

4.3.9 Mansion – Ground floor Room 2 (G2): the floor is finished with carpet over floor boards and the ceiling plaster with a moulded floral cornice, although very shallow. The walls are finished with plaster and textured wallpaper. The north-east elevation is dominated by a bay window on the south-east side with two four-light sash casements in the main part and one on the north-west side (Plate 83). There is also a doorway to the south-east with a double door each with a single panel and light and with two lights above. The south-east elevation is plain while the south-west has a doorway on the north-west and south-east sides both with moulded six panel doors and surrounds (Plate 84); the south-east also has

panelled jambs while the north-west provides access to a small cupboard with shelves. Between them is a central alcove with a decorative arch with ram's head corbels and acanthus leaves, flowers and beads. Inside is a plaster fan with leaves and a floral border. The alcove sides are straight apart from curved sections that have been cut out of the lower part. The north-west elevation is largely plain apart from a central fireplace with a fairly plain moulded stone surround with scrolled corbels, iron insert with floral decoration and marble hearth (Plate 85).



Plate 82 (left): Cornice in Room G2



Plate 83 (right): The north-east elevation of Room G2, viewed from the south-west

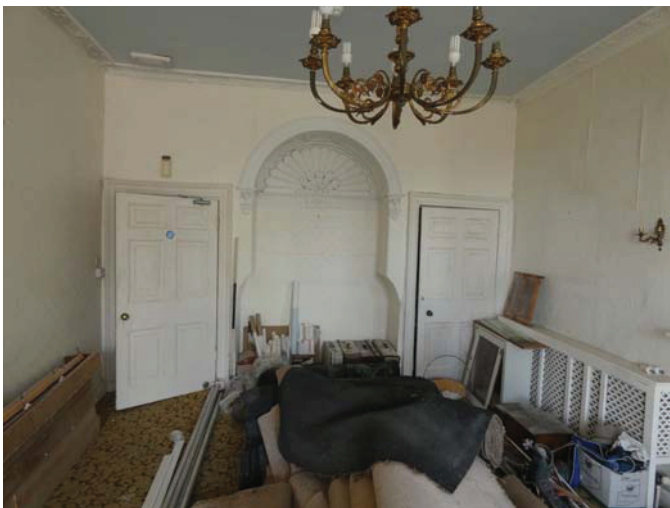


Plate 84 (left): The south-west elevation of Room G2, viewed from the north-east



Plate 85 (right): Fireplace in the north-west elevation of Room G2, viewed from the south-east

4.3.10 Mansion – Ground floor Room 3 (G3): this comprises an essentially L-shaped corridor, with the long axis running north-east/south-west down the centre of the building and the short axis north-west/south-east to the front door. It is finished with carpet throughout over timber boards with a plaster ceiling with a reeded cornice with floral bosses (Plate 86) and acanthus leaf ceiling rose (Plate 87). The north-west/south-east arm has a door in the north-east elevation with panelled jambs and there is a dividing arch to the south-east that is also panelled while the arch is beaded (Plate 88). There is a further smaller arch to the south-east at a further short north-east/south-west section which also has a panelled door in a moulded surround, to the north-west of which is an alcove with a beaded surround on acanthus leaf corbels, the front of which has been filled with a modern plain door (Plate 89). Opposite this, in the south-west elevation, there is another full height doorway, with no door, leading into a cupboard with a curved back following the line of Room G4 (Plate 90). To the south-west of this is a further doorway, into Room G4, which an elaborate moulded surround of criss-cross pattern with floral medallions and an

entablature (Plate 91). The south-west elevation has a doorway on the south-east side with a rounded top with bead decoration into which a later door has been inserted with a single panel and overlight. There is a further doorway to the north-west of this with a moulded surround and six panel door. The north-west end is dominated by the large front door, which has six panels, two overlights and a moulded surround. The north-east/south-west section is plainer and links to the main staircase. There are doorways to the south-east with panelled and moulded surrounds. There is a doorway at the south-west end with flanking single light windows and a later door and an inserted timber hand rail below the staircase. The staircase itself has a fairly plain handrail coming to a turned end, thin square section balusters and decorative bracketing below the steps.

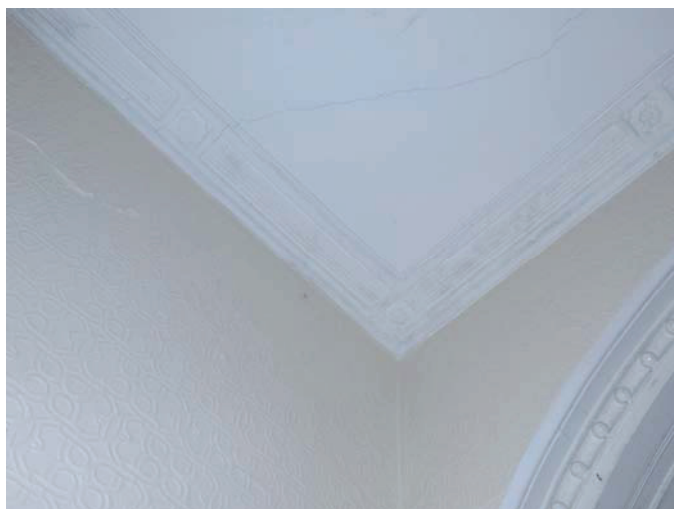


Plate 86 (left): Cornice detail in Room G3



Plate 87 (right): Ceiling rose in Room G3



Plate 88 (left): Doorways on the north-east side of Room G3, viewed from the south-west



Plate 89 (right): Alcove at the north-east end of Room G3, viewed from the south-east



Plate 90 (left): Alcove in the curved wall of Room G4, viewed from the west

Plate 91 (right): Doorway in the south-east elevation of Room G3, viewed from the north-west



Plate 92 (left): The south-west end of Room G3, viewed from the north-east

Plate 93 (right): The staircase in Room G3, viewed from the north-east

4.3.11 Mansion – Ground floor Room 4 (G4): this is oval in plan, with a carpet floor over boards and a plaster ceiling with a moulded cornice decorated with fan modillions and egg and dart (Plate 94) and there is a central plaster ceiling rose in a Gothic/floral design (Plate 95). The walls are finished with plaster and textured wallpaper and a tall moulded skirting board. The north-east elevation is dominated by a large doorway with a folding panelled timber door in three parts set in a moulded surround (Plate 96). The south-east elevation has a pair of windows in moulded surrounds and with panelled splayed jambs (perhaps shutters?) and a four light sash casement. These are set either side of a fireplace with a marble surround with decorative corbels, tiled hearth and iron and brass insert with floral decoration (Plate 97). The south-west elevation is plain, while the north-west has a central doorway with a moulded surround and six panels.



Plate 94 (left): Cornice in Room G4



Plate 95 (right): Ceiling rose in Room G4



Plate 96 (left): Folding doors in the north-east elevation of Room G4, viewed from the south-west



Plate 97 (right): Fireplace in the south-east elevation of Room G4, viewed from the north-west

4.3.12 Mansion – Ground floor Room 5 (G5): this has a vinyl floor covering over concrete or perhaps stone flags and a plaster ceiling with a relatively simple moulded cornice and a fan ceiling rose. The walls are finished with plaster and textured wallpaper and there is a simple moulded skirting board. The north-east elevation has doorway on the south-east side with a deep moulded surround and six panel moulded door. The south-east elevation is relatively plain apart from a central fireplace with an elaborate stone surround with a lugged top with denticulate and decoration and an armorial crest in the centre (Plate 98). It has an iron and brass insert and stone hearth but the opening itself is blocked. The south-west elevation has a doorway on the south-east side with a moulded surround and six panel door. The north-west elevation has a pair of tall windows with splayed jambs extending to the floor with moulded panels (or shutters) and 12-light sash casements (Plate 99). There are tongue and groove boards beneath the north-east one.



