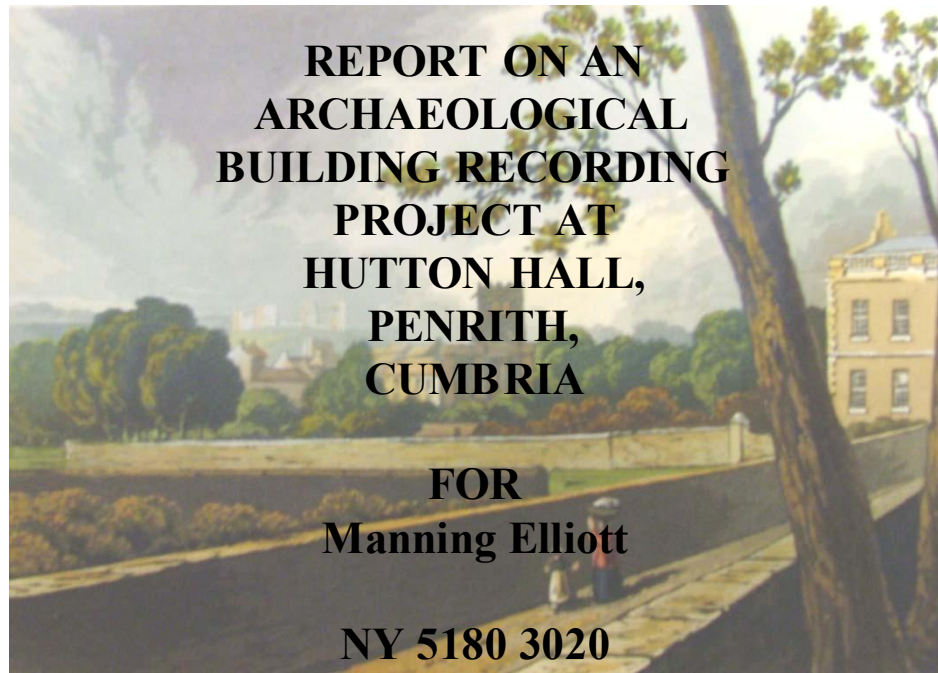

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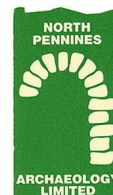
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EXECUTIVE SUMMARY

In December 2008, North Pennines Archaeology Limited was commissioned by Andrew Willison-Holt on behalf of Manning Elliott and Gregg's Bakery to undertake a Level 4 building survey, and assess the significance of three historic buildings at Hutton Hall, Penrith, Cumbria (NGR NY 5180 3020), prior to the proposed development of the site.

Hutton Hall was the seat of the Hutton family, who are described by Taylor as an '*ancient and worshipful family*'. The first of the Hutton's attributed to Hutton Hall was *Thomas de Hoton*, who lived until 1413. The Hutton's, who Taylor described as '*always maintaining considerable local influence*' remained at Hutton Hall down the male line for fourteen generations until the death of Dr Addison Hutton in 1746, although he had already sold the estate to John Gaskarth in 1734. The Earl of Lonsdale bought John Gaskarth's estate, which included Hutton Hall, following the death of John's wife Catherine in 1790. Hutton Hall remained in the possession of Lowther Estates until 1932 when it was sold to the Unanimity Lodge of Freemasons. Hutton Hall became the headquarters for Birkett's Bakery (now Gregg's bakery) in the 1980s.

The survey of the surviving historic buildings at Hutton hall has revealed that there are three distinct buildings of varying dates: the 14th/15th century pele tower; the cottage of possible 16th/early 17th century date, and the early 18th century mansion house. All three buildings, despite being different in form, however, were clearly intended to relate to each other as shown by internal access routes. The cottage has received little in the way of attention compared to the pele tower and the mansion house. It is later in date than the pele tower as part of its north-west wall hides the left-hand jamb of the tower doorway.

Despite internal alterations to accommodate other functions rather than domestic since the property was sold to the Unanimity Lodge of Freemasons in 1932, and more latterly being in use as offices, the mansion house still retains some fixtures and fittings which may be contemporary with its construction in the form of panelling, window shutters and cellar doors. It is clear from the evidence observed at Hutton Hall that the study of country houses can provide an interesting insight into the relationship between the elite and the employee. The way in which the main house at Hutton Hall relates to the cottage and the pele tower suggests that the earlier buildings were utilised to provide accommodation and services areas, but the access routes between all three meant that the servants were in a sense kept separate.

It was difficult to obtain a thorough examination of the buildings due to the site still being in use as offices and storage. Any interpretation within this report is based on what could be observed, and it is likely that future renovation to the buildings will result in features being revealed that may prompt this interpretation to be re-evaluated. The removal of external render and internal plasterwork and panelling may reveal the south-west gable of the cottage to establish if it has indeed been partly demolished. Depending on the extent of any future internal groundwork's within the cottage and the mansion house, the foundations of earlier buildings on the site may be revealed. Of the three buildings, it is perhaps the cottage which could benefit from further investigation.

It is likely that additional structural and archaeological evidence will be revealed by the proposed development, which could shed light on the history and development of the buildings. It is therefore recommended that archaeological monitoring be undertaken during any future alteration work to the fabric of the existing buildings.

ACKNOWLEDGEMENTS

North Pennines Archaeology Ltd would like to thank Andrew Willison-Holt, Chartered Town Planner, for commissioning the project, Manning Elliott and Chris Malpas of Gregg's Bakery for his assistance throughout the fieldwork.

The building survey was undertaken by Fiona Wooler. The report was written by Fiona Wooler. The project was managed by Frank Giocco, Technical Director for NPA Ltd. The report was edited by Frank Giocco.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 In December 2008, North Pennines Archaeology Limited were commissioned by Andrew Willison-Holt, on behalf of Manning Elliott and Gregg's Bakery, to undertake an archaeological building recording project of Hutton Hall, Penrith, Cumbria prior to the proposed redevelopment of the site to residential use (NY 5180 3020) (Figure 1).
- 1.1.2 Hutton Hall is a Grade II* listed building which incorporates a 14th/15th century pele tower, a 16th/17th century cottage and a mansion house dating to the early 18th century. Hutton Hall is located on the eastern edge of Penrith Conservation Area¹.
- 1.1.3 The building survey corresponds to an English Heritage Level 4 survey, which is a comprehensive analytical record that draws on the full range of available resources, and discusses the building's significance in terms of architectural, social, regional and economic history². The building survey also follows the recommendations given in *Standard and Guidance for the Archaeological Investigation of Standing Buildings or Structures*³.
- 1.1.4 The measured survey of the elevations was undertaken by Nicky Gaskell in March 2008. The historic building survey was carried out on 24th January 2009 by Fiona Wooler.

