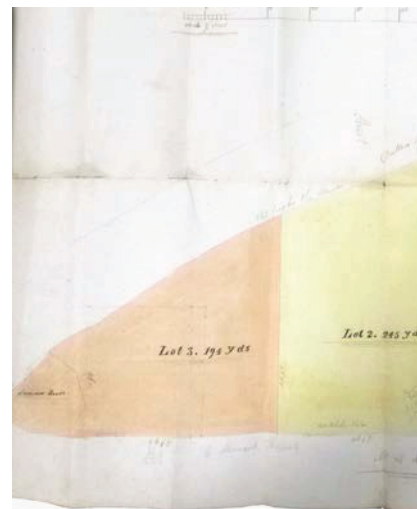


# FORMER TOLL HOUSE, DALTONGATE, ULVERSTON, CUMBRIA

## Archaeological Building Recording



Client: Pru Barton

NGR 328375 478293

Planning Application Ref.:  
SL/2020/0764 and SL/2020/0765

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June 2021



<b>The Site</b>	
Site Name	Former Toll House, Daltongate, Ulverston
County	Cumbria
NGR	328375 478293
Listing Status and number	Listed Grade II, No. 1374990
Brief description of building/buildings to be recorded	Outbuilding, said to be former tollhouse, in garden of No. 45 Daltongate

<b>Client</b>	
Client Name	Pru Barton
Client's architect	Lakeland Architectural
'As existing' drawings available?	Yes

<b>Planning</b>	
Pre-planning?	No
Planning Application No.	SL/2020/0764 and SL/2020/0765
Plans (e.g. conversion, extension, demolition)	Conversion into ancillary accommodation for new dwelling
Condition number	9
Local Planning Authority	South Lake Land District Council
Planning Archaeologist	Jeremy Parsons, Cumbria County Council
Conservation Officer	Libby Mees, South Lakeland District Council
Level of Building Recording required	Historic England Level 2

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

<b>Staffing</b>	
Desk-based assessment	Dan Elsworth
Building recording	Dan Elsworth
Report writing	Dan Elsworth
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Date on site work carried out	25/05/2021

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## Non-Technical Summary

Following the submission of a planning application for the conversion of the former toll house, Daltongate, Ulverston, Cumbria, into ancillary domestic accommodation for a proposed adjoining detached house, Greenlane Archaeology was commissioned to carry out an archaeological building recording. This took place in May 2021. The building is Grade II Listed.

Although now widely regarded as having been constructed or at least used as a toll house (and named as such on a heritage plaque on the side of the building), it was not possible to find any documentary evidence to support this assertion. The earliest reference to the land appears to be a lease agreement of 1743 between John Fell and Stephen Fell – the Fells were a wealthy local family who made a fortune in the textile industry and built a substantial town house at the lower end of Daltongate in 1787, next to what had been their earlier house. They are recorded as owning land in various places along Daltongate. The earliest map, from 1832, confirms that the structure had been built by that time, and a plan and associated documents from 1844-1845 name it as a summer house. By that time it had become part of the estates held by Stockbridge House and it latterly became the property of Robert Willan, who also owned the row of houses on the opposite side of Daltongate.

The building recording revealed that the structure was surprisingly ornate, with a hexagonal plan extending over two floors and a triangular projection to the rear containing a staircase. Windows were present in five of the faces, although one was blind. Internally it had a range of alcoves of different sizes, which presumably originally held sculptures or works of art, although one of the large ground floor ones had a stone sink served by lead pipes set within it. Other decorative details include a fireplace on each floor and painted plaster at first floor level.

The documentary evidence and elements within the building indicate that it was probably constructed in the late 18<sup>th</sup> century, undoubtedly as a summer house for a considerable garden, the garden perhaps belonging the Fell family and originally extending all the way along the south side of Daltongate to their home. It saw some modification, probably in the 19<sup>th</sup> century, and more in the 20<sup>th</sup> century, including the installation of a raised concrete floor on the ground floor, but it otherwise has retained much of its original character. Despite the evidence demonstrating that it was never a toll house, the building remains important as a rare example of a summer house in Ulverston, and one of considerable architectural merit. The present proposals represent a good opportunity to save the building from further decay and, if dealt with appropriately, could make a new use for this important local building.

## Acknowledgements

Greenlane Archaeology would like to thank Pru Barton for commissioning the project, and the staff at the Cumbria Archive Centre in Barrow-in-Furness for their assistance in accessing documentary records.

# 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 The building is west of the centre of Ulverston, at approximately 40m above sea level (Figure 1; Ordnance Survey 2011). Ulverston is located within the South Cumbria Low Fells on the northern side of Morecambe Bay (Countryside Commission 1998, 69; Ordnance Survey 2011), the site is within the Conservation Area for the town.

1.2.2 Ulverston lies on the junction of two major local areas of solid geology; Bannisdale Slates of Silurian age to the north and carboniferous limestone to the south (Moseley 1978, plate 1), all of which is covered by thick glacial debris, including deposits of cobbles, pebbles and sandy material (Countryside Commission 1998, 66). The wider local topography is typically that of improved undulating pasture set between field walls and hedges (*ibid*), although the site is essentially within the urban area of Ulverston.