Plate 98 (left): Fireplace on the south-east side of Room G5, viewed from the north-west



Plate 99 (right): Window on the north-east side of the north-west elevation of Room G5, viewed from the south-east

4.3.13 Mansion – Ground floor Room 6 (G6): the floor is obscured by debris from the collapsed ceiling and wall coverings, but what is left of the ceiling is plaster and boards, while the walls are finished with plaster and some tiles in a poor condition and evidently previously covered by some form of cladding. The north-east elevation has a central doorway with a beaded plank and batten door (Plate 100). The south-east elevation has an alcove on the north-east side that originally had shelves. To the south-west is a window with splayed jambs, some brick in the north-east, and the remains of a sash casement. The wall is tiled to the south-west and there is a moulded batten attached (Plate 101). The south-west elevation has a large alcove in the centre with an iron I-beam lintel and machine made brick in the south-east jamb and brick and concrete block in the north-west (Plate 102). The back of the alcove is a mixture of brick, stone and concrete block and is partially tiled and the gap above the lintel has been filled with roof slate. North-west of this opening is a doorway with a round arched head in brick below which has been slightly infilled with brick above a stone lintel, and there are the remains of a timber surround still in

situ. The north-west elevation has a central window with a hinged three-light casement incorporating a vent and with slightly splayed jambs (Plate 103).



Plate 100 (left): The north-east elevation in Room G6, viewed from the south-west



Plate 101 (right): The south-east elevation in Room G6, viewed from the north-west



Plate 102 (left): The south-west elevation in Room G6, viewed from the north-east



Plate 103 (right): The north-west elevation in Room G6, viewed from the south-east

4.3.14 Mansion – Ground floor Room 7 (G7): this is a bathroom and is subdivided into three rooms, with a back stair to the south-west. The bathroom has a tiled floor and a modern plaster ceiling. The end of what is presumably the principal rafter is projecting through in the south corner. The ceiling is lowered, the walls finished with modern plaster, and there are internal stud partitions, finished with plastic cladding or textured wall paper. There are toilet/sink fittings throughout. There is a window to the south-east, which is a tall 12-light sash, but is cut by the ceiling. The door to the north-west has a moulded surround. The back stair is very narrow and the stair case is finished with carpet and the walls are finished with plaster and wall paper, with a plain handrail on the north-east side leading up to square balusters at the landing between floors, with further holes for balusters on the south-east side. There is a timber batten with coat hooks on the south-west wall and a small cupboard in the east corner at the landing, and the top three lights of the window in the bathroom below are visible to the south-east. There is a further tall window above continuing to the floor above. The cupboard is partly finished with tongue-and-groove boards, and has a door to the south-west, with four panels.



Plate 104 (left): Window in the south-east elevation of the bathroom (Room G7), viewed from the north-west

Plate 105 (right): Hand rail within the back stair (Room G7), viewed from the north-east



Plate 106: Batten and coat hooks attached to the south-west elevation in the back stair (Room G7), viewed from the north-east

4.3.15 Mansion – First floor Room 1 (F1): the floor is finished with carpet over floorboards and the ceiling plaster with a shallow moulded cornice. The walls are finished with plaster and textured wallpaper and a skirting board. The north-east elevation is plain with a gap in the skirting board denoting the location of a fireplace. The south-east elevation has a window with splayed jambs extending to the floor with moulded panels and a surround. The south-west elevation has numerous cracks on the south-east side and a doorway on the north-west with a moulded surround but plain door (although this is clearly a panel attached to an earlier door). The north-west elevation is largely plain, but with a small aperture with an iron door high on the north-east side, presumably access to a flue or vent.



Plate 107 (left): The window in the south-east elevation of Room F1, viewed from the north-west

Plate 108 (right): The cornice and aperture in the north-west elevation of Room F1, viewed from the south-east

4.3.16 Mansion – First floor Room 2 (F2): the floor is finished with carpet over floor boards and the ceiling is plaster with a moulded cornice (Plate 109) and a north-west/south-east orientated beam along the north-east side with a beaded edge. The walls are finished with plaster and textured wallpaper and there is a tall skirting board with a beaded edge although this looks more recent on the north-east side. The north-east elevation has later cladding fixed against the wall proper and is plain and the south-east elevation is also plain. The south-west elevation has a doorway on the south-east side with a moulded surround and plain single panel door (fixed over the original). The wall returns to the north-east on the north-west side as a stud wall and there is a sink attached on the north-west end. The north-west elevation has a window with splayed jambs extending to the floor finished with panelled shutters and with a 12-light sliding sash casement (Plate 110).



Plate 109 (left): Cornice in Room F2



Plate 110 (right): Window in the north-west elevation of Room F2, viewed from the south-east

4.3.17 **Mansion – First floor Room 3 (F3)**: the floor is carpet over floor boards, and the ceiling is plaster finished with textured wall paper, tiled and lowered on the north-east side. The walls are tiled. The **north-east elevation** is stepped down in the ceiling over the bath with a built-in cupboard on the south-east side (Plate 111). The **south-east elevation** has a door on the south-west side with a moulded surround and a panel over the earlier door – this leads to a small lobby with further doors to the south-east and north-east. There is a six-panelled door to the north-east and panelled jambs to the south-east. The **south-west elevation** is plain and tiled with a sink unit attached. The **north-west elevation** has a window on the south-west side, partly following the line of the wall, with panelled jambs, a tiled sill (possibly inserted), and a 12-light sash casement (Plate 112).



Plate 111 (left): The north-east elevation in Room F3, viewed from the south-west



Plate 112 (right): The window in the north-west elevation of Room F3, viewed from the south-east

4.3.18 *Mansion – First floor Room 4 (F4)*: the floor is carpet over floor boards, and the flat plaster ceiling is finished with wallpaper and has a deep moulded cornice throughout (Plate 113). The walls are finished with textured wall paper and a beaded skirting board, which appears to be newer on the south-west side. The **north-east elevation** is plain, with lots of cracks. The **south-east elevation** has a window, with panelled shutters over jambs and a window seat, and a 12-light sash casement (Plate 114). The **south-west elevation** is plain, with a stud wall and an attached sink. The **north-west elevation** has a door on the north-east side, with a moulded surround, and a panel over the original door.



Plate 113 (left): Cornice detail in Room F4



Plate 114 (right): Window in the south-east elevation of Room F4, viewed from the north-west

4.3.19 **Mansion – First floor Room 5 (F5)**: there is carpet on the floor, and the plaster ceiling is finished with textured wall paper and there is a moulded cornice on all sides. The walls are finished with textured wall paper and beaded skirting boards. The **north-east** and **south-west elevations** are plain. The **south-east elevation** has a window with splayed jambs to the floor, panelled shutters, and a panel below. The window is a 12-light sash casement. The **north-west elevation** has a door on the south-west side, with a moulded surround and a plain single panel over the original door.



Plate 115 (left): Window in the south-east elevation of Room F5, viewed from the north-west



Plate 116 (right): Doorway in the north-west elevation of Room F5, viewed from the south-east

4.3.20 **Mansion – First floor Room 6 (F6)**: this comprises is a corridor running north-east/south-west linking the rooms on the first floor with the stairs at the south-west end. The north-east end is a plain corridor with carpet floor and a plaster ceiling finished with textured wall paper and with a fluted cornice (Plate 117). There is a door at the north-east end, two doors to the south-east, and three to the north-west, all six-panel, with moulded surrounds, although the north-east on the north-west elevation has no door and panelled jambs. The door dividing the corridor from the stairs at the south-west end is a modern insertion below a round-headed arch (Plate 118). There are panelled jambs to the south-west door too and boxing has been added against the jambs in the east corner over the surrounds. The south-west end of the room opens into a wider space at the top of the main staircase. This space is again carpeted and with a plaster ceiling with a fluted cornice. The walls are finished with textured wall paper and beaded skirting boards. The stair hand rail has collapsed at the upper level but decorative end panels are still present. The **north-east elevation** has a pair of arched openings with moulded surrounds meeting at the central engaged pilaster, and to the south-east is an alcove with a moulded band (Plate 119). The **south-east elevation** has a doorway to the back stair with a moulded surround, and the door is missing, beyond which the remains of the staircase are present, although the hand rail and balusters have been pulled over (Plate 119). There is a window low on the south-west side with geometric lights and an inserted hinged light. The **south-west elevation** is dominated by a large window with a geometric light and an added iron frame with painted glass – classical floral patterns and a heraldic coat of arms (Plate 120). There are panelled jambs and a moulded surround. The **north-west elevation** has a doorway on the south-west side, possibly inserted and very plain, leading to two steps, with a moulded surround. There is a further door at the landing, with panelled jambs.