1.2 SITE LOCATION

- 1.2.1 The study area is situated within an urban townscape at a height of approximately 132m above Ordnance Datum. It is located within modern Penrith town centre in an area of primarily commercial use to its south and south-west, and housing to the north and east (Figure 1).
- 1.2.2 Hutton Hall is situated at the north end of Friargate, at its junction with Benson Row and Folly Lane. The main façade of the hall faces south-east with an enclosed area to the front presently used for car parking. The cottage is located at the north-east end of the mansion house, and the pele tower is situated to the north-west side of the cottage and mansion house. The land to the north-west is occupied by modern buildings associated with the bakery (Figure 2).
- 1.2.3 Other historical structures located on Friargate, and within close proximity to Hutton Hall include Mansion House dating to the mid-18th century (HER 5421, Grade II*); Abbots Bank on the opposite side of the road which dates to 1820 (Grade II* listed building); the 18th century Mostyn Hall (Grade II listed building); and The Friarage which has a date stone of 1717 (Grade II* listed building).

¹ Cumbria County Council/English Heritage, 2002

² English Heritage, 2006a

³ IfA, 2001

- 1.2.3 The geology of the area consists of Permo-Triassic sandstones, reddish in colour and soft and medium grained. Penrith sandstone, occurring in the Vale of Eden, differs from the St Bees sandstone of Furness, west Cumbria and the Carlisle Plain in that it is relatively drift free and the soils mainly developed directly from the sandstone. Where drift deposits do occur they consist of sandy glacial deposits, partly sorted morainic drift in scattered localities and very stony drift deposits on high ground in the Lake District. The till is reddish in colour on or near Permo-Triassic outcrops⁴.
- 1.2.4 The buildings which make up Hutton Hall are constructed of this local red sandstone.

⁴ SSEW, 1984

2. METHODOLOGY

2.1 THE BUILDING SURVEY

2.1.1 The survey consists of three basic elements:

- a written account, which includes information derived from documentary research.
- a measured survey with accompanying architects drawings.
- a photographic record.

2.2 THE WRITTEN ACCOUNT

2.2.1 The written account is included in this document together with a selection of photographs, plans and appendix of documentary information.

2.2.2 Following each section an assessment of the significance of each of the buildings will refer back to the historical and archaeological information, using guidance provided in *Conservation Principles: Policies and Guidance*⁵.

2.3 THE MEASURED SURVEY

2.3.1 The floor plans of all three of the buildings were kindly supplied by the architect, Manning Elliott, and have been reproduced with annotations as Figures 10 to 15.

2.3.2 The main elevations were surveyed using a Trimble 3605 Reflectorless Total Station to form a framework for rectifying digital photographs of the elevation. The image rectification was undertaken using Monobild Software. The resulting digital photographs were then digitised in a CAD environment to produce drawings of the main elevations.

2.3.3 The measured survey, which corresponded to a Level 3 building survey as described by English Heritage⁶, was undertaken by Nicky Gaskell in March 2008.

2.4 THE PHOTOGRAPHIC RECORD

2.4.1 The photographic archive consists of the following:

- a series of 35mm black and white prints showing general views of the exterior of the buildings and their setting.

⁵ English Heritage, 2008

⁶ English Heritage, 2006

- a series of digital views of the exterior of the buildings, the interior of the buildings and specific internal details (e.g. roof structure) included within the report for illustrative purposes.

2.5 PROJECT ARCHIVE

- 2.5.1 An archive will be prepared in accordance with the recommendations in *Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation*⁷. The archive will be deposited within a suitable repository and a copy of the report will be given to the County Historic Environment Record, where viewing will be made available on request.
- 2.5.2 North Pennines Archaeology Ltd supports the Online Access to Index of Archaeological Investigations (OASIS) Project. The overall aim of this project is to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. Details of the building recording project will be made available by North Pennines Archaeology Ltd as part of this national project under the unique identifier **northpen3-54467**.

⁷ Brown, D, 2007

3. PREVIOUS WORK

- 3.1 In 2004 a desk-based assessment was undertaken by North Pennines Archaeology Limited to evaluate the archaeological potential of the site. The assessment concluded that given the lack of knowledge regarding the archaeological development of the medieval town of Penrith, the site was in an area of potential archaeological importance. It was anticipated that a programme of archaeological evaluation, building recording and monitoring would be required as a planning condition⁸.

⁸ NPA, 2004

4. HISTORICAL CONTEXT

4.1 INTRODUCTION

4.1.1 The known history and development of the site has already been considered within the desk-based assessment undertaken by North Pennines Archaeology Limited in 2004, however for the purposes of this report, a synopsis of the buildings and history of the site is given here, as well as a consultation of various cartographic sources. All the historic buildings on the site are Grade II* listed.

4.2 DOCUMENTARY SOURCES

4.2.1 Hutton Hall (HER Ref. 5419) consists of three main building phases: -

- a 14th/15th century pele tower,
- a 16th/early 17th century domestic range,
- an early 18th century mansion house

4.2.2 The pele tower is located to the north-west side of the site and is believed to date to the 14th century. This may have been the tower, or the site of a tower, which William Strickland was given licence to crenellate in 1397 and 1399⁹. According to Taylor, the pele tower had battlements and a parapet in the 1700s but these blew down in a hurricane¹⁰.

4.2.3 The 16th/early 17th century property to the north-east side of the large mansion house (Plate 3) was described by Taylor as a '*low two-storied building for domestic accommodation added in Elizabethan times or earlier*'¹¹. In the listed building record which was compiled in 1983, this building is described as '*cottage attached on right of Masonic Hall*'¹² is the original Hutton Hall, with 14th century square pele tower at rear. Front 17th century and 18th century, scored stucco, new slate roof, 2 storeys, a 17th century stone doorway with boarded door, 3 sashes down and 4 up in stone architraves. King post roof'. This building appears to have been largely ignored by commentators such as Pevsner who preferred to mention the pele tower and the later 18th century mansion house¹³.

4.2.4 The 18th century mansion house is the largest building of the group and is located to the south-west of the pele tower and cottage. Taylor dates this addition at c.1720 and he describes it as '*a long symmetrical façade and classic features, consisting of a frontage of single rooms with a corridor or passage at the back of them, after the style of that period, of which there are numerous examples in the district*'¹⁴.