1.2.3 The building is Grade II Listed (see *Appendix 1*).



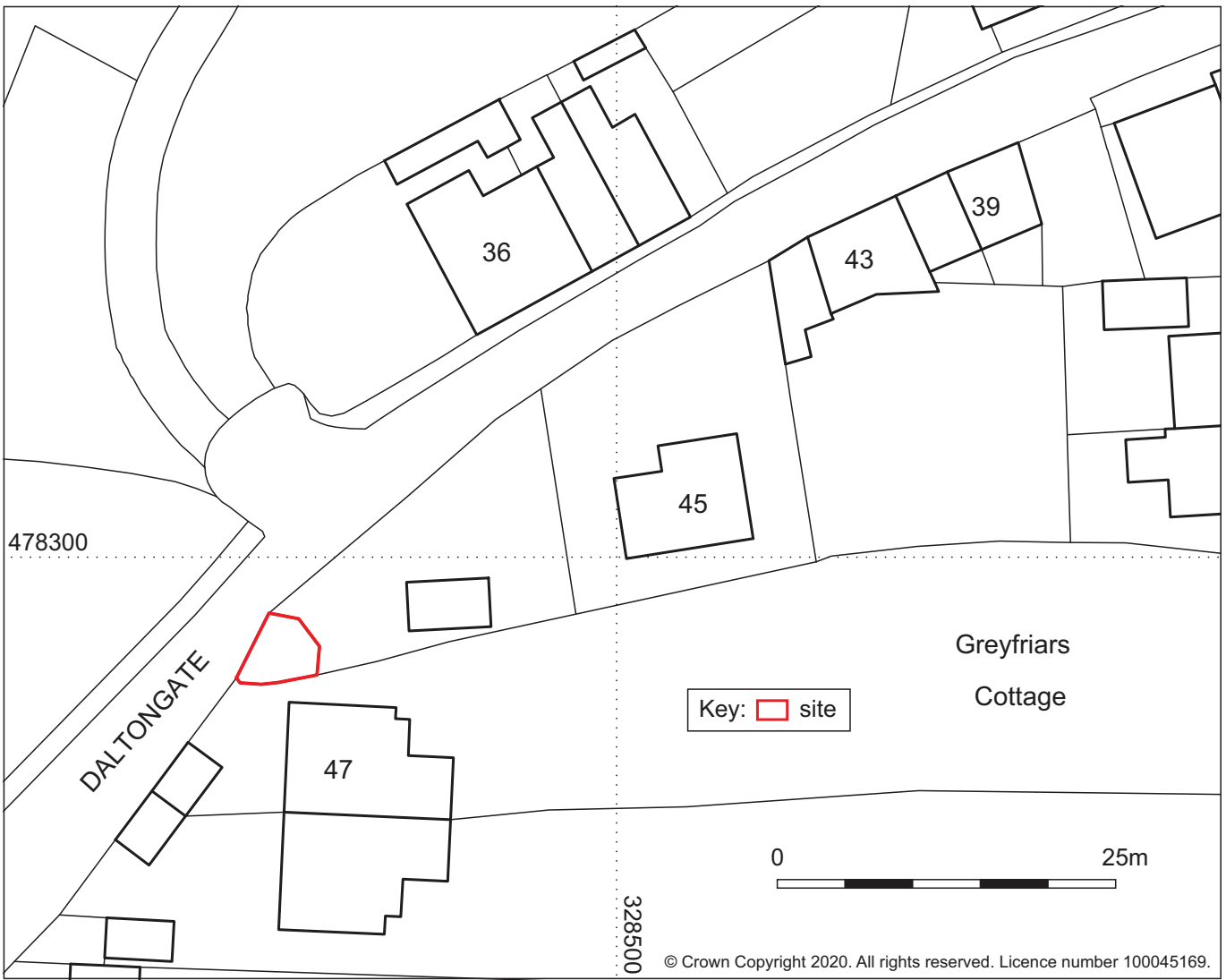
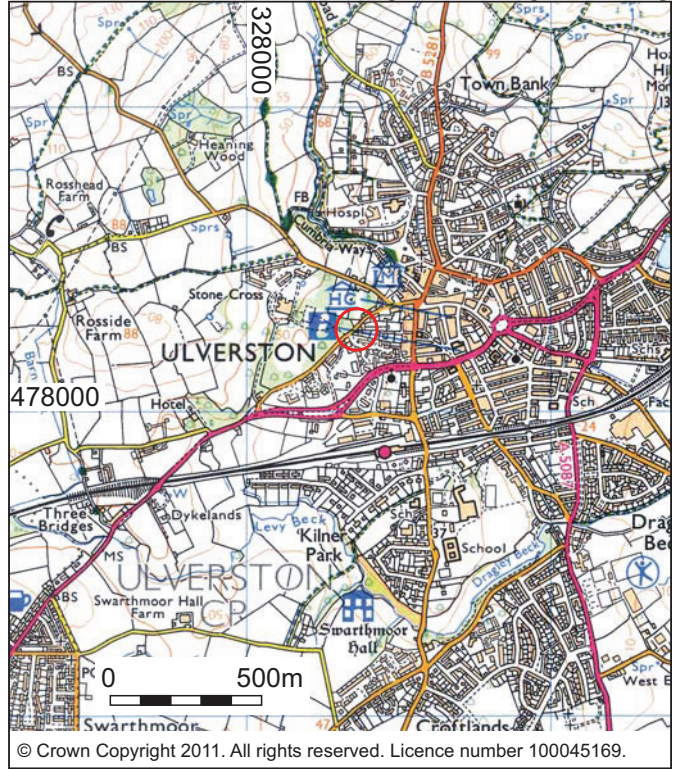
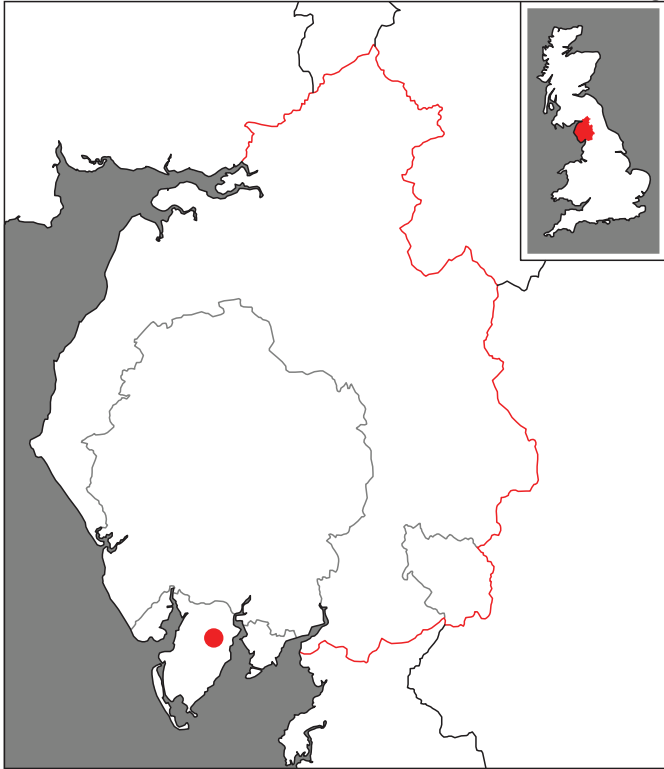


Figure 1: Site location

Client: Pru Barton

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## 2. Methodology

### 2.1 Introduction

2.1.1 The archaeological building recording is intended to provide a suitable record of the structure equivalent to Level 2 survey as defined by Historic England (Historic England 2016). The building recording 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 and other original documents. 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 other historical sources 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's architect. These were plotted at a scale of 1:50 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 **Introduction:** early county-wide maps of the area of 17<sup>th</sup> and 18<sup>th</sup> century date tend not to be detailed enough to usefully show the site. The earliest useful plans therefore only date from the early 19<sup>th</sup> century onwards.

3.1.2 **Woods, 1832:** Woods' map shows the building in simplified fashion as a triangle at the corner of a plot ascribed to the 'late Mrs Carter' (Plate 1).



Plate 1: Extract from Woods' map of 1832

3.1.3 **Plan of building ground in Daltongate, 1844:** the building, which is clearly recognisable from its shape, is labelled 'summer house' on a plan of 1844 (Plate 2 and Plate 3).