Plate 117 (left): Cornice in Room F6



Plate 118 (right): South-west end of corridor (Room F6), viewed from the north-east



Plate 119 (left): The stairs at the south-west end of Room F6, viewed from the south-west

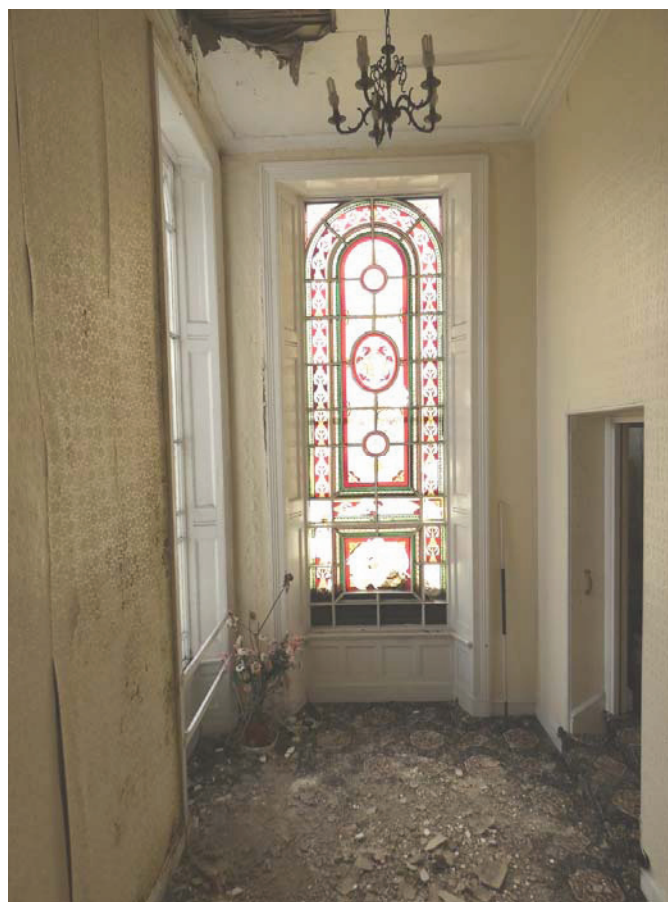


Plate 120 (right): The window at the south-west end of Room F6, viewed from the north-east

4.3.21 **Mansion – First floor Room 7 (F7)**: there is carpet on the floor, and the plaster ceiling is finished with flock wall paper and there is a moulded cornice on all sides. The walls are finished with textured wall paper and beaded skirting board. The **north-east elevation** is plain. The **south-east elevation** has a door on the south-west side, with a moulded surround, and a plain panel over the original door. The **south-west elevation** has two doorways, both with six-panel moulded doors and moulded surrounds. The south-east doorway leads into a cupboard, and there is a sink attached between the two doorways. The **north-west elevation** has a window on the north-east side, with splayed jambs to the floor. There are panelled shutters and 12-light sash casements.



Plate 121 (left): Cornice in Room F7

Plate 122 (right): Doorways in the south-east and south-west elevations, viewed from the north

4.3.22 **Mansion – First floor Room 8 (F8)**: this is a small bathroom between rooms F7 and F9. It has a vinyl floor, with a plaster ceiling finished with textured wall paper. The **north-east** and **south-west walls** are stud partitions each with a doorway, with a moulded surround and a six-panel door (Plate 123). There is a toilet and sink on the north-east. There is a window to the north-west – half hidden by the north-east wall, but it is a 12-light sash with splayed jambs, plaster, a moulded surround, and a plain sill, possibly inserted, with a blocked alcove below (Plate 124).



Plate 123 (left): Doorway to north-east, Room F8, viewed from the south-west

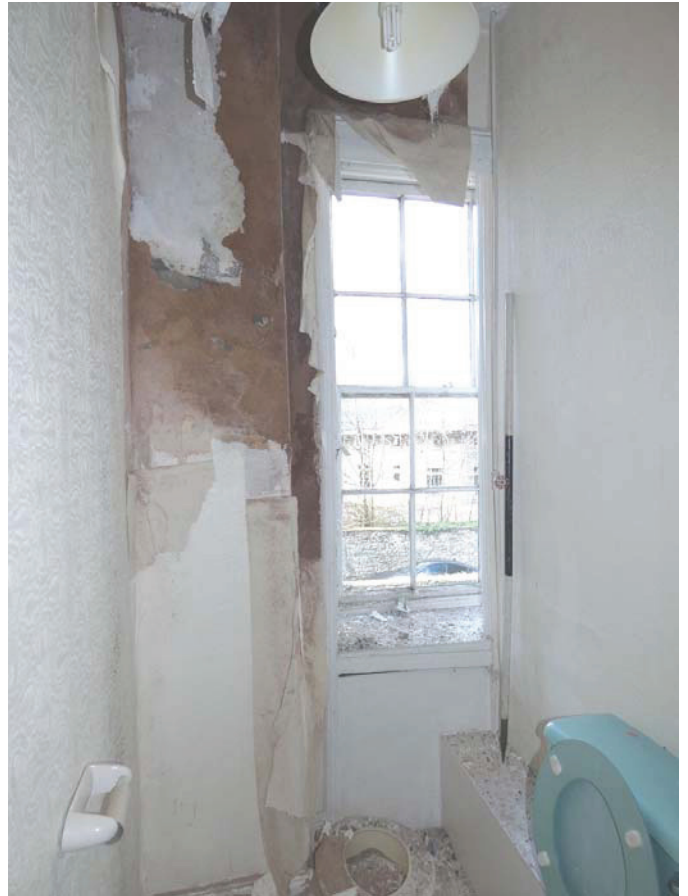


Plate 124 (right): Window to the north-west, Room F8, viewed from the south-east

4.3.23 **Mansion – First floor Room 9 (F9)**: there is carpet on the floor, and the plaster ceiling is finished with textured wall paper and with a simple cornice throughout (Plate 125), although there is a section in the south corner that is not present as the projecting base of the stairs come through walls finished with textured wall paper and beaded skirting. The **north-east elevation** has a door in the centre with a moulded surround and a six-panel door. There is a sink unit to the north-west and a smaller door to the south-east, with a plain surround and a three-panel door into a cupboard (Plate 126). The **south-east elevation** has a door on the north-east side, with a moulded surround and a plain panel over the door. The **south-west elevation** is plain apart from a scar in the skirting for a fireplace. The **north-west elevation** has a window with splayed jambs, which are panelled and have panelled shutters and 12-light sash casements.



Plate 125 (left): Cornice in Room F9



Plate 126 (right): Doorways in the north-east and south-east elevations, viewed from the west

4.3.24 *Mansion – First floor Room 10 (F10)*: this is the top of the back stair. It has the same timber stops, no carpet, and a plain handrail and balusters, and a stop-chamfered newel. The back of the cupboard on the floor below is finished with tongue-and-groove boards. There is a window in the south-east elevation which is partly covered by a cupboard built into the room at mid-level (Room F/S1).