⁹ Perriam, D.R, and Robinson, J, 1998, Page 208

¹⁰ Taylor, M.W, 1892, Page 253

¹¹ *Ibid*, Page 253-254

¹² Hutton Hall was owned by the Freemasons until it was sold to Birkett's Bakery

¹³ Pevsner, N, 2002, Page 176

¹⁴ Taylor, M.W, 1892, Page 254

- 4.2.5 Hutton Hall was the seat of the Hutton family. The first to be recorded was *Adam de Hoton*, who died in November 1308. The first of the Hutton's attributed to Hutton Hall would appear to be *Thomas de hoton* and his wife *Helena*¹⁵.
- 4.2.6 The Hutton's continued to be at Hutton Hall down the male line for 14 generations until the death of Dr Addison Hutton in 1746 (he had no male heir), although he had already sold the estate to William Gaskarth in 1734. William Gaskarth purchased the manor of Penrith which included Hutton Hall for £6,200 and assigned it to his son, John, and his son's heirs. The Gaskarth family, which included John and his wife Catherine, lived at Hutton Hall until 1756, when the battlements of the pele tower were blown down and falling masonry killed Catherine's sister, Mary, who was asleep in her room. According to Wilkins, no attempt was made to refurbish the Hall after the accident¹⁶. John Gaskarth's daughter, Mary, married Williams Hasell in 1774 and following the marriage they were to reside at Hutton Hall, however it was by this date in a ruinous state and major renovation was required. Using the Hassell family records, Wilkins describes some of the alterations made at this time including the conversion of the brewhouse into a new kitchen; these are described in more detail in *Appendix 1* as further archaeological work within and outside the present buildings may reveal features associated with this period of alteration.
- 4.2.7 The Earl of Lonsdale bought John Gaskarth's estate, which included Hutton Hall, following the death of John's wife Catherine in 1790. Sales particulars at this date described Hutton hall as '*a commodious, modern-built mansion house – three good parlours, one drawing room, eleven lodging rooms, besides garrets, a servants hall, an excellent cellar, two good kitchens with pantries, and all the necessary offices and conveniences fit for the reception and accommodation of a large family..at a proper distance, and in the middle of a small field, is a brew house and stabling for 20 horses. The above premises are most beautifully situate in the town of Penrith, on an eminence, commanding a fine view*'¹⁷.
- 4.2.8 Hutton Hall remained in the possession of Lowther Estates until 1932 when it was sold to the Unanimity Lodge of Freemasons¹⁸. Hutton Hall then became the headquarters for Birkett's Bakery and modern buildings were constructed to the north-west of the historical structures. Birkett's Bakery was acquired by Greggs, a bakery business which originated on Tyneside in the 1930s, in 1996¹⁹.
- 4.2.9 An undated sketch of the front elevation of Hutton Hall held in the collection at Carlisle Record Office is reproduced as Plate 1, and a painting by T Fielding dating to 1822 of part of the main elevation and St Andrew's Church is reproduced as Plate 2. This painting suggests that the western side of Folly lane was defined by a stone wall (as shown beside the two figures in the foreground), and that part of the Friargate boundary also consisted of a stone wall, although it is necessary to be cautious with paintings and engravings as there may have been a certain degree of artistic licence applied to the scene.

¹⁵ Graham, T.H.B, 1930, Page 79

¹⁶ Wilkins, F, 2003, Page 75

¹⁷ CRO Ref: D/Lons/L5/1/48/77 and Wilkins, F, 2003, Page 79

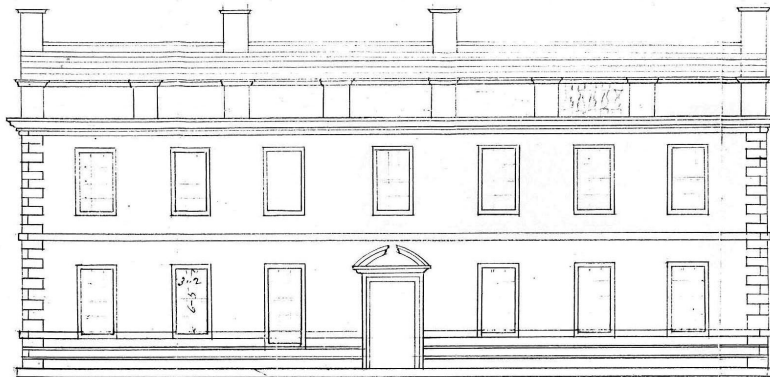
¹⁸ Carlisle Record Office Ref: D/Lons/L5/1/48/77

¹⁹ http://www.greggs.co.uk/about_us/history/ - Accessed 27/1/09

4.3 CARTOGRAPHIC SOURCES

- 4.3.1 The earliest known readily-available plan of Penrith was surveyed by James Clarke and dates to 1787 (Figure 3). Benson Row is annotated to the east of the town, with buildings shown fronting the street on its eastern side. Hutton Hall is shown as being L-shaped in plan, although the accuracy of this plan with regards to the exact layout of the buildings at this date needs to be considered. It is however likely that this L-shaped plan represents the mansion house, cottage and pele tower. It is interesting to note that the land to the south and east of Hutton Hall is open which at this date would have provided an open vista for the occupants of the hall. The land to the north and west is also open, possibly as gardens, with linear 'orchards' shown to the rear of the properties on Sandgate. Thacka Beck flows to the west of Hutton Hall, with Mansion House shown as U-shaped in plan on the opposite side of the beck. The land on the opposite side of Benson Row is annotated with the name '*Flatt*' and J Gasgarth Esq. suggesting that he still owned the Hutton Hall estate at this date.
- 4.3.2 Wood's Map of Penrith dating to 1820 shows Hutton Hall as being in the ownership of the Earl of Lonsdale, along with land to the south-east either side of 'Barco Lane' (now known as Folly lane). The large expanse of gardens is shown to the north and west of the hall, and the cottage at the north-east end of the main house is shown to have its own enclosure to the south. On the opposite side of Benson Row is a property set within its own enclosure which may have related to Hutton Hall, as there are documentary references to a brewhouse and stables located in a small field (see 4.2.7 above). Mansion House, to the west of Hutton Hall, is annotated as being in the ownership of '*I De Whelpdale Esqr*'. By this date, Thacka Beck appears to have been culverted in the section between Friargate and Sand Gate (Figure 4).
- 4.3.3 Tithe Maps and Awards were produced following the Tithe Commutation Act of 1836. They are a useful source of historical information as they can record land ownership, occupation, field names, acreage, state of cultivation, and tithe payable for particular plots of land. The Tithe Map for Penrith dates to 1849, and Hutton Hall is labelled as Plot No.334, which is listed as being in the ownership of William, Earl of Lonsdale and in the occupancy of John Taylor. The map shows the plan of the buildings at this date, with the projection for the staircase shown on the north-west side, as well as smaller buildings fronting Benson Row (projecting from the north-west side of the cottage, and against the north-west wall of the pele tower. The property remains in a large enclosure, presumably gardens, and to the south-east the land remains undeveloped maintaining the open landscape of regular fields (Figure 5).
- 4.3.4 The 10.56ft to 1 mile scale First Edition Ordnance Survey map of c.1865 clearly shows the buildings at Hutton Hall at that date, including the present stable block adjoining the pele tower and a range against the boundary wall which separates the property from Benson Row to the north-west (Figure 6). The cottage is shown to have its own garden to the front with access gate, and the gardens for the hall itself are shown as regularly spaced-out with paths, and a section of Thacka Beck to the western side. A small building located in the garden, and close to Thacka Beck, may have been a summerhouse.