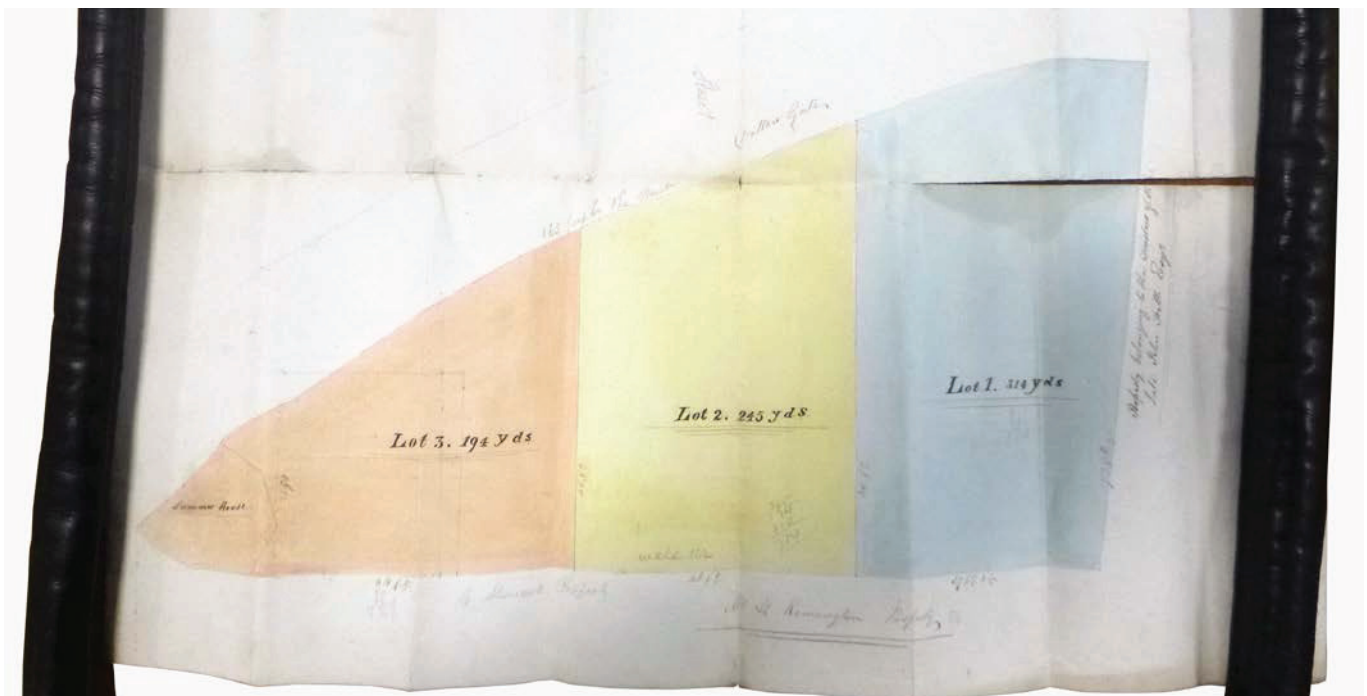


Plate 2: Plan of building ground in Daltongate, 1844

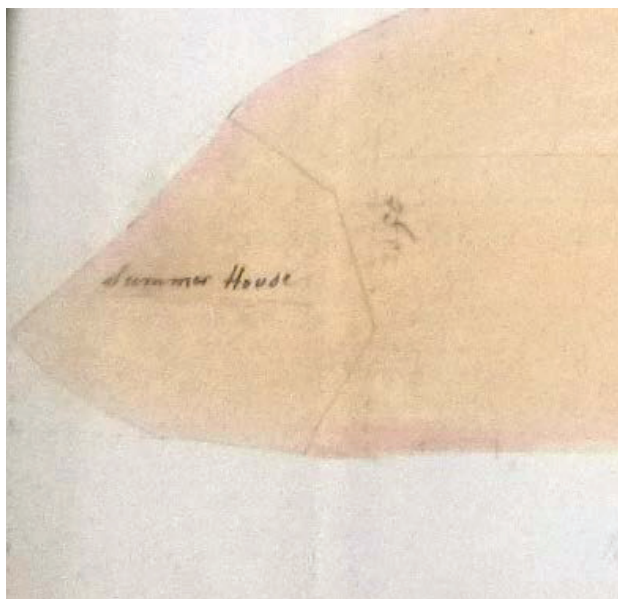


Plate 3: Extract from the plan of 1844 showing the site, labelled 'Summer House'

3.1.3 **Ordnance Survey, 1852:** this edition of the Ordnance Survey map was produced at a scale of 1:1,056 (Plate 4; cf. Plate 2). Compared to the plan of 1844, the building is distinctly wedge-shaped, tapering to a point at the south-west end. It is evidently associated with a designed garden to the east.

3.1.5 **Ordnance Survey, 1891:** this is the first edition 1:2,500 map and shows the footprint of the building much as it appears today. It is more similar to the 1844 plan of Daltongate than the 1852 edition of the Ordnance survey (Plate 5; cf. Plate 2 and Plate 4)

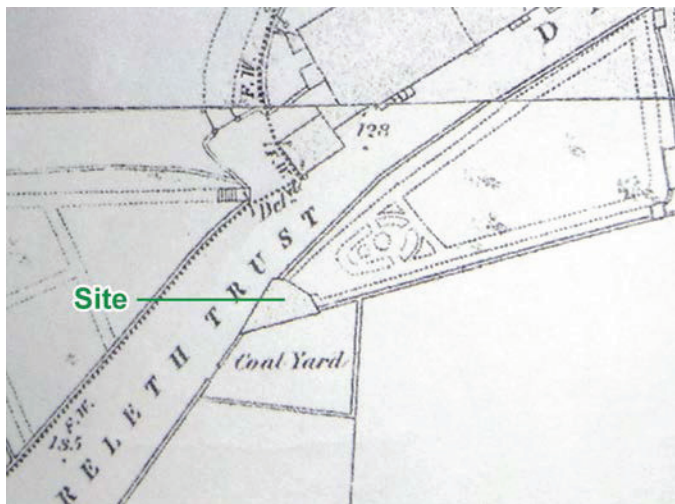


Plate 4 (left): Extract from the Ordnance Survey map of 1852

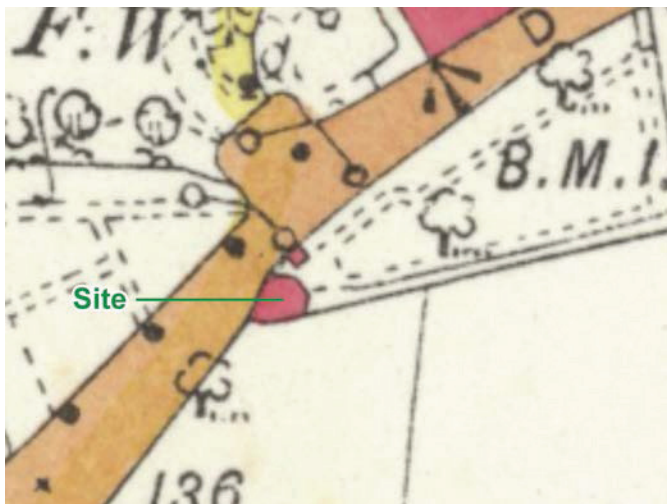


Plate 5 (right): Extract from the Ordnance Survey map of 1891

3.1.6 **Ordnance Survey, 1913:** the building appears unchanged (Plate 6; cf. Plate 5).

3.1.8 **Ordnance Survey, 1933:** buildings have been built to the south of the site; however, the building at the corner of the plot appears unchanged (Plate 7; cf. Plate 6).



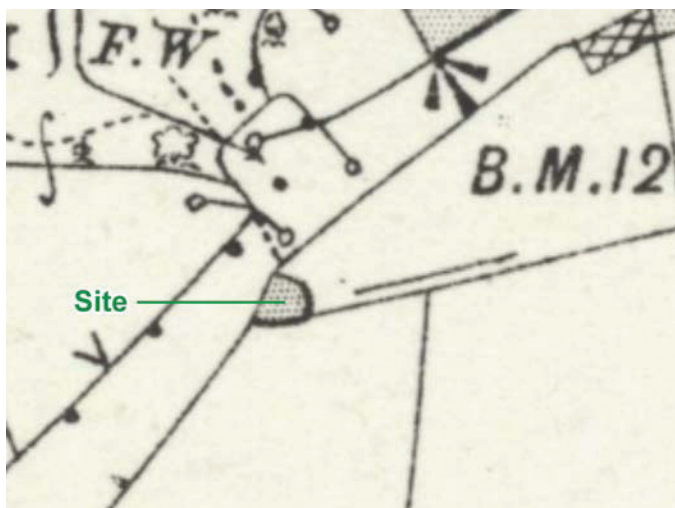


Plate 6 (left): Extract from the Ordnance Survey map of 1913



Plate 7 (right): Extract from the Ordnance Survey map of 1933

3.1.9 **Ordnance Survey, 1941:** the building appears unchanged (Plate 8).

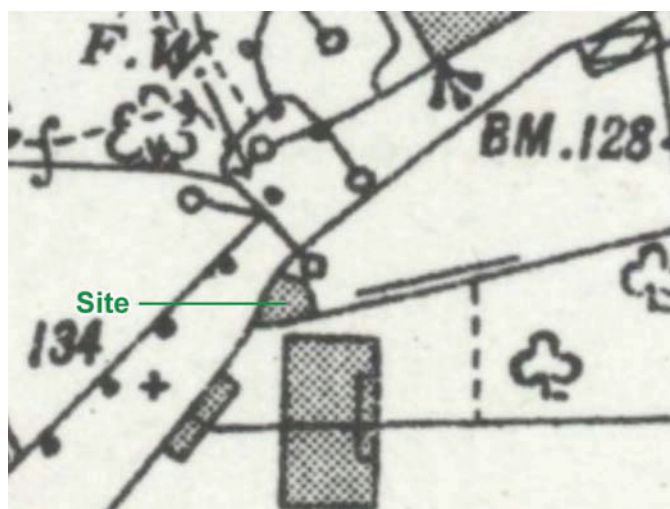


Plate 8: Extract from the Ordnance Survey map of 1941

## 3.2 Site History

3.2.1 **Origins:** Daltongate, also earlier known as Duke Street, forms part of the medieval town of Ulverston, being the main route out of the town to the nearby town of Dalton-in-Furness. The origins of this road are uncertain, although there is some evidence that it might have originally formed a Roman road (Elsworth 2007). It became part of the Kendal to Kirkby Ireleth turnpike in the late 18<sup>th</sup> century, the act being passed in 1763 (Hobbs 1955).