Plate 127: Top of the stairs in Room F10

4.3.25 **Mansion – First floor Room 11 (F11)**: this is split into two rooms, a bathroom to the west and toilet to the south-east, plus the stairs along the north-east side. The main room has a carpet floor and a plaster ceiling finished with textured wall paper. The walls are also finished with textured wall paper and a fairly plain skirting. The **north-east elevation** has a doorway with a modern plain surround and door into a cupboard below the stairs (Plate 128), and the back of the stairs is finished with modern plaster board. There is a water tank on the north-west side. The **south-east elevation** has a doorway on the north-east side with a moulded surround and plain door (Plate 128). The **south-west elevation** is plain. The **north-west elevation** has a window with splayed jambs with panelling and a four-light sash (Plate 129). The wall is built out with boxing on either side. The stairs to the north-east are bare timber with a modern handrail to the south-west (Plate 130). The south-east rooms comprise a small lobby at the foot of the stairs, linking the different sections and a toilet to the south-west. There is carpet on the floor and the plaster ceiling is finished with textured wall paper. The walls are finished with textured wall paper. There is a doorway to the stairs, which is modern. The door to the toilet is six-panel, moulded, and with a moulded surround (Plate 131). The doorway to room F6 has a moulded surround, down two steps, and has no door. The toilet has a window in the south-east elevation, with splayed jambs, which are panelled, a timber sill, and a four-light sash.



Plate 128 (left): Doorways in the north-east and south-east elevations of the bathroom (Room F11), viewed from the south-west

Plate 129 (right): Window in the north-west elevation of the bathroom (Room F11), viewed from the east



Plate 130 (left): Stairs along the north-east side of Room F11, viewed from the south-east

Plate 131 (right): Doorways within the lobby (Room F11), viewed from the north-east

4.3.26 **Mansion – First/Second floor Room 1 (F/S1)**: this is a small bathroom off the south-west side of the back stair. It has a vinyl tiled floor over boards. The walls are rough plaster and have the remains of wall paper, with exposed thin courses of slate on the south-east side. There is a doorway in the **north-east elevation** in the stud wall, with four plain panels, moulded on the other side with an early sprung latch and a loop handle (Plate 132). There is a tall window continuing in the **south-east elevation** from the stair but shelves built into the alcove are partly blocking it. There is a small window in the **south-west elevation** with splayed jambs, which are plain, and a timber sill. It has a two-light hinged casement (Plate 133).



Plate 132 (left): The north-west side of Room F/S 1, viewed from the south-west

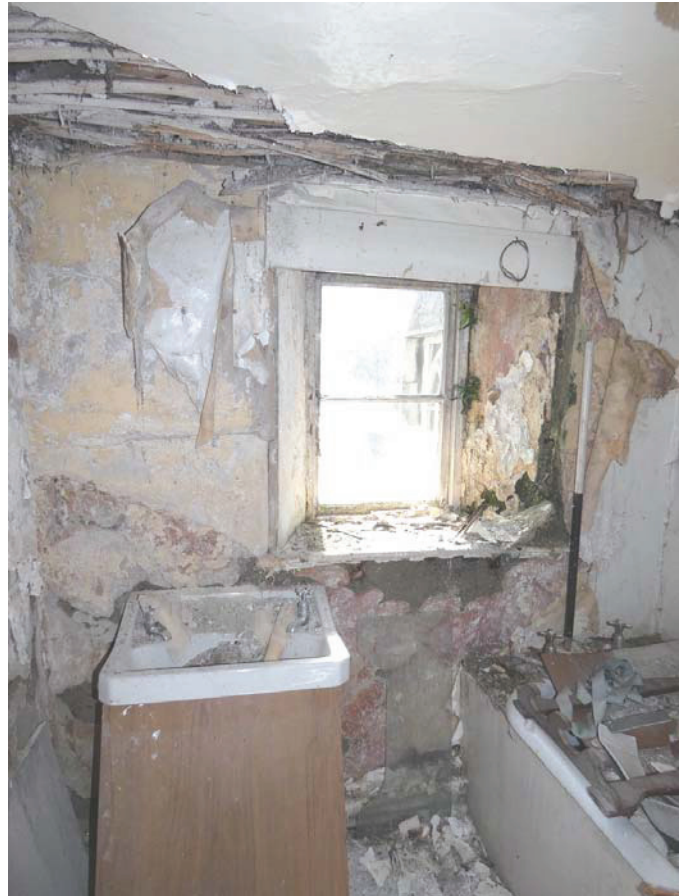


Plate 133 (right): The south-west side of Room F/S1, viewed from the north-west

4.3.27 **Mansion – Second floor Room 1 (S1)**: this has a board floor, with fairly narrow boards, running north-west/south-east. It is open to the roof, with two iron skylights, and the roof is plastered and has purlins on the north-east side and a principal from the east corner, all plastered and with beaded corners. There is a stud wall on the south-east side separating off the lower roof space area, with a small doorway with a moulded surround and a plank and batten door (Plate 134). There is a beaded skirting throughout and the walls are finished with plaster and paint, but the north-east wall has some exposed stone, with very thin slate courses, otherwise plain. The **north-east elevation** is plain. The **south-east elevation** has the end of a truss in the east corner, which comprises a post and angled brace with horizontal bar above (Plate 135) supporting the principal and a further small skylight to the south-west. It is otherwise plain, with a pipe driven through to the south-west for cables. The **south-west elevation** has an attached Belfast sink on a stand, a doorway on the north-west side, with moulded surround and a six-panel door, which is plain on this side (Plate 136). There is a metal hatch for a vent/flue above. The **north-west elevation** has two metal vent/flue hatches on the south-west side and is otherwise plain.



Plate 134 (left): The stud walling against the south-east elevation of Room S1, viewed from the north-west

Plate 135 (right): The end of the truss visible in the east corner of Room S1, viewed from the south-west



Plate 136: The south-west elevation in Room S1, viewed from the north-east

4.3.28 **Mansion – Second floor Room 2 (S2)**: this has a tongue-and groove floor with the boards running north-west/south-east, and it is open to the roof which is plastered and has exposed purlins/trusses which are finished with plaster and with beaded edges. The walls are finished with plaster and paint, and with stud walls along the north-east and north-west hiding the walls proper (Plate 137), which are exposed stone behind; thin slate courses with ends of trusses as per Room S1. There is beaded skirting throughout in the room proper. The **north-east elevation** hall proper is plain and not covered with later boarding. The stud wall has a door on the north-west side, with a moulded surround and a plank and batten door. The **south-east elevation** is plain. The **south-west elevation** has a doorway on the south-east side, with a moulded surround and a four-panel door, plain on this side (Plate 138). The majority of the **north-west elevation** proper is hidden by later boxing and has remnants of early limewash present. There is lath and plaster boxing around the window in the centre, which has a modern two-light casement and a built-in cupboard below with two drawers and two doors (Plate 139). In the stud wall there are low access doorways to the space behind, both with moulded surrounds and plank and batten doors.



Plate 137 (left): The stud walls against north-east side of Room S2, viewed from the south-west

Plate 138 (right): The south-west end of Room S2, viewed from the north-east



Plate 139: The north-west elevation of Room S2, viewed from the south-east

4.3.29 Mansion – Second floor Room 3 (S3): this is a corridor running north-east/south-west with a short spur to the north-west. It has a wide board floor, a flat plaster ceiling with ends of trusses visible near the centre, which are plastered and beaded. The walls are plaster and paint with beaded skirting. The **north-east elevation** has a single doorway with a plain surround and a moulded six-panel door. The **south-east elevation** has a central doorway, with a four moulded panel door and a moulded surround (Plate 140). At the south-west end it opens to the back stair, with the same simple handrail and thin balusters. The **south-west elevation** has a doorway with a simple moulded surround and a plank and batten door, with tongue-and-groove boards (Plate 141). The **north-west elevation** is plain but with a central opening to the spur and two metal plates covering flue access hatches, the north-east one labelled 'main boiler flue from cellar. The north-west spur has doors to the north-east and south-west, which are moulded four-panels and surrounds. There is another flue access point on the south-east side and above the north-east door. There is a dividing door at the south-west end of the main section, which has a single panel and two lights and an angled top (Plate 141).