- 4.3.5 By the publication of the Second Edition Ordnance Survey map in 1901, the range against the boundary wall with Benson Row appears to have been demolished (Figure 7).
- 4.3.6 The Ordnance Survey map of 1968 (1: 2500 scale) shows large buildings to the north of Hutton Hall, annotated as 'Bakery' (Figure 8).



Sketch of the Front of Hutton Hall, Penrith. Scale one inch to 10 feet

Plate 1 – Undated sketch of the front elevation of Hutton Hall²⁰



Plate 2 – Part of the south-east elevation of Hutton Hall with St Andrew's Church in the middle of the painting²¹

²⁰ CRO Ref: D/Lons/11/9/21

²¹ Carlisle Library Local Studies Collection, T Fielding 1822

5. RESULTS

5.1 INTRODUCTION

- 5.1.1 At the time of survey, Hutton Hall was still being used as offices for Gregg's Bakery; consequently it was not possible to undertake a thorough examination of the buildings due to the presence of modern office partitions, storage facilities and staff. It should also be noted that to the north-west of the historic buildings which form the basis of the present survey, there are modern structures associated with the bakery which restricted the photography.
- 5.1.2 The main façade of Hutton Hall faces to the south-east onto Friargate, and the junction where Friargate, Benson Row and Folly Lane meet (Plate 3).



Plate 3 – Hutton Hall as seen from the south-east, showing the red sandstone 18th century mansion house, with 16th/17th century cottage to right, and the pyramid roof of the pele tower behind

5.2 THE PELE TOWER

- 5.2.1 Pele towers or tower houses were defensive dwellings constructed between the 14th and 16th centuries in the northern counties of England and on the Scottish side of the border, reflecting the periods of hostility between the two nations²². The term 'pele' comes from the Latin word *palus* meaning stake, so the word 'pele' actually refers to a palisade which would have surrounded the building, but which has subsequently been applied to this type of structure.
- 5.2.2 The pele tower is located on the north side of Hutton Hall and is largely obscured from view except from Benson Row where the most visible elevation (north-east) can be observed (Plate 4). Due to the presence of later buildings on three of its sides and the proximity of the boundary wall facing Benson Row it was not possible to obtain a clear photograph of the whole of an elevation.
- 5.2.3 The pele tower measures *c.*7.5m square externally, is of four storeys and is constructed of roughly coursed and squared red sandstone masonry. The north-east and north-west facing elevations are covered in roughcast, whilst the south-west elevation retains some modern render (Plates 4 and 5). The walls of the pele tower are *c.*1.0m thick highlighting its defensive nature. The roof is pyramidal in form, and is laid in slate with what appears to be ceramic ridge tiles, however this is unlikely to have been the form of the original roof which may have been either flat with battlements, or may have been gabled²³. On the north-west side is a sandstone chimney stack constructed of ashlar masonry terminating in chimney pots; this chimney stack (which is a later addition) contains a projecting string course and decorative cornice, which provides architectural detail (Plate 6).
- 5.2.4 The north-east elevation is the least obscured of the four (Plate 7 and Figure 16). It contains a ground floor doorway which has a surround consisting of blocks of masonry with chamfered edges and square head, the inner edge of which curves to meet the chamfer of the jambs (Plate 8). The left-hand jamb is partly hidden behind the north-west wall of the cottage showing that the cottage was a later addition. There are a total of 10 small windows and a small blocked window in this elevation, those to the left-hand side of which light the spiral staircase. One of the small windows has an arched head and chamfered surround, this lights the third floor. Windows of this size are characteristic of a defensive structure and the insertion of larger windows is only likely to have occurred when the troubles between England and Scotland dissipated in the early 17th century.
- 5.2.5 The north-west elevation is obscured at its base by the later stable block; however it was possible to note three small arched windows, the surrounds of which appear to have been cut from single pieces of sandstone. Two of these windows are located at third floor level although one is now blocked, and the other is at second floor level and is also blocked (Plate 9).
- 5.2.6 The south-west elevation is that which faces towards the town of Penrith and this is presumably the reason why it contains the larger windows. These former three-light stone mullioned windows are a later insertion, possibly dating to the early 17th century

²² Brunskill, R.W, 2002, Page 36

²³ *Ibid*, Page 38

(Plate 5). The jambs, cills and lintels have a chamfered inner edge. Over each of these windows are hood moulds which terminate in label stops; hood moulds, sometimes referred to as drip moulds or weather moulds, were originally designed to prevent rainwater running down the wall face but they were also used as a decorative feature. The label stops are different for each window (Plates 10-12); the uppermost would appear to be a shield containing the remains of a letter 'H', presumably standing for 'Hutton'. There is a small window with arched head, similar to those observed on the north-west and north-east elevations to the right of this wall, located between the first and second floor windows (Figure 15).