3.2.2 **Owners and occupiers:** in the absence of useful sources such as a complete tithe map for Ulverston it is difficult to ascertain the details of the early owners and occupiers of the site. An early reference to the land suggests that it was originally a garden belonging to John Fell, who passed it to Stephen Fell in 1743 via a 999 year lease (Greenlane Archaeology 2021a). The Fells made a fortune in the textile industry and owned Old Daltongate House (No. 13 Daltongate); they built a substantial town house next to this in 1787, which later became the Lonsdale House Hotel (Greenlane Archaeology 2021b). Woods' map of 1832 clearly labels the land associated with the property as belonging to the 'late Mrs Carter', but it is not known who she was. Documents from 1844 and 1845 (CAC(B) BDHJ 228/27/5 1844 – see Plate 2 and Plate 3; CAC(B) BDHJ 338/27/6 1845) demonstrate that it was at that time the property of a John Hustler and acquired by George Shaw Petty, who had inherited the land to the north

associated with Stockbridge House in 1840 (CAC(B) BDHJ 388/27/7 1871). The abstract of title from 1845 describes the property as:

*'at the top of Dalton Gate in Ulverston... adjoining with the north west side thereof to the highway or Road leading to Dalton and with the south side thereof to a croft the property of Henry Remington and with the east end thereof to the property of the Devises in trust of the late John Fell of Dalton Gate and containing the whole including the site of the Summer House erected thereon some hundred and fifty three superficial square yards and then in the occupation of Mrs Seattle'* (CAC(B) BDHJK 388/27/6).

The 1910 valuation labels it as part of plot 2368, which is owned and occupied by Robert Willan (CAC(B) BT/IR 1/28 1910), a retired pharmacist who lived at No. 36 Daltongate, on the opposite side of the street (Greenlane Archaeology 2021a).

**3.2.3 The Building:** the only contemporary records that describe the building that could be identified, with the exception of the map evidence, are the plan and associated document that describe it as a summer house (see *Section 3.2.2* above). This description has been used by a small number of more recent authors (McKeever 2010, 63), but in many cases the view has been taken, in line with the heritage plaque that is now fixed to the building (see *Section 4.2.2* below), that it was a toll house or toll booth (Smith 2011, 164; Wilde 2014, 11; Wilde and Wilde 2014, 13; Historic England 2021). This interpretation is, however, problematic for a number of reasons. Firstly, the Act for establishing the Kendal to Kirkby Ireleth turnpike trust was granted until 1763 (Hobbs 1955, 251-252), when the plaque states that the building was constructed in 1754. Secondly, the locations of the local toll houses that served that route are also well-known, with two in Furness at Lowfield House near Lindal and Holmes Green near Tytup Hall outside Dalton (see figure in Hobbs 1955). Finally, in addition to the very obvious documentary sources that refer to it as a summer house and the associated land as a garden, from as early as 1743, there are apparently no documentary sources that refer to it as a toll house or toll booth, not even the maps, many of which were produced while the turnpike was still in use and tolls were still collected. The toll houses at Lowfield House and Holmes Greene are, by contrast, marked on the Ordnance Survey map with 'T.P.', denoting their connection with the turnpike (Ordnance Survey 1850). In addition, an account written in 1777 describes travelling along Daltongate past Stone Cross and Cross-a-moor along the turnpike road but does not mention a toll house until reaching the one at Lindal (Ayre 1887, 39). The current structure is also not large enough to have formed a toll house and does not match the form of other examples in the region (Smith 2011), although more similar examples are known elsewhere in the country (Wright 1997).

## 4. Building Recording

### 4.1 Arrangement and Fabric

4.1.1 **Arrangement:** the main part building is hexagonal in plan, with the front facing north-east into an enclosed area. To the rear (south-west) there is a projecting triangular section, and the south-west side of the building has a neighbouring property close by. The north-west side is immediately adjacent to Daltongate (Plate 9 and Plate 10) and there is a chimneystack on this side with two ceramic pots. The building is two storeys high with a small roof space below the conical (hexagonal) roof, although this could not be safely entered.



Plate 9 (left): General view of the building and its relationship with Daltongate, from the north

Plate 10 (right): General view of the building and its relationship with Daltongate, from the south

4.1.2 **Fabric:** the building is constructed from a mixture of roughly coursed masonry, in a mixture of stone types but predominantly local slate. The bricks are a dark orange red, handmade, 23cm long by 11cm wide and 7.5cm thick, and laid in Flemish bond. In general, the first floor level and the rear extension are constructed from masonry with the first floor in brick. Detailing in the front elevation is in a fine grained buff sandstone. Internally the timber is typically sawn and probably pine, although the sliding sash window casements are modern timber replicas and the moulded gutter is cast iron.

### 4.2 External Detail

4.2.1 **South-west external elevation:** this is partly obscured by an adjoining boundary wall and not fully accessible due to the adjoining property's yard (Plate 11). The projecting triangular section has flag stones along the top of a parapet above the roof proper, which incorporates a lead gutter connecting to a downpipe into the street. There are roughly dressed quoins at the corner of the triangular section and an early, probably lead, downpipe from the moulded iron gutter along the main part of the roof.





**Plate 11: The south-west side of the building, viewed from the south-west**

4.2.2 **North-west external elevation:** this is extended to the south-west by a tall boundary wall (Plate 12). The rear triangular section butts the brick first floor but continues the masonry build of the ground floor and both areas are finished with some original lime roughcast (Plate 13). It is otherwise relatively plain, apart from the chimney stack, which is finished with render. There is a cast metal heritage plaque on the north-east side (Plate 14), which reads:

*'Toll-Gate House*

*Toll gates were set up in the 18<sup>th</sup> century in an effort to raise money for the improvement of turnpikes. This structure, dating from 1754, is a toll keeper's cottage situated on the thoroughfare once known as Duke Street, one of two main roads into Ulverston. After the turnpike closed a new roof was erected in the gazebo style and fake windows were painted on the exterior to avoid the punitive tax that existed in such times.'*

The wall is continued to the north-east by a tall boundary wall, which butts against the structure, and has a pedestrian doorway within it with concrete rendered surrounds, a stone (slate) lintel, worn sandstone step, and plank and batten door, the planks beaded and set diagonally (Plate 15). The boundary wall continues to the north-east where it is heavily pointed in concrete and topped with flag stones and one concrete slab. There is now a large entrance within it but this has evidently been enlarged from an earlier opening or inserted.





Plate 12 (left): General view of the north-west external elevation, viewed from the west



Plate 13 (right): Detail of the fabric of the north-west external elevation, viewed from the north-west



Plate 14 (left): Detail of the heritage plaque on the north-west elevation, viewed from the north-west

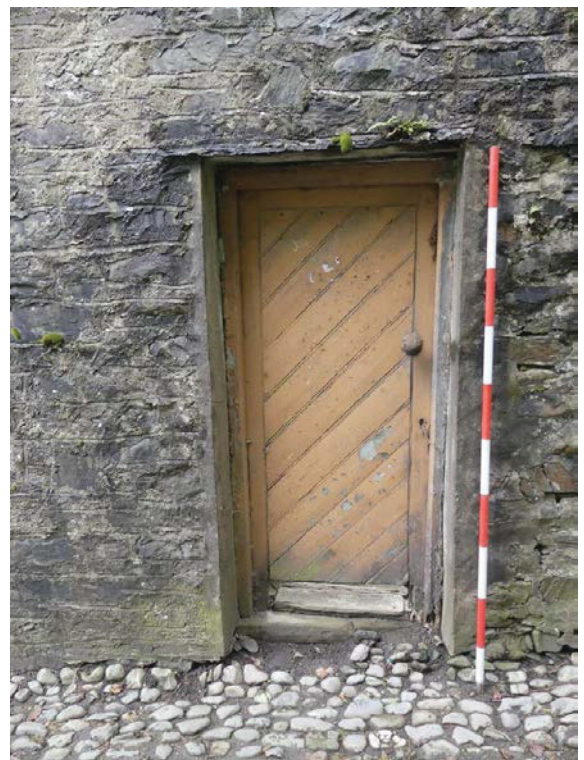


Plate 15 (right): The doorway in the boundary wall to the north-east of the north-west elevation, viewed from the north-west



**4.2.3 North-east external elevation:** this is the front and comprises three sides of the hexagonal plan. The ground floor has a central doorway with a semi-circular arch over constructed from voussoir stone with a projecting key stone (Plate 16). The space below is now filled and finished with a rough skim of concrete. There is a double door below of fairly recent plank and batten construction with fairly plain diagonally-set planks and modern handles. A stone string course forms the lintel of a pair of flanking windows, both of which have concrete render over the jambs and 12 light (six over six) sliding sash casements with horns. The first floor is of brick construction but largely finished with a painted coat of what is probably thick limewash. There are three windows, one per face, all in the same style as those on the ground floor but with flat brick arches. The north-west window is blind or blocked and the casement painted onto the shallow reveal and the tall boundary wall adjoins the north-west side (Plate 17).