Plate 140 (left): The north-east end of Room S3, viewed from the south-west

Plate 141 (right): The south-west end of Room S3, viewed from the north-east

4.3.30 Mansion – Second floor Room 4 (S4): this has a wide board floor with the boards running north-west/south-east. There is a plaster ceiling, with a purlin running north-east/south-west on the south-east side, which is plastered with a beaded edge. There are stud walls to the north-east and south-east forming the second room and boxing out the roof space (Plate 142), inside which is a complex base of a truss, with a post met by radiating beams and principal rafters (Plate 143). The walls are finished with plaster and paint or wall paper. The **north-east elevation** is plain, with exposed stone in the roof space to the south-east with some rough plaster. The **south-east elevation** is plain, with a curving wall of exposed stone. The **south-west elevation** is plain, with a sink and a bath attached (Plate 144). The **north-west elevation** has a door on the south-west side with a moulded surround and a plain four-panel door. There is attached timber for a water tank cupboard. The dividing wall is a modern stud

and has a narrow doorway with a plain surround and a plain panel door. There is a stud to the south-east which has a small doorway with a moulded surround and a plank and batten door.



Plate 142 (left): The stud walls dividing Room S4, viewed from the south-west

Plate 143 (right): The radiating beams of the roof truss on the south-east side of Room S4, viewed from the south-west



Plate 144: The south-west elevation of Room S4, viewed from the north-east

4.3.31 **Mansion – Second floor Room 5 (S5)**: this has a fairly wide board floor with the boards running north-west/south-east, and the plaster ceiling has exposed purlins and principals, which are plastered and beaded. There are two iron skylights on the north-west side. The walls are finished with plaster and paint and with stud walls along the north-west side and on the south-west boxing in the roof space, and there is a stud wall in the east corner forming an angle around the stairs, probably a later addition (Plate 146), with a beaded skirting. The **north-east elevation** is plain on the north-west side before returning to the south-west, where it is a stud wall with a doorway with a moulded surround and a plain four-panel door (Plate 145). The **south-east elevation** is plain, apart from a return at the east corner. It continues into the roof space with a one-light window to the stairs. The **south-west elevation** is stone with limewash behind a stud wall, which has a small door with a moulded surround and a plank and batten door (Plate 146). The **north-west elevation** has a central dormer window, with two modern uPVC lights, with a built-in cupboard below, with two drawers and two doors (Plate 147). There are lath and plaster flanking walls and two doors into the roof space, with moulded surrounds and plank and batten doors.



Plate 145 (left): The north-east end of Room S5, viewed from the south-west

Plate 146 (right): The south-west end of Room S5, viewed from the north-east



Plate 147: The window and cupboard in the north-west elevation of Room S5, viewed from the south-east

4.3.32 **Mansion – Second floor Room 6 (S6)**: this has a wide board floor, and a plaster ceiling with purlins and principals plastered and with beaded edges. The walls are finished with plaster and pain or wall paper. The **north-east elevation** is a modern stud wall on the north-west side, with a doorway with a plain surround and a plank and batten door (Plate 148). There is a return at the south-east end to an earlier stud wall with attached early shelves. The **south-east elevation** is plain. The **south-west elevation** is covered by a stud wall, which has a small door with a moulded surround and a plank and batten door (Plate 150), and inside is a small roof space, with rough plaster over stone. The **north-west elevation** is plain. There is a doorway on the north-east side with a beaded surround and a round-headed arch (Plate 150), leading to a small L-shaped corridor with narrow floor boards, and a plaster ceiling with principals. There is a window in the stud wall to the north-west and the room drops down a flight of stairs on the south-west side to a doorway with a four-panel moulded door and moulded surround (Plate 151).



Plate 148 (left): The north-east elevation in Room S6, viewed from the south-west

Plate 149 (right): The stud walling along the south-west side of Room S6, viewed from the north-east



Plate 150 (left): Doorway in the north-west elevation of Room S6, viewed from the south-east

Plate 151 (right): Stairs and doorway in the corridor (part of Room S6), viewed from the north-east

4.3.33 **Mansion – Second floor Room 7 (S7)**: this has a carpet floor, and a flat plaster ceiling with ends of principals, which are plastered and beaded, and a roof hatch on the north-east side. The walls are finished with plaster and paint with moulded skirting. The **south-west** and **north-west elevations** are plain. The **north-east elevation** has a door on the north-west side, with a moulded surround and a plain four-panel door (Plate 152). There is a door to the south-east, which is the same. There is a stud wall with a cupboard in the return at the south-east side. The **south-east elevation** has a window with splayed jambs, which are plain, and a four-light sash casement (Plate 153). Inside the roof space above is a king post truss (Plate 154), and the walls to the north-east and south-west have rough plaster.



Plate 152 (left): The north-east elevation of Room S7, viewed from the south-west

Plate 153 (right): The south-east elevation of Room S7, viewed from the north-west



Plate 154: Truss in the roof space above Room S7, viewed from the north-east

4.3.34 **Coach House – Ground floor Room 1 (G1)**: this has a cobbled floor on the north-west side, with flags on the south-east, either side of a timber partition, not extending to the ceiling, with a plank and batten door on the south-west side with a grilled opening (Plate 155). It has a flat plaster ceiling and the walls are finished with plaster or render scored as ashlar blocks except for the flower part within the north-west section which is finished with tongue-and-groove planks (Plate 156). The **north-east elevation** is plain. The **south-east elevation** has a doorway on the south-west side, with a plank and

batten door on long strap hinges, and a rough timber lintel (Plate 157). The **south-west** and **north-west elevations** are plain.



Plate 155 (left): Partition on the south-east side of Room G1, viewed from the south-east



Plate 156 (right): General view of Room G1, from the south-east



Plate 157: The doorway in the south-east elevation of Room G1, viewed from the north-west

4.3.35 **Coach House – Ground floor Room 2 (G2)**: this has a brick floor with a skim of concrete, and a modern plaster ceiling. The walls are finished with rough plaster, mostly missing from the north-west,

where there is exposed stone in thin courses of slate. The **north-east elevation** has an attached batten on the north-west side with hooks, and a central alcove with timber shelves inserted. The **south-east elevation** has a wagon door with a timber lintel plastered over and double plank and batten doors (Plate 158). The **south-west elevation** has a doorway on the south-east side with a five panel reused door (Plate 159), a horizontal timber batten attached with holes for pegs and which is beaded on the south-east side (Plate 160), and graffiti spray painted in various places. There is a further long timber batten to the north-west of two parts, the north-west end much rougher, with holes for pegs. There is a doorway on the south-east side, with a reused five-light door in a plain surround. The **north-west elevation** is plain apart from a blocked up alcove/aperture high on the north-east side.



Plate 158 (left): Double doorway in the south-east elevation of Room G2, viewed from the north-west

Plate 159 (centre): Doorway in the south-west elevation of Room G2, viewed from the north-east

Plate 160 (right): Batten attached to the south-west elevation of Room G2, viewed from the north-east

4.3.36 **Coach House – Ground floor Room 3 (G3)**: this has a flag floor on the south-east side, with concrete to the north-west, either side of a stone gulley running north-east/south-west. There are two stop-chamfered stall posts across the centre below a beam boxed in with timber (Plate 161) and a further post to the north-west, with raised bricks between in the floor. The walls are mostly now exposed stone, with the north-east scored render. The **north-east elevation** has the side of a stall with a curving rail and further stop-chamfered posts, with tongue-and-groove planks below (Plate 162). To the south-east is a doorway with a reused five-panel door, with a small tall cupboard to the north-west with two timber shelves remaining. The **south-east elevation** has a doorway on the north-east side with a plank and batten door with strap hinges externally and an early lock (Plate 163). There is a batten with a row of thick hooks to the south-west, and a window beyond with a rough timber lintel, reused timbers and an inserted timber shelf on iron legs below, with splayed jambs and a four-light fixed casement. The **south-west elevation** has attached planking on the south-east side, below modern boxing for pipes, which continues round the south-east elevation (Plate 164). There are attached timber shelves to the north-west. The **north-west elevation** is plain.