Plate 4 – The pele tower as seen from the north on Benson Row



Plate 5 – South-west elevation of pele tower



Plate 6 – Chimney stack, north-west elevation of pele tower



Plate 7 – North-east elevation of pele tower, note the blocked windows in the boundary wall which may relate to a now missing building located against the north-west wall of the cottage



Plate 8 – Doorway, north-east elevation of pele tower (Scale = 2m)



Plate 9 – North-west elevation and the later stable block



Plate 10 – First floor label stop



Plate 11 – Second floor label stop



Plate 12 – Third floor label stop, shield with possible 'H'

5.2.7 The interior of the pele tower could only be accessed from the inside of the cottage, through a doorway in the north-west wall (Figure 10). The door on the north-east elevation referred to in 5.2.4 (Plate 8) no longer provides access to the interior as it

appears to be blocked off by the spiral staircase, suggesting that these stairs are a later insertion (Perriam and Robinson have suggested that the original newel or spiral staircase was located in the southern corner²⁴). Just to the left of the interior of this doorway, however, a possible blocked window was observed in the south-east wall, now hidden on the opposite side of the wall by the cottage. Within this aperture is a crude wooden feature which may have formed part of a frame or may have been used for shelving (Plate 13).

- 5.2.8 As noted above, the ground floor of the pele tower was accessed from the door in the north-west wall of the cottage. Immediately to the right of this doorway is the spiral staircase (sometimes referred to as a newel staircase) which ascends clockwise. The ground floor consists of two rooms and the base of the staircase (Figure 10). To the left of the entranceway is a door into what is now the Plant Room, which contains the boiler and storage space. The boiler is set within a concrete pit in the north-west corner of the room; however some sandstone flagstones remain as flooring. In the south-west wall is a niche which may have been used as a small cupboard, or is a partly blocked window. To the right of this is an unblocked window, the left-hand reveal of which is splayed to allow the maximum of light in. This window appears to have been a later insertion as it respects the addition of the office on the opposite side of the wall, although externally one of the jambs is partly obscured by the office extension (Plate 14 and Figure 10).
- 5.2.9 The north-west wall also contains a large niche, which was possibly once a window or a cupboard (Plate 15). To the right of this feature is scarring for a former masonry cross-wall, part of which remains to separate the Plant Room from the Store (Plate 16 and Figure 10). This masonry cross wall may not have been an original feature as there was no evidence that it was substantially bonded into the main north-west wall. To the right of this scarring are two niches in the wall, one above the other, possibly used for storage or holding candles/oil lights (Plate 16).
- 5.2.10 Where part of the masonry cross wall has been removed to provide extra storage space, a brick wall has been inserted at a 90° angle to complete the separation of the Plant Room from the Store (Figure 10). The Store contained shelving against the brick wall and there was little in the way of features observed apart from the window in the north-east wall, and the curved wall of the spiral staircase (Plate 17).
- 5.2.11 The first floor of the pele tower was accessed via the spiral staircase, or from the first floor of the cottage where a doorway has been inserted to meet the first floor landing of the spiral staircase (Figure 11). This floor of the pele tower was being used as offices at the time of survey, with a modern partition separating it into two rooms. The floor was carpeted, and the walls were plastered and wallpapered so it was not possible to observe any blocked features within the fabric of the building at this level. In the south-west wall is a window which contains a modern frame, but which presumably was originally a three-light stone mullioned window. In the north-west wall there is a late 16th or early 17th century red sandstone fireplace, infilled with a later grate and sandstone surround with two Gothic-style arches (Plate 18). The earlier fire surround is moulded, has a four-centred arch, and contains the initials 'W', 'D' and 'H'; the 'H' is set within a shield very similar to that noted on the external label stop (Plate 12).

²⁴ Perriam, D.R and Robinson, J, 1998, Page 208

Taylor suggested that these were the initials of Sir William and Dorothy Hutton; Sir William was High Sheriff in the years 1604 and 1611, in the reign of James I. He also suggested that this was the principal room in the pele tower or the 'lords solar'²⁵ (a solar being a private withdrawing room used for sleeping or as a living room). Set in the north-west wall of this room is the remains of a wall-mounted gas light, which has a long pipe allowing the light to be moved away from the wall (Plate 19). Gas lighting systems had been introduced in the 18th century; however the use of gas for lighting in the home only took off in the middle of the 19th century. Although gas lighting was around five times brighter than candles, it produced excessive soot and noxious gases, so it was often limited to ground floor rooms²⁶. A gasworks had been established in Penrith on what is now known as Old London Road, formerly 'Bark House Lane', in 1830, and on the 24th November that year the town was lit with gas for the first time²⁷. Wood's Map of Penrith dating to 1820 shows that there was a 'Gas and Coke Works' on Bark House Lane in 1820 (see Figure 4).



Plate 13 – Blocked window, ground floor, SE wall of pele tower

²⁵ Taylor, M.W, 1892, Page 253

²⁶ Yorke, T, 2005a, Page 89

²⁷ NPA, 2008a, Page 16



Plate 14 – Ground floor of pele tower, showing blocked and unblocked windows



Plate 15 – Ground floor of pele tower, ?blocked window in north-west wall (Scale = 2m)



Plate 16 – Ground floor of pele tower showing scarring of former masonry cross wall with niches set in wall to the right (Scale = 2m)



Plate 17 – Ground floor store, view looking north-east



Plate 18 – Early 17th century fireplace, first floor of pele tower

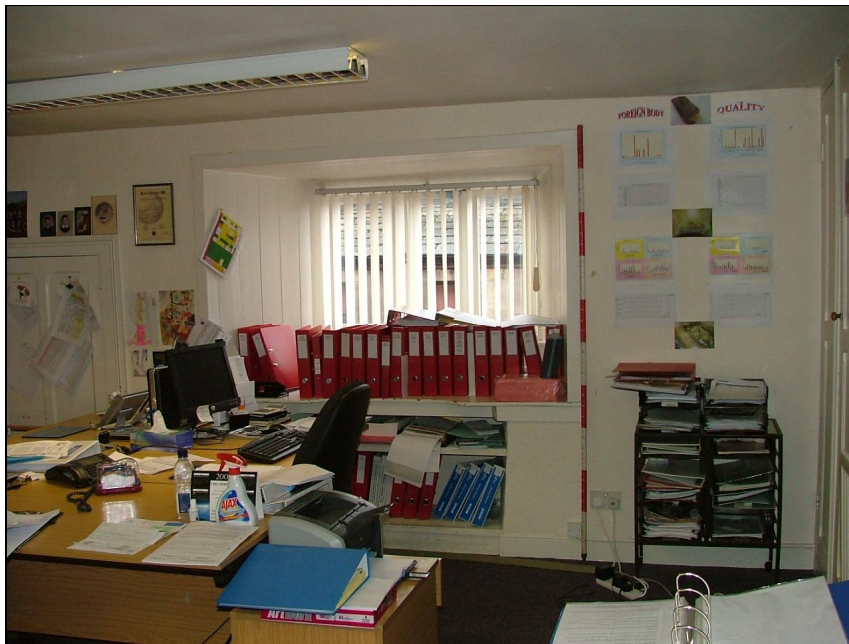


Plate 19 – Remains of a gas light complete with 'Shrek', first floor of pele tower