**Plate 16 (left): General view of the north-east external elevation, from the north-east**


**Plate 17 (right): The north-east external elevation and the adjoining boundary wall, viewed from the east**

**4.2.4 South-east external elevation:** this was not accessible due to the adjoining property but was evidently exposed brick at first floor level (Plate 11), with a single window as per those to the north-east. It is continued by the side of the triangular section to the rear of the building, which has a small four-light window with a fixed casement at first floor level and is finished with smooth painted render.



NORTH-EAST EXTERNAL ELEVATION

0 2.5m

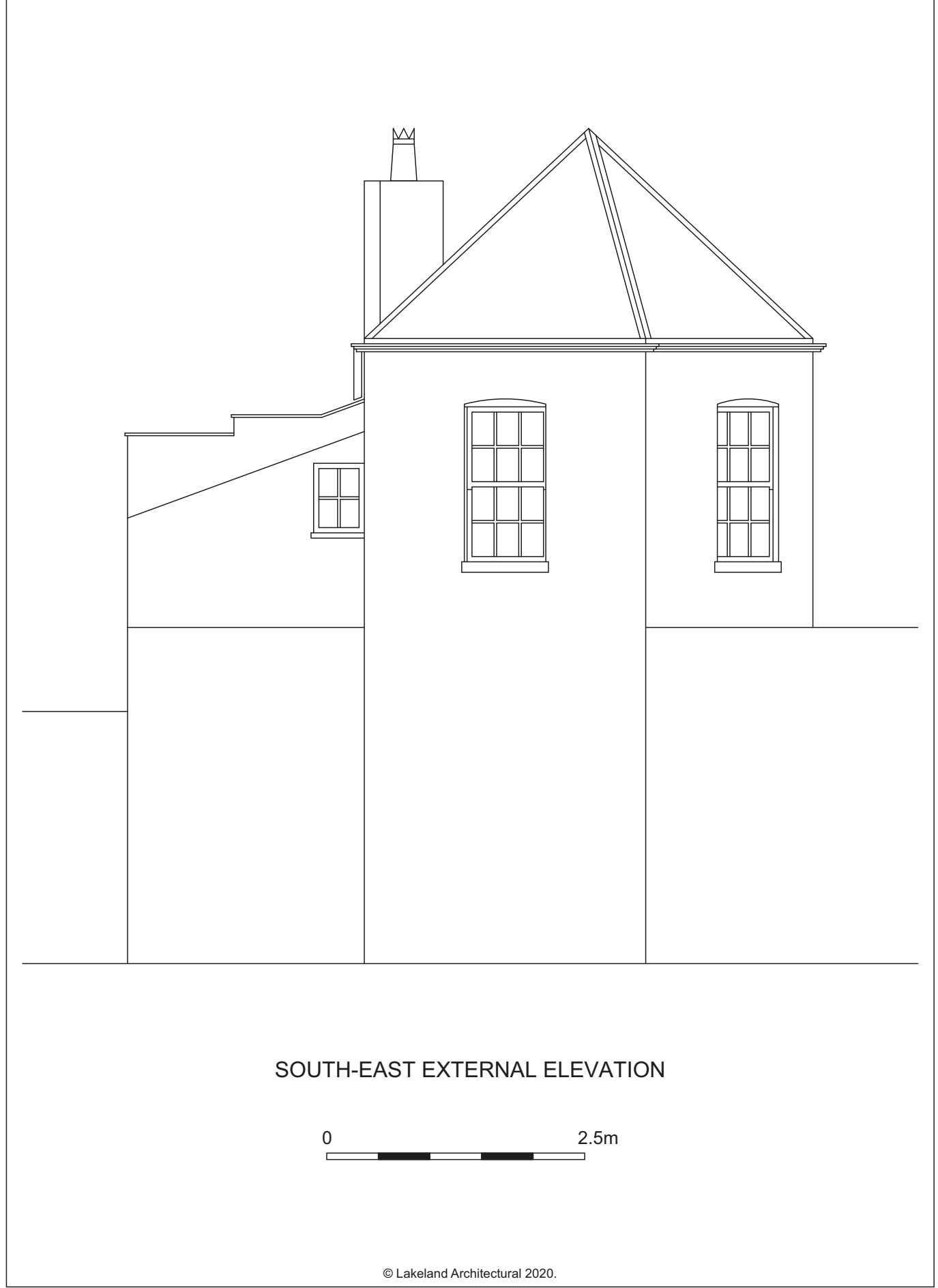
Key:  cross-sectional wall B brick

© Lakeland Architectural 2020.

Figure 2: North-east external elevation

Client: Pru Barton

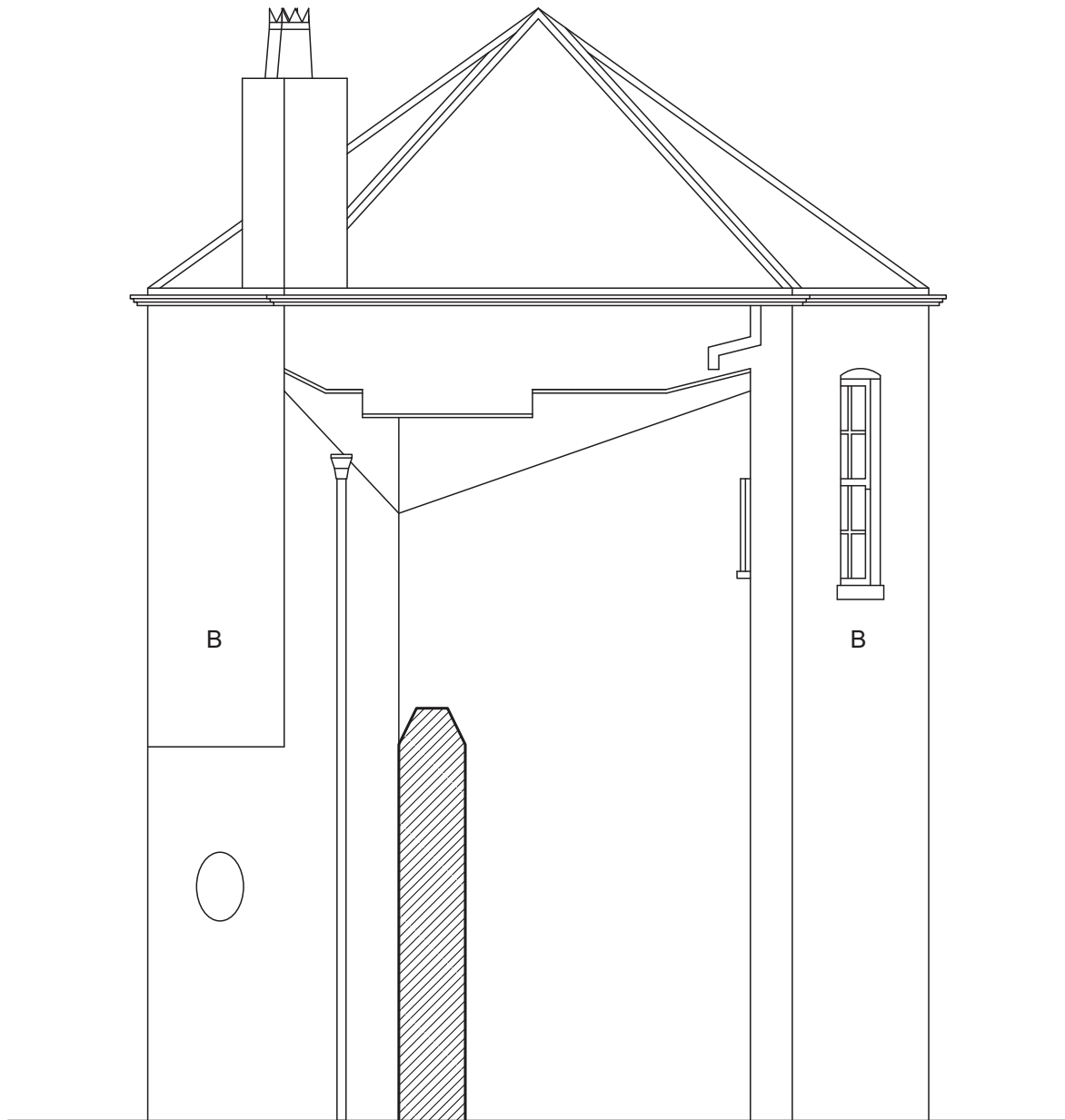
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SOUTH-EAST EXTERNAL ELEVATION


0 2.5m

© Lakeland Architectural 2020.