Plate 161 (left): Stall posts within Room G3, viewed from the south-east



Plate 162 (right): The north-east elevation in Room G3, viewed from the south



Plate 163 (left): The south-east elevation in Room G3, viewed from the north-west



Plate 164 (right): The south-west elevation in Room G3, viewed from the north-east

4.3.37 **Coach House – Ground floor Room 4 (G4)**: this is an L-shaped room off the north-east end, with a concrete floor in the south-east end at least, divided in two by a stone wall with a low doorway with a timber lintel (Plate 165). It has a plaster ceiling, and the walls are exposed stone but with brick at the south-east end. There are two beams running north-east/south-west in the main part and one running north-west/south-east in the south-east end. The **north-east elevation** is plain up to the opening at the south-east end, and the lower part is blocked with stone and with an eight-light fixed casement in the top and a stone sill, with brick below above a bigger stone sill projecting below (Plate 166). There is a dividing wall at the south-east butting north-east on the lower level. Beyond is an angled corner with a very simple fireplace with a stone lintel, with a section cut out (Plate 167). There is a timber batten with hooks below and an in-filled section with concrete blocks and brick. The **south-east elevation** is red handmade bricks in stretcher bond with timber inserts (Plate 168). There is a timber batten near the top with pegs, some rebuild in concrete block on the south-west side. The **south-west elevation** has a small window on the south-east side, with a stone lintel, partially blocked with concrete, and a blocked door to the north-west, with a timber lintel and a plank and batten door. The elevation returns to the north-east towards the dividing wall, with a doorway with a sawn timber lintel, then plain. The **north-west elevation** has a chute high on the north-east side.



Plate 165 (left): Dividing wall within Room G4, viewed from the north-west

Plate 166 (right): Window in the north-east elevation of Room G4, viewed from the south-west



Plate 167 (left): The dividing wall and fireplace in the corner against the north-east elevation, Room G4, viewed from the south-east

Plate 168 (right): The south-east elevation, Room G4, viewed from the north-west

4.3.38 **Coach House – First floor Room 1 (F1)**: this has carpet on the floor, and a flat plaster ceiling finished with textured wall paper and fairly plain coving. It has been totally modernised throughout, and the walls are finished with textured wall paper and beaded skirting. The **north-east elevation** has a large opening near the centre, originally blocked on the north-east side, now broken through, with boarding over the wall proper (Plate 169). There is a round-headed brick arch behind the boarding at the top, and a sink to the south-east. The **south-east elevation** has a window, with splayed jambs and a timber seat, and a four-light sash (Plate 170). The **south-west elevation** is a plain stud wall or boarded over. The **north-west elevation** is a stud wall, with a door on the north-east side, and a modern moulded surround and a plain panel door.



Plate 169 (left): The north-east and north-west elevations, Room F1, viewed from the south

Plate 170 (right): The window in the south-east elevation, Room F1, viewed from the north-west

4.3.39 **Coach House – First floor Room 2 (F2)**: this room has a carpet floor, and the flat ceiling is finished with textured wall paper and modern coving. The walls have been totally modernised and finished with textured wall paper and beaded skirting. The **north-east** and **south-west elevations** are plain stud walls with a sink on the south-west. The **south-east elevation** has a window with splayed jambs, with a timber seat and a four-light sash (Plate 171). The **north-west elevation** is a stud wall, with a doorway on the north-east side, with a modern moulded surround and a plain door (Plate 172).



Plate 171 (left): The window in the south-east elevation of Room F2, viewed from the north-west



Plate 172 (right): The north-west elevation of Room F2, viewed from the south-east

3.3.40 **Coach House – First floor Room 3 (F3)**: this has carpet on the floor, and the flat plaster ceiling is finished with textured wallpaper and coving. The walls have been modernised and finished with textured wallpaper and beaded skirting. The **north-east** and **south-west elevations** are plain, the north-east is a stud wall with a sink attached. The **south-east elevation** has a window with splayed jambs, a timber seat and a four-light sash casement (Plate 173). The **north-west elevation** is a stud wall, with a door on the north-east side, with a modern moulded surround and a plain door (Plate 174).



Plate 173 (left): The south-east elevation of Room F3, viewed from the north-west



Plate 174 (right): The north-west elevation of Room F3, viewed from the south-east

3.3.41 **Coach House – First floor Room 4 (F4)**: this is a corridor along the north-west side, with laminate or vinyl wood effect floor, and a plaster ceiling with coving finished with textured wallpaper. The walls are finished with the same and beaded skirting. The **north-east elevation** has a doorway to the extension to the north-east, with a modern emergency door with two lights and a moulded surround (Plate 175). The **south-east elevation** has three doorways, all with plain modern surrounds and doors. The **south-west elevation** has a dividing door in a modern moulded surround, and a plain door into a small toilet (Plate 176). The **north-west elevation** is plain and boxed over.