5.2.12 The second floor of the pele tower was accessed from the spiral staircase and at the time of survey was just one room with no modern subdivisions (Figure 12). The floor is

carpeted and the walls are plastered and wallpapered. In the south-west wall is a window with modern frame, but which would have originally been a three-light mullioned window the same as those on the first and third floors. On this floor it was easier to observe that the base of all the large windows in the south-west elevations have been used as shelving, although these may originally have been window seats (Plate 20). In the north-east wall is a bolection-moulded fireplace of 18th century date (Plate 21). In the ceiling is a single oak beam, orientated SE-NW, which is exposed to show its chamfered edges. Cupboards in the north-west and south-west walls may be later insertions, although there is the possibility that at least one may occupy a former garderobe, which were often located within the thickness of the wall, as seen at Yanwath Hall²⁸.

- 5.2.13 The third and final floor in the pele tower is also accessed only via the spiral staircase, the top of which also provides access to the loft space of the 18th century mansion house, highlighting the historical and modern connection between all three buildings. At the top of the stairs is a relatively modern wooden newel post, plain square balusters and hand rail (Plate 22). This floor is divided by a partition wall which creates a corridor from the top of the stairs to a door into the main room, and an opposing door which provides access to the attic of the mansion house (Figure 13). The main room on this floor was being used for storage at the time of survey, with shelving along two of the walls, and central shelving which restricted photography. A blocked window was observed in the north-west wall, and the large window in the south-west wall has a shelf beneath its cill as noted in the window on the second floor (Plate 23). Set in the plastered ceiling of this room are two boxed-in beams which support the central post for the roof of the pele tower (Plate 24). In the north-west wall is a gas light fittings, similar to that noted on the first floor (Plate 25).



²⁸ Taylor, M.W, 1892, Page 57

Plate 20 – Second floor of pele tower showing window in SW wall (Scale = 2m)



Plate 21 – Bolection-moulded fireplace, second floor of pele tower (Scale = 2m)



Plate 22 – Newel post, handrail and balusters, top of spiral staircase in pele tower (Scale = 1m)



Plate 23 – Third floor of pele tower, window in south-west wall



Plate 24 – Third floor of pele tower, beams in ceiling supporting central post of pyramidal roof



Plate 25 – Remains of gas light fitting, third floor of pele tower (Scale = 2m)

5.3 THE PELE TOWER –ASSESSMENT OF SIGNIFICANCE

- 5.3.1 The pele tower is significant to the town of Penrith as it may have been the tower, or an earlier tower on the site, that William Strickland was given licence to crenellate in 1397 and 1399, rather than the assumed tower at Penrith Castle²⁹. The pele tower is representative of a turbulent period in Cumbria's history when Scottish armies incurred repeated raids on towns such as Carlisle and Penrith. Penrith was attacked in 1314 and c.1345 and it is during this period that reference is made in documents to a *town wall*, although no archaeological work has as yet revealed evidence for such as fortification³⁰. *A Guide to Penrith* published c.1940 interestingly noted that the narrow entrances to the town, the many courtyards and the wide open spaces of Sandgate and Dockray are features which relate to Border raids; cattle were driven into the yards and open spaces inside the town and the narrow streets and entrances defended the inhabitants, by presumably using barricades³¹. It is possible that the pele tower stood as part of, or just within a town wall, or within a barmkin which may have housed less substantial wooden structures for kitchens, stables etc.
- 5.3.2 During the 17th century the pele tower appears to have been the residence of William and Mary Hutton, as shown by the fireplace at first floor level (see Plate 18). The

²⁹ Perriam, D.R and Robinson, J, 1998, Page 208

³⁰ NPA, 2008a, Page 13

³¹ The Official Guide to Penrith, Ullswater and District, c.1940, Page 29

former mullioned windows with hoodmoulds in the south-west elevation face St Andrew's Church and were clearly meant to provide a vista looking towards the church and town. During this period, Mansion House was not in existence, so an uninterrupted view was available.

- 5.3.3 What is interesting about the pele tower is its relationship with the cottage and the mansion house as it would have been from the 18th century until it ceased to be a residence. The internal access routes suggest that both the cottage and the pele tower were used as service areas and servants quarters, with the only internal link with the main house being between the cottage and the mansion house at ground floor level.

5.4 THE 16TH/17TH CENTURY COTTAGE

- 5.4.1 This building is located to the south-east of the pele tower, with the later addition of the mansion house to its south-west (Figure 10). The cottage was constructed to incorporate part of the south-east wall of the pele tower as its north-western wall. It is not known if the cottage originally extended further to the south; part of the building may have been demolished when the mansion house was constructed. The removal of internal wall coverings to reveal the masonry within the mansion house during any future refurbishment may reveal the original south-west gable of the cottage, thus establishing if that was or was not the case.
- 5.4.2 The cottage is a low two-storied building constructed of masonry with a fairly new Welsh slate roof. Coping stones and kneelers define the north-east gable end which faces Benson Row, along with a sandstone chimney stack, which is similar in design to those on the main house (Plate 26). The kneelers also appear to be the same as those on the south-west end of the main house.
- 5.4.3 The south-east elevation has three windows to the ground floor, and four square slightly smaller windows to the first floor, all in plain sandstone surrounds, which project slightly from the wall face, and contain four-pane sash window frames (Plate 27 and Figure 16). This style of window has been dated by Brunskill to appear at the

vernacular level towards the end of 18th century³², although the dating may be slightly earlier in larger houses. The main door surround is constructed of blocks of dressed red sandstone which make up the jambs, and a single piece of dressed sandstone for the lintel, all of which have a chamfer on the inner edge (Plate 28). This style of doorway could be 16th century in date, although due to the absence of mouldings or date stone, it could just as easily be much later. Render on all the elevations of this building hides any evidence for earlier windows or doorways.