SOUTH-WEST EXTERNAL ELEVATION



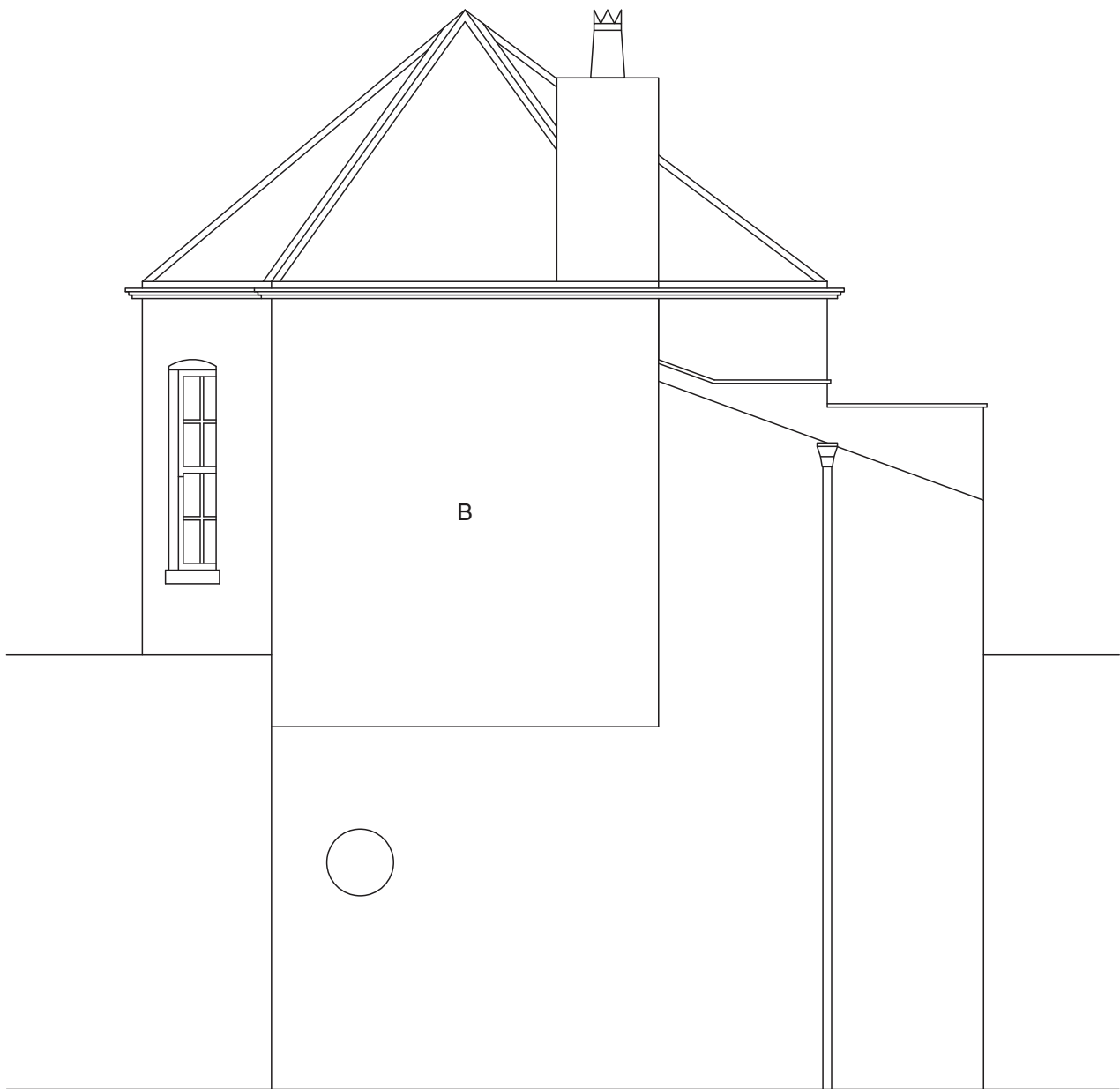
Key:  cross-sectional wall B brick

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Figure 4: South-west external elevation

Client: Pru Barton

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NORTH-WEST EXTERNAL ELEVATION



Key: B brick

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### 4.3 Internal Detail

4.3.1 **Ground floor:** this has a concrete floor, evidently quite recent and raised relative to the original. The ceiling is finished with the remains of lath and plaster, with joists that are sawn pine and narrow tongue and groove floorboards above (Plate 18). The walls are finished with lime plaster and blue distemper over masonry. The north-east side has a wide doorway with concrete over the jambs and a double plank and batten door with diagonally-set planks and stop-chamfered battens (Plate 19). This is flanked by windows in square reveals extending to the ground and with a heavy timber lintel over the east. The south-east elevation has two large alcoves semi-circular in plan and with semi-circular brick arches (Plate 20). There is a scar for a single thick shelf in each and both have a masonry sill in the base, the south of which holds a stone sink fed by lead pipes coming from under the stairs to the south-west (Plate 21). The south-west side has the entry to the stairs, which are up a single step and through a doorway with a semi-circular brick arch (Plate 22). The north-west side has a small fireplace with an iron bar forming the lintel of the opening, with a brass fitting for a gas light above (Plate 23 and Plate 24). The fireplace comprises an iron hob grate with some floral decoration, the sides of which extend below the level of the concrete floor. To the north-east there is another, smaller, alcove, again semi-circular in plan and with a semi-circular arch, although this is still finished with plaster (Plate 23).



Plate 18 (left): Ceiling in the ground floor room, viewed from the south-west



Plate 19 (right): Doorway to the north-east in the ground floor room, viewed from the south-west





Plate 20 (left): Alcoves on the south-east side of the ground floor room, viewed from the north-west

Plate 21 (right): Alcove containing a stone sink on the south-east side of the ground floor room, viewed from the north-west



Plate 22 (left): Access to the stairs on the south-west side of the ground floor room, viewed from the north-east

Plate 23 (right): Fireplace and alcove on the north-west side of the ground floor room, viewed from the south-east

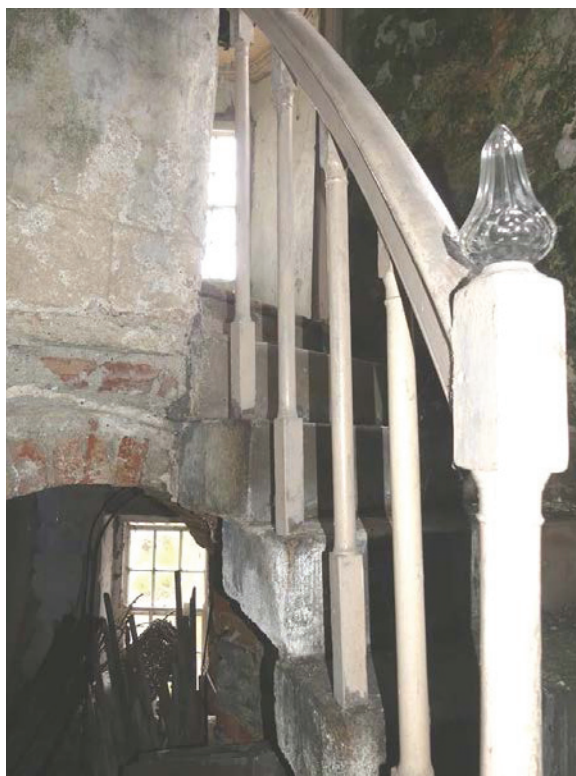




**Plate 24: Detail of the fireplace on the north-west side of the ground floor room, viewed from the south-east**

4.3.2 **Staircase:** the stairs form an essentially circular curve within the triangular section of the building, with the steps constructed from a dressed fine-grained buff sandstone (Plate 25). There is a very thin beaded newel post at the centre and fairly plain turned balusters on square bases and a simple handrail. A glass stopper from a bottle or decanter has been attached to the top of the newel post (Plate 26). In the space below the stairs a lead pipe projects through the wall, apparently providing the water to the sink in the adjoining room, although cut off at this point. The walls are of masonry construction, with the remains of lime plaster present throughout, and it is evident that this was originally scored to give the appearance of ashlar blocks. The north-east elevation comprises essentially just the access to the room beyond, down a short flight of steps and through a round-headed brick arch. At first floor level the stairs arrive at a doorway to the first-floor room, which has six panels with a simple moulded beading. To the south-west there are two alcoves in the wall, with round heads and semi-circular in plan (Plate 27), and to the south-east there is a small four-light window just below the top of the wall. There is an alcove at ground floor level in the north-west elevation that is very narrow and has a flat top, above which are three further alcoves, two semi-circular in plan and with semi-circular arches, and a square one at the top of the wall (Plate 28).