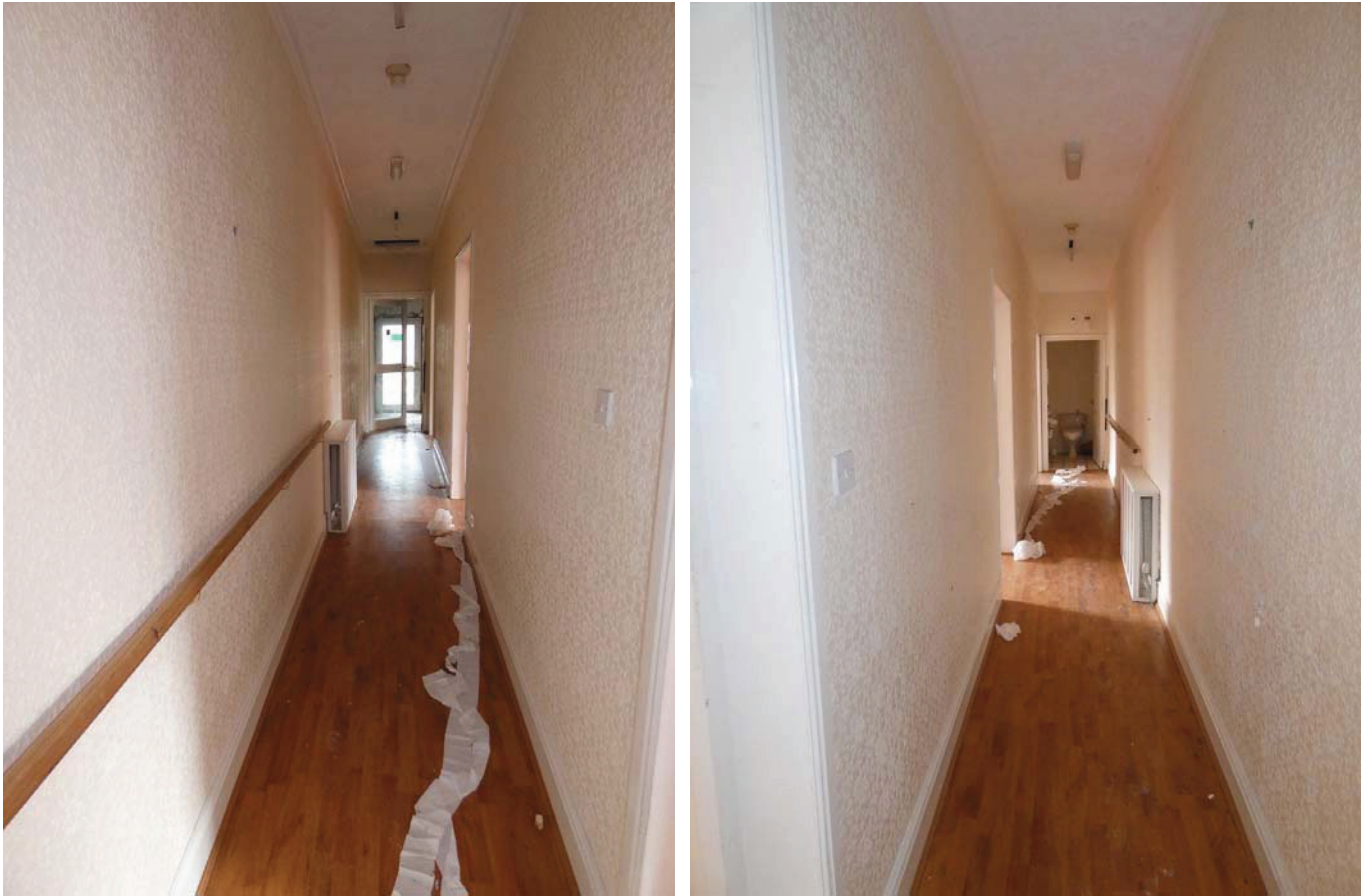


Plate 175 (left): The north-east end of Room F4, viewed from the south-west

Plate 176 (right): The south-west end of Room F4, viewed from the north-east

3.3.42 **Coach House – First floor Room 5 (F5)**: this is a mixture of materials but the core is clearly an early extension to the coach house. It is L-shaped, with a laminate or vinyl floor, exposed to a monopitch roof, with sawn rafters and two principals and the remains of an inserted horizontal suspended ceiling below (Plate 177). The walls are rough plaster or exposed brick and concrete block. The **north-east elevation** has a doorway on the north-west side in the brick section, with a modern two-light emergency door, then large openings either side of the stone section and another at the south-east end (Plate 178). The **south-east elevation** has a wide doorway, the north-east jamb masonry, with brick to the south-west. The **south-west elevation** has an opening at the south-east end into a small room, which is plastered and continues the roof from the north-east (Plate 179). There is a small window to the south-west. There is a large opening in the south-west elevation proper, with a round head and a doorway at the north-west end (Plate 180). The **north-west elevation** is plain, with a step in the wall at mid-height.



Plate 177 (left): The roof over Room F5, viewed from the north-west

Plate 178 (right): The south-east end of Room F5, viewed from the north-west



Plate 179 (left): The small room off the south-east side of the south-west elevation of Room F5, viewed from the north-east

Plate 180 (right): The wide doorway in the south-west elevation of Room F5, viewed from the east

3.3.43 **Coach House – roof space:** above the inserted ceiling is a low space with the wall of the corridor below extending through. The walls are all plastered, the tops of tall windows are visible on the south-east elevation. The ceiling above this is made of tongue-and-groove planks. It was in too poor a condition to inspect the roof proper.

3.3.44 **Modern extension:** this was not examined in detail, in part because of its age but also because of the poor condition of the floor, which had a large drop beneath parts of it. The main part, to the south-east and south-west, is a concrete block construction with numerous large windows and simple tie beam trusses supporting a corrugated metal roof (Plate 181). However, there are some smaller rooms on the north-east side in the area adjoining the mansion, one of which is clearly has at its core an earlier structure of brick construction, with a king post roof with angled braces (Plate 182 to Plate 184).



Plate 181 (left): General view of the large room comprising the south-west end of the modern extension, viewed from the north-west

Plate 182 (right): General view of the brick built section within the modern extension, viewed from the south-west



Plate 183 (left): Detail of the truss of the brick section within the modern extension, viewed from the north-east

Plate 184 (right): The rear of the brick section within the modern extension viewed from the west

5. Discussion

5.1 Introduction

5.1.1 The Listed Building information suggests that the mansion at Fair View is c1830 in date, with a design attributed to the George Webster (see *Appendix 1*) although Angus Taylor suggested 1817 (Martin 2004, 131), but this is impossible. The large collection of documentary evidence relating to its later development threw considerable doubt on much of this, however it is still likely that the building originates in this period.

5.1.2 A consideration of the details held in the documentary record with the results of the building recording allows a relatively detailed understanding of the manner in which the building developed to be established. Seven phases of development can therefore be identified.

5.2 Phasing

5.2.1 **Phase 1 (early 19th century):** the documentary sources clearly show that when Myles Burton acquired the site in 1797 there was no mansion present and no evidence for an earlier building preceding the current one was found during the building recording. The current mansion was certainly built before Wood's plan of 1832, and stylistically is fitting with an early 19th century date; the staircase and chimneypieces are certainly very fitting of the early 19th century (Burton 2001; Burton and Porten 2000). It is perhaps noteworthy that the form of the original building, with its semi-circular bow window and oval-shaped drawing room (Room G4) essentially mimics the design of the White House in Washington DC and its famous 'oval office', which was designed and built in the 1790s, although this in turn was clearly inspired by symmetrical Palladian designs that were widely used across Western Europe. The coach house was probably also built at this time; the earliest maps show a much squarer building but this is perhaps due to inaccuracies in survey and the scale used. The documentary evidence and the later alterations mean that attributing an architect to this initial phase is problematic. It is entirely likely that it was the Websters, but there are not enough specific details typical of their work to be sure. What is evident is that the bulk of the mansion was constructed from slate in very thin courses, and some brick, which was clad on the exterior with limestone; the south-east elevation is probably the original finish, although it is probable that this was originally rendered.

5.2.2 **Phase 2 (mid to late 19th century):** it is apparent from the map evidence that the estate was somewhat modified by at least 1861, although it is not clear how much this impacted on the house. The lodge to the north of the house was apparently not built until the late 1850s as it does not appear on any maps until 1861. The most significant change to the house seems to have been the addition of the conservatory on the north-east end, which was evidently added between 1861 and 1889, although the current remains are apparently a modern facsimile constructed in about 1980 (Pass 2018).

5.2.3 **Phase 3 (1889/1890):** the present form of the mansion owes much to a major scheme of reorganisation that took place in 1889-1890. This evidently enlarged a previously single storey outshot on the south-west end to provide an additional bathroom at first floor level and also provided a larger landing for the staircase with an elaborate painted window. The front (north-west) elevation was also apparently entirely refronted with the present rock-faced ashlar stonework (with an ornate niche incorporated into a former window), with the pediment over the porch enlarged and a parapet added around the whole of the roofline. In the south-east elevation a central window at first floor level was also blocked. This work was evidently undertaken by JW Grundy and Son of Ulverston, who were a prominent local firm of architects responsible for many important buildings in the town, including the original market hall and the police station, the last section of which was nearly contemporary with the work at Fair View, having been completed in 1888 (CAC(B) Z1086 1882-1888; Greenlane Archaeology 2019). TF Tyson, who signed the plans, was a local stone mason and builder (Mannex 1882, 241), and was presumably responsible for carrying out the work. Given the enormous investment the Kennedys had made in Stone Cross such a substantial amount of work at this time seems remarkable, especially given that the Kennedys were not even living at Fair View throughout this period.

5.2.4 **Phase 4 (early 1890s):** even more remarkably, the Kennedys' investment at Fair View continued into the 1890s, with a further substantial addition being made in 1893. This evidently comprised the

construction of a second, even larger, conservatory at the south-west end of the building and a covered corridor linking this to the coach house, the upper level of which was being used as a billiard room. That these plans were completed can be seen in the later maps. Most of this addition was subsequently destroyed by later changes, although these to a large extent seem to have utilised the footprint of the extension of this phase and the stone wall visible underneath the south-west end of the south-east elevation probably forms part of it. The corridor connecting to the billiard room is also still extant in the form of Room F5, and possibly G4, in the coach house.

5.2.5 Phase 5 (early 20th century): there is no documentary evidence to demonstrate when the brick addition now encased inside the modern extension was made to the south-west of the mansion, although it must have been after 1941 as it is not shown on the Ordnance Survey map of that year. Its purpose is unknown, although it is perhaps associated with the use of the building during WWII (see Section 3.2.5).