- 5.4.4 The north-west elevation faces into a small yard between the pele tower and the boundary wall (Figure 9). There is a single window at ground floor level, and two at first floor level, all in plain sandstone surrounds the same as those on the south-east elevation. A doorway at ground level appears to be a fairly modern insertion, although render covers its surround (Plates 29 and 30). When it is considered that a range of buildings once existed against the boundary wall, with one end against the north-west elevation of the cottage at its northern end (see Figure 6), the ground floor window, and possibly one of the first floor windows (depending on whether this now demolished building was single or two-storeys in height) would have been obscured. It is possible that the now missing range may have been contemporary with the cottage. Blocked windows, presumably relating to this missing building or range of buildings, can still be observed in the boundary wall from Benson Row (Plate 7).
- 5.4.5 Internally, the cottage is divided into four rooms by modern partition walls at ground level with a short corridor between the mansion house and the back door in the north-west elevation (Figure 10). It was noted that the ground level in the cottage is slightly lower than that of the house; two steps having been inserted where the two properties meet (Plate 31). The ground level of the cottage, however, was the same as that of the pele tower. Some of the front windows still retain shutters, and have window seats (Plate 32). No other features of note were observed at ground level, apart from a recess in the north-east wall which may have been the location of a former doorway, or a fireplace as an extant fireplace is located in the first floor room immediately above this recess (Plates 33 and 34).
- 5.4.6 The first floor of the cottage could be accessed via the spiral staircase in the pele tower, or by using the main staircase in the mansion house to then walk through the large open plan office which occupies the first floor of the larger property (Figure 11). As with the ground floor there was a difference in height between the first floor of the cottage and that of the mansion house, in this case up five steps. The first floor doorway between the cottage and the mansion house was inserted by Birkett's/Gregg's, therefore prior to this there was no access between the two at first floor level³³. The landing for the first floor of the pele tower was slightly lower than that of the cottage, with two steps up providing access from the spiral staircase.
- 5.4.7 The first floor has been subdivided into three offices by modern partitions and a 19th century fireplace was noted in the small northern room (Figure 11). Perhaps the most interesting feature about the cottage is the presence of part of one roof truss within the two northern first floor rooms which is constructed from reused timber, and two boxed-in beams creating three bays (Plates 35 and 36). The low height of this timber in

³² Brunskill, R.W, 2002, Page 193

³³ *Pers. Comm.* Mr Chris Malpas

relation to the present first floor level suggests that the cottage may have been constructed as a hall, with the interior space open to the rafters (although it could equally have been a low two-storey cottage with a higher modern floor level). Examples of halls being added to earlier defensible towers are known in Cumbria. Yanwath Hall, Yanwath, to the south-west of Penrith is an early example where a 14th century pele tower had a hall and kitchen added in the 15th century³⁴, and at Clifton Hall, Clifton, to the south-east of Penrith, a timber hall was added to one side of an earlier 15th century defensible tower³⁵. It is possible that the cottage at Hutton Hall was constructed as a kitchen range, possibly replacing an earlier timber example. What is interesting about the arrangement of the pele tower and the cottage (bearing in mind that the large mansion house was not built until much later) is that it seems awkward in layout. At Yanwath Hall, the hall was added to one of the sides of the tower creating a linear building, at Hutton Hall, the cottage is connected to the pele tower against part of its south-east wall and it is difficult to assess why this should be so. It has already been suggested that it is possible part of the cottage was demolished when the mansion house was constructed, or there may have been other buildings situated in this location restricting the site on which the cottage could be built. It should be noted that at Clifton Hall, a later hall was set at an odd angle to the tower³⁶, and Brunskill cites Isel Hall near Cockermouth as an example where a later stone hall was also orientated at a strange angle to its tower³⁷.



³⁴ Pevsner, N, 2002, Page 299

³⁵ Brunskill, R. W, 2002, Page 49

³⁶ Salter, M, 2002, Page 39

³⁷ Brunskill, R. W, 2002, Page 50

Plate 26 – South-east elevation of cottage with the later mansion house to left



Plate 27 – South-east elevation of cottage and front garden



Plate 28 – Doorway in South-east elevation of cottage (Scale = 2m)



Plate 29 – North-west elevation of cottage (Scale = 2m)



Plate 30 – First floor of north-west elevation of cottage



Plate 31 – View looking south-west from the cottage showing the difference in ground floor level between the cottage and the mansion house



Plate 32 – Interior view of window in south-east elevation of cottage



Plate 33 – Recess in north-east wall of cottage, ground floor (Scale = 2m)



Plate 34 – Fireplace in north-east wall, first floor of cottage



Plate 35 – Part of roof truss made from reused timber, first floor of cottage



Plate 36 – First floor of cottage looking north-east showing one of the boxed-in roof beams
(Scale = 2m)

5.5 THE 16TH/17TH CENTURY COTTAGE – ASSESSMENT OF SIGNIFICANCE

- 5.5.1 The cottage is an interesting example of a 16th/17th century building of which there are other examples in the town such as The Two Lions Inn and Gloucester Arms on Cornmarket, and a red sandstone house overlooking St Andrews which forms part of the Tudor Café (HER 5422), which is reputed to have been constructed for Roger Bertram in 1563.
- 5.5.2 What is perhaps most interesting about the cottage is its relationship with the pele tower (prior to the mansion house being constructed); it may have been erected as a domestic range housing a kitchen and servants quarters in a period when the threat of border warfare had dissipated. It is clearly an integral part of the workings of the mansion house following its construction in the early 18th century, as it formed the main access route between the main house and the pele tower. The cottage more latterly appears to have been a separate residence as shown by the small garden to the front facing Friargate and the high boundary wall between the garden and the gravel area in front of the mansion house.
- 5.5.3 Despite lacking in architectural detail, being hidden from view by the trees and walls surrounding the small garden to the front, and slightly overshadowed by the scale and façade of the mansion house, the cottage at Hutton Hall is an interesting building which forms part of the evolution of the site. It is hoped that during any future development work on the site, this structure is considered with as much merit as the pele tower and mansion house.

5.6 THE 18TH CENTURY MANSION HOUSE

- 5.6.1 The two-storey mansion house is the largest of the three buildings measuring *c.*23.5m in length by *c.*8.5m in width externally. It is constructed of roughly coursed red sandstone masonry; however the main south-east facing façade is of sandstone ashlar with rusticated quoins. A horizontal stone band runs along this elevation just above the height of the main doorway, and at the top of the wall is a moulded cornice with the remains of a parapet above (Plate 37). An undated sketch of the main elevation of Hutton Hall and a painting dating to 1822 both show a complete parapet with balustrades (Plates 1 and 2). The main door surround is moulded with a pediment above on brackets; the door itself has recently been removed but according to the listed building record it was of six-panels (Plate 38). There are six sash windows at ground level, and seven at first floor level, all in plain architraves. The present windows only contain two panes; however it is possible that originally they may have been 12-pane windows with thin glazing bars (Plates 37 and 39). The windows and central door create a symmetrical façade characteristic of 18th century county houses. The roof is laid in slate with coping stones and kneelers on the gable end, and four chimneys of ashlar sandstone along the ridge line (Plates 40 - 42). Two down pipes for rain water are located either side of the main door, the tops of these pipes are built behind the cornice to collect water from the base of the roof hidden behind the parapet. This main façade is the only elevation of all the buildings which make up Hutton Hall which has not been rendered.