**Plate 25 (left): Detail of the stone steps, viewed from the north-east**

**Plate 26 (right): Detail of the newel post and balusters, viewed from the south-west**



**Plate 27 (left): Alcoves in the south-west wall of the staircase, viewed from the north-east**

**Plate 28 (right): Alcoves in the north-west wall of the staircase, viewed from the south-east**

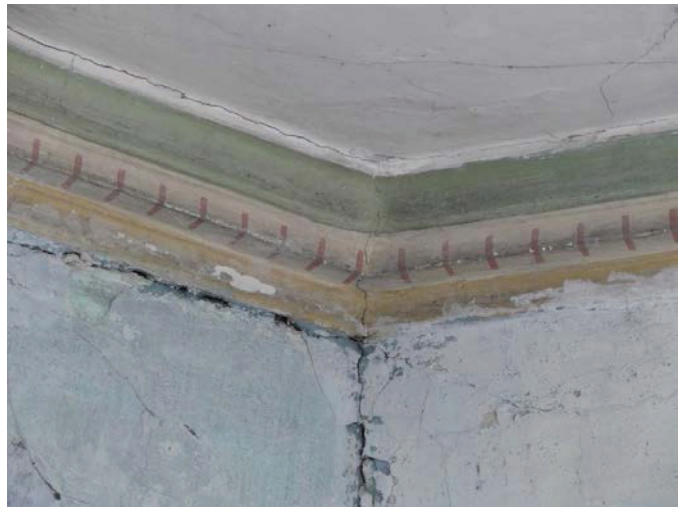
4.3.3 **First floor:** this has a narrow tongue and groove board floor and lath and plaster ceiling with a central roundel decorated with stencilled colour design of acanthus leaves and Greek key with a central



timber boss probably a later addition for a more recent light fitting (Plate 29). It was not possible to safely access the roof space above. The walls are finished with plaster and distemper and there is a simple ovolo-moulded skirting board and a moulded cornice, again decorated with a coloured stencil creating a faux denticular moulding and coloured bands (Plate 30). There are three windows to the north-east and south-east all with modern sliding sash casements with concrete in the jambs where they were inserted (Plate 31 and Plate 32). There are brass fittings attached to a timber base for old gas lighting on the north-west side and just the timber base remaining to the south-east. There is a slight alcove for the blind window on the north-west side (Plate 31) and the south-east window is within a recess that extends to the floor, unlike the others (Plate 33). To the south-west there is a doorway to the stairs with a six-panel door with simple moulded beading, a decorative metal handle and two finger plates and L-shaped hinges (Plate 34). To the north-west of this is a pointed alcove in the wall and north-west of this is a fireplace (Plate 35). This has a substantial timber entablature over it decorated with denticulate and floral, almost Rococo, designs and egg and dart along the outer surround. There is a beaded stone surround below this and an iron insert, probably a later addition, with geometric designs (Plate 36). The remains of a weathervane are lying loose on the floor nearby.



**Plate 29 (left): Detail of the ceiling roundel on the first floor**



**Plate 30 (right): Detail of the painted cornice on the first floor**



**Plate 31 (left): The blind window to the north-west and a window in the north-east elevation of the first-floor room, viewed from the south**



**Plate 32 (right): Windows in the north-east elevation of the first-floor room, viewed from the south-west**



Plate 33 (left): The window in the recess to the south-east in the first-floor room, viewed from the north-west



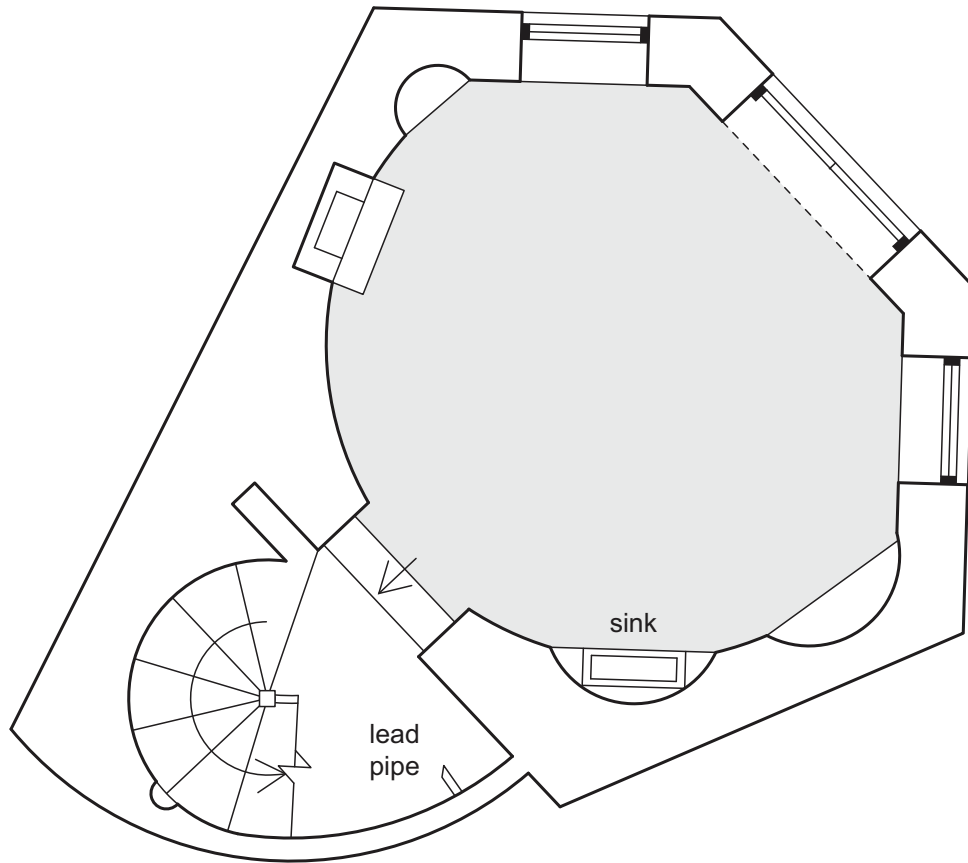
Plate 34 (right): The doorway to the south-west in the first-floor room, viewed from the north-east



Plate 35 (left): The alcove and fireplace on the north-west side of the first floor, viewed from the south-east



Plate 36 (right): Detail of the fireplace on the north-west side of the first floor, viewed from the south-east