5.2.6 Phase 6 (late 20th century): the conversion of the site into a nursing home after c1980 led to a number of substantial changes, the most obvious being the addition of a modern flat roofed block connecting the mansion and the former coach house. As already mentioned, this to a large extent sat on the footprint of the conservatory built in c1893, although it also encased the Phase 5 addition and extended further to the north-west filling in a space alongside the north-east side of the former coach house. This also had its upper floor converted into three separate rooms with a corridor along the north-west side and a suspended ceiling added. This resulted in remarkably minimal changes to the interior of the mansion, although some modern doors were added or old ones covered with plain panels and modern heating systems were installed, resulting in the loss of the upper floor fireplaces.

5.2.7 Phase 7 (early 21st century): the most recent changes to the building have unfortunately resulted from its lack of use since the closure of the nursing home by at least 2010 (Peill c2010). This has led to a lack of maintenance of areas such as the guttering and the roof, resulting in water ingress and considerable damage to timber in many areas, particularly along the north-west side. Since the building has been empty it has also been subject to vandalism, resulting in the several windows being damaged on the north-west side but more significantly damage to the painted glass window on the main staircase and to the hand rail and balusters at first floor level.

5.3 Significance

5.3.1 Despite the extensive changes to the property over many years, in particular resulting from the addition of the modern extension to the south-west end and the recent damage caused by water and vandalism, the mansion has retained many of its original features including the lower part of the main staircase, the sash casement windows, the ground floor fireplaces, many of the original doors (including the folding door between Rooms G1 and G4), and decorative elements such as the cornices and ceiling roses. Although doubt has now been cast over the identity of the original architect it is still conceivably the work of George Webster. Perhaps more significant is the previously unknown and substantial contribution to the building's present appearance by JW Grundy and Son of Ulverston, a locally important but regionally less well known architect.

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Appendix 1: Listed Building Details for Fair View

From: Historic England 2019

Grade: II

List Entry Number: 1374980

Date first listed: 19-Apr-1996

Statutory Address: FAIR VIEW, DALTON ROAD

County: Cumbria

District: South Lakeland (District Authority)

Parish: Ulverston

Details

ULVERSTON

SD 2878 626-1/3/15

DALTON ROAD (South side) Fair View

II

House, now old people's home. c1830. Attributed to George Webster. Large rock-faced limestone blocks with slate roof. 2 storeys plus attic. The north facade has a 3-bay pedimented centre with single bays to each side, a 1st-floor sill band, and a cornice and blocking course. The windows are glazing bar sashes. The left-hand bay on the ground floor is blind and has a niche containing a statue. The porch has a cornice and blocking course and is supported on limestone Tuscan columns. To each side of the central pediment there are attic dormers, and there are 2 chimneys on the ridge. The south facade includes a 2-storey bowed window. (Taylor A & Haworth J: Websters of Kendal (Exhibition Catalogue): Kendal: 1973-: ITEM 18).

Listing NGR: SD2828278182

Appendix 2: Census Details for Fair View, 1841-1901

1841 Census (HO 107/Piece 531/Book 11/Folio 7/Page 7 1841)

Place	Name	Age	Profession	Born in Lancashire?
Fair View	Charles Kennedy	40	Independent means	No
	Elizabeth Kennedy	40	Independent means	Yes
	Emma Kennedy	12	Independent means	Yes
	Margaret Kennedy	10	Independent means	Yes
	Harriet Kennedy	9	Independent means	Yes
	Charles Kennedy	7	Independent means	Yes
	Miles Kennedy	5	Independent means	Yes
	Caroline McHolker	20	Governess	No

1851 Census (HO107/Piece 2274/Folio 556/page 13/1851)

Place	Name	Age	Relationship to head	Profession	Place of birth
Fair View	Charles S Kennedy	54	Head	Proprietor of iron ore mines	Danbury, Essex
	Elizabeth Kennedy	57	Wife		Ulverston, Lancashire
	Emma Kennedy	23	Daughter		Ulverston, Lancashire
	Margaret Kennedy	21	Daughter		Ulverston, Lancashire
	Harriet Kennedy	19	Daughter		Ulverston, Lancashire
	Charles B Kennedy	17	Son	Scholar	Ulverston, Lancashire
	Miles Kennedy	15	Son	Scholar	Newbarns, Lancashire
	Ruth Ryley	24	Servant	House servant	Kirkby Ireleth, Lancashire
	Mary Woodend	35	Servant	House servant	Troutbeck, Westmorland
	George Buisebrown[?]	15	Servant	House servant	Ulverston, Lancashire

1861 Census (RG 9/Piece 3168/Folio 50/Page 15/1861)

Place	Name	Age	Relationship to head	Profession	Place of birth
Fair View	Elizabeth Kennedy	62	Head	Fundholder	Ulverston, Lancashire
	Emma Kennedy	33	Daughter	Fundholder's daughter	Ulverston, Lancashire
	Charlotte Daws	27	Servant	Housemaid	Bowness, Westmorland
	Elizabeth Massicks	23	Servant	Cook	Ulverston, Lancashire
	John Kinglets (?)	41	Servant	Agricultural labourer	Ravenglass, Cumberland

Nicholas Riley, gardener, his wife Jane and daughter Ellen, both laundresses, lived in Fair View Lodge.

1871 Census (RG 10/Piece 4241/Folio 45/Page 15 1871)

Place	Name	Age	Relationship to head	Profession	Place of birth
Dalton Gate or Duke Street (Fair View)	Elisabeth Kennedy	71	Head	Annuitant	Ulverston, Lancashire
	Agnes A Nicholson	29	Servant	Cook	Hawkshead, Lancashire
	Ann Williamson	27	Servant	Housemaid	Colton, Lancashire

Jane Riley is living in Fair View Lodge as the Lodge Keeper.

1881 Census (RG 11/Piece 4279/Folio 8/Page 13 1881)

Place	Name	Age	Relationship to head	Profession	Place of birth
Fair View	John Jackson	44	Head	Bank Agent	Settle, Yorkshire
	Isabella Jackson	40	Wife		Richmond, Yorkshire
	Ella M. Jackson	13	Daughter	Scholar	Ulverston, Lancashire
	John S. B. Jackson	12	Son	Scholar	Ulverston, Lancashire
	Eliza M Jackson	10	Daughter	Scholar	Ulverston, Lancashire
	Agnes Wren	23	Servant	Cook	Bardsea, Lancashire
	Elizabeth Hunter	36	Servant	Housemaid	Dalton, Lancashire

James McDonald, gardener, his wife Catherine, and son John lived in Fair View Lodge.

1891 Census (RG 12/Piece 3477/Folio 64/Page 14 1891)

Place	Name	Age	Relationship to head	Profession	Place of birth
Fair View	Mary Atkinson	70	Servant	Caretaker in charge	Blawith, Lancashire
	Ann Park	45	Servant	Cook – domestic servant	Pennington, Lancashire
	Mary J. Rods	29	Servant	Housemaid – domestic servant	Ulverston, Lancashire

Joseph Nicholson, gardener – domestic servant, and his wife Margaret lived in Fair View Lodge.

1901 census (RG 13/Piece 4005/Folio 16/Page 23 1901)

Place	Name	Age	Relationship to head	Profession	Place of birth
Fair View	Elizabeth Atkinson	36	Head in charge	Caretaker, Cook (domestic)	Browedge, Lancashire
	Isabella Martin	58	Aunt	Charwoman	Strickland, Westmorland
	Joan Atkinson	4	Niece		Bowness, Westmorland

Joseph Nicholson, gardener – domestic, now widowed, and Ann Poyntar[?], his housekeeper, also widowed, lived in Fair View Lodge.

1911 Census (RG 14/Piece 25619/Enumeration district 06 1911)

Place	Name	Age	Relationship to head	Profession	Place of birth
Fair View	Elizabeth Atkinson	46	Servant	Housekeeper (domestic)	Cartmel, Lancashire
	Eleanor Robinson	29	Servant	Housemaid (domestic)	Dalton-in-Furness, Lancashire
	Esther Airey	45	Servant	Housekeeper (domestic)	Old Hutton, Westmorland

Owner: Mr M B Kennedy

Joseph Barnett, gardener, his wife Dinah, and son Joseph, lived in Fair View Lodge.