- 5.6.2 The south-west elevation faces into the yard of the Bakery, which originally would have been part of the garden. Differences in the colour of the render on this elevation show that there are two blocked windows at first floor level, and two to the attic space (Plate 41). There was no evidence for former windows at ground floor level, suggesting that there were no windows here originally; this is also the case at The Nunnery, Staffield, Armathwaite, a country house of similar date³⁸.
- 5.6.3 The north-east elevation of the mansion house is largely obscured by the earlier cottage; however it was possible to note a small window with plain surround at attic level (Plate 42). There may originally have been a further attic window on the northern side of this elevation, however none could be observed externally due to the presence of the cottage and the pele tower, although a recess was observed internally in the short corridor which links the third floor of the pele tower and the attic of the mansion house, suggesting a blocked aperture (see Plate 78 below).
- 5.6.4 The north-west elevation of the mansion house was difficult to photograph and observe due to the presence of modern buildings relating to the bakery (Plate 43). In the centre of this elevation is a three-storey 'tower' which is contemporary with the main house; this houses the main staircase, the stairs to the cellar and a room at attic level (Plate 44 and Figure 10). Where the render has fallen off, it was possible to observe that the stair tower was constructed of ashlar sandstone, with alternating quoins. The first floor stair window has a slightly projecting sandstone surround with arched head and three central rusticated keystones, quite different from those on the main south-east elevation (Plate 45). The attic window is in a plain sandstone surround. At ground level there is a doorway with large fixed-pane window to one side.
- 5.6.5 To the south of this stair tower is a two-storey, quite thin, extension with pitched roof which appears to have been constructed in the 20th century to house ground floor toilets and a first floor corridor (Figure 10). The south-west wall of this extension is tied to the main house with iron brackets.
- 5.6.6 To the north side of the stair tower is a flat-roofed single-storey extension which presently houses part of the male toilets and office; this would appear to be a 20th century addition as it is not shown on the Second Edition Ordnance Survey map (Figure 7). It does seem, however, to have been constructed on the site of an earlier small building as shown on the First Edition Ordnance Survey map, which is located against the south-west wall of the pele tower (Figure 6). The modern flat-roofed extension appears to have been constructed against a thin two-storey extension with pitched roof which does appear to be shown on Figure 7. This extension may not be contemporary with the mansion house as it partly obscures the right-hand jamb of a blocked window in the north-west elevation (Plate 46).

³⁸ NPA, *forthcoming*



Plate 37 – South-east elevation of mansion house



Plate 38 – Main doorway, south-east elevation of mansion house



Plate 39 – Detail of ground floor window, south-east elevation of mansion house



Plate 40 – View looking south-west along the base of the roof showing the remains of the parapet, slate roof and chimneys



Plate 41 – South-west elevation of mansion house showing blocked first floor and attic windows, note the pitched roof of the 20th century thin extension to left of main house and ranging pole



Plate 42 – North-east elevation of mansion house showing attic window



Plate 43 – North-west elevation of mansion house, which is largely obscured by modern buildings



Plate 44 – View looking south-west of the stair ‘tower’ showing first floor stair window and attic window (which is now blocked)



Plate 45 – First floor stair window and attic window above



Plate 46 – View from pele tower of first floor extension over male toilets which partly obscures the right-hand jamb of window on the north-west elevation of mansion house

- 5.6.7 The interior of the mansion house is accessed from the doorway in the main south-eastern elevation (Plate 37). The 18th century house consists of a ground floor, a first floor, a cellar and an attic.
- 5.6.8 The main doorway opens into an entrance hall on the ground floor which has a decorative dentilated cornice, the same as that present in the ceiling of the staircase (Plates 47 and 48). Within the entrance hall is decorative wooden panelling complete with a mirror and table which may relate to the properties use as a Masonic lodge (Plate 49). The internal ground floor space either side of the entrance hall is approximately the same, however it appears that at least one original internal cross wall may have been removed at some point (as shown by the location of the chimney stacks on the roof). The internal arrangements of an 18th century country house were generally symmetrical as shown in examples given by Girouard such as Nether Lypiatt Manor, Gloucestershire (early 18th century)³⁹, and typical plan forms are given by Brunskill⁴⁰. In Cumbria this internal symmetry is seen at The Nunnery, Staffield, Armthwaite, which is also early 18th century in date. The ground floor at Hutton Hall has lost some of this regular arrangement to the right side of the entrance hall, where it is possible a room the same dimensions as that occupied by the present reception (to the left of the entrance hall) may have existed. From sales particulars dated 1790, it would appear that there were four ground floor rooms at that date, described as '*three good parlours and one drawing room*' (see 4.2.7 above).
- 5.6.9 Running along most of the length of the ground floor there is likely to have been a corridor (this still remains in the present arrangement) which would have connected the rooms on the ground and first floor and the cellar with, what may have been, the servants hall located in the cottage. To the right-hand side of the entrance, however, one side of the corridor wall appears to have been lost and replaced by modern partition walling (Figure 10).
- 5.6.10 The stairwell is accessed from the entrance hall through a doorway with semi-circular head (which presumably originally housed a fanlight), moulded architraves and panelled door lining; the door itself is clearly modern (Plates 47 and 50). The dog-leg staircase is in line with the entrance hall, again adding to the symmetry of the internal space. The walls of the stairwell are panelled with a dado rail which terminates at the bottom and the top of the stairs with a mock baluster (Plates 51 and 61). The turned balusters of the staircase are similar in shape and design to examples dating to the first half of the 18th century as given by Alcock and Hall⁴¹.
- 5.6.11 To the left of the door at the bottom of the stairs the corridor gives access to the ladies toilet housed in the small extension shown on Figure 10. A room at the south-western end of the building has been partitioned into three offices, although a fireplace remains *in-situ* against the end wall (Plate 52). Located against the northern wall of the corridor on the ground floor are two metal radiators, with subtle architectural detail (Plate 53). The cleanliness and efficiency of central heating was described by Loudon in his *Encyclopaedia* as early