GROUND FLOOR PLAN



Key: --- overhead feature → step(s) up ■ cross-sectional timber □ concrete

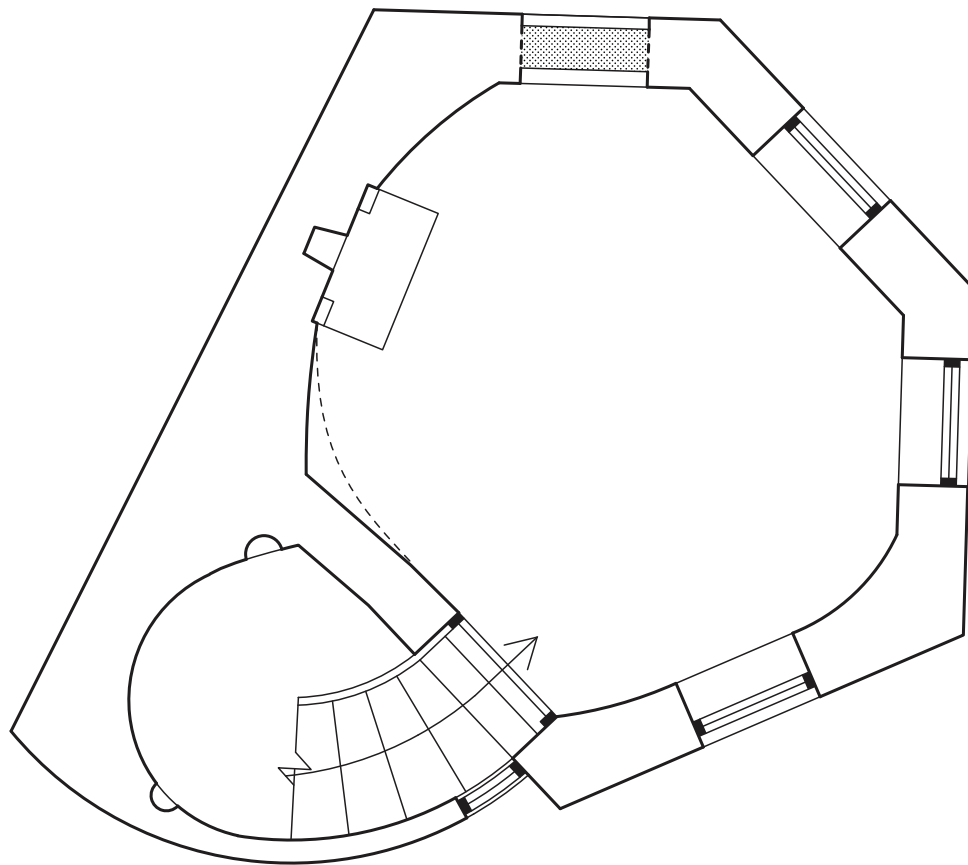
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Figure 6: Ground floor plan

Client: Pru Barton

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FIRST FLOOR PLAN



Key: --- overhead feature    → step(s) up    ■ cross-sectional timber    ▨ blocked feature

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Figure 7: First floor plan



## 5. Discussion

### 5.1 Introduction

5.1.1 Despite its small size the building has a remarkably interesting history and some features of real architectural interest. A consideration of the documentary evidence and the results of the building recording has allowed a relatively detailed understanding of the structure to be developed.

### 5.2 Phasing

5.2.1 **Introduction:** the limited documentary evidence combined with the results of the building recording have allowed three phases of development to be determined.

5.2.2 **Phase 1 (late-18<sup>th</sup> century):** it is apparent from the map evidence that the building certainly existed from at least 1832, although the associated garden is recorded as early as 1743. The heritage plaque suggests the building was constructed in 1754, but no evidence for this is given and none has been found. The building itself displays a number of architectural elements that are indicative of an 18<sup>th</sup> century date, probably late 18<sup>th</sup> century: the relatively small bricks, the use of classical motifs in the decoration, and the form of the fireplaces and staircase (Burton and Porten 2000; Burton 2001). The L-shaped hinges are also typically of an early 18th century date (Alcock and Hall 2002, 25). Given the connections with the Fell family, rather than the Turnpike, the location within a garden, and the more contemporary documentary evidence, it seems likely that it was originally constructed as a summer house. The map of 1832 shows the land belonging to John Fell at that time reaching up to the north-eastern edge of the garden, so it is possible that in the 18<sup>th</sup> century their land extended further to the south-west and that this large summer house served an even bigger garden associated with the Fell family's town house. Similar examples are certainly known in other towns in the local area, specifically Kendal, where these have been well-documented (Butler 1982), but also Lancaster (White 2000, 22-25). It is also noteworthy that windows on the first floor would have given an impressive view across Ulverston and as far as Morecambe Bay before the construction of the adjoining properties. The different construction techniques seen externally – the use of rubble mortar for the lower floor and brick for the first floor, are not indicators of different phases of construction as internally it is evident that at least some of the upper floor is also mortar and the brick is therefore essentially an outer skin. Its use was presumably in order to provide a neater finish and perhaps also a mark of status as brick was relatively expensive.

5.2.3 **Phase 2 (19<sup>th</sup> century):** it is not clear whether the blind window in the north-west elevation represents an original window that was blocked or whether it was built blind in order to maintain the symmetry of the elevation while avoiding window tax. The presence of a recess on the internal elevation suggests it was an original window that was blocked. The reasons for this change are unknown. While it might be suggested it was because of window tax this only applied to buildings with 10 or more windows (Richardson 1989, 49). An alternative suggestion is that the building was constructed before the creation of the turnpike in 1763, or perhaps even before the construction of the properties on the opposite side of Daltongate, then it became less desirable to have a functioning window facing that direction. In either case, it suggests that it was blocked in the late 18<sup>th</sup> or early 19<sup>th</sup> century. Other alterations in this period are less obvious. The narrow boards and neatly finished timbers of the first floor suggest that this might have been replaced during this phase, and it is apparent that the iron insert in the first-floor fireplace is a later addition.

5.2.4 **Phase 3 (late 20<sup>th</sup> century):** more recently a series of fairly substantial alterations have been made, the most substantial being the insertion of a concrete floor. It is not clear why this was added nor why it is evidently so much higher than the original floor level. In addition, the window casements were all replaced with modern facsimiles and a new door was added to the front (north-east) elevation, which evidently also led to the loss of the original overlight. More recently water ingress has occurred, particularly on the south-east side, leading to the loss of much of the original plaster.

## 5.3 Significance

5.3.1 Despite the evidence demonstrating overwhelmingly that the building was never a toll house it remains a structure of considerable local importance. It is one of very few surviving summerhouses in Ulverston. Other examples are known on Church Walk, which is similar in style to that on Daltongate but smaller (NGR 328782 478589), nearby to this on Back Lane (NGR 328668 478550), although this has been substantially modified, and in grounds off the footpath up to Hoad Hill (NGR 329004 479000), but this is now ruinous. There were undoubtedly originally many more, based on a comparison with nearby Kendal. The example on Daltongate is also of considerable size and age and has a remarkable number of architectural flourishes from the use of stone detailing in the front elevation, the alcoves (which presumably originally housed sculptures or other works of art), to the painted plaster on the first floor. Its apparent connections to the Fell family and their substantial estates along Daltongate makes it even more interesting within the wider context of the history of Ulverston.

## 5.4 Impact

5.4.1 Given the current poor state of the building the proposals represent a good opportunity to preserve it and for it to retain some of its architectural integrity by remaining detached from any modern buildings. It is important that some details, such as the plasterwork, the timber elements of the stairs, and the alcoves are dealt with carefully and by an appropriately qualified conservation builder, while other elements such as the fireplaces need to be retained. Ideally intrusive modern elements, in particular the concrete floor on the ground floor, should be removed – it is possible that an original floor remains beneath this. The window casements could be retained as they are reasonably good facsimiles but they are in need of some repair, although the double door in the north-east side is not as good and probably ought to be panelled. The most important missing element is the overlight above this door, the exact form of which is, at present, not known. Replacing this with something appropriate would make a considerable improvement to the look of the building.

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## Appendix 1: Listed Building Details

From: Historic England 2021

**Statutory Address:** FORMER TOLLHOUSE IN GARDEN OF NUMBER 45, DALTONGATE

**County:** Cumbria

**District:** South Lakeland (District Authority)

**Parish:** Ulverston

**National Grid Reference:** SD 28375 78293

**Details:** DALTONGATE (South side) Former tollhouse in garden of No.45; Outbuilding, said to be former tollhouse, c1800. Roughcast rubble on ground floor with rendered brickwork above and with a six-sided slate roof which has lead-roll flashings. Six-sided plan. Two storeys. The three sides which face towards a yard at the east have glazing-bar sash windows with plain reveals and projecting sills. The right-hand window on the first floor is blind with painted glazing bars. The central doorway has double doors of three raised and fielded panels each, a round arch with keystone and impost band, and a semicircular overlight with glazing bars. The side to the left, facing the adjoining house, has a first-floor window similar to the others. The side to the right faces the road and is blank and has a chimney rising from eaves level. The sixth side at the rear has a small lean-to addition.

**Listing NGR:** SD 28375 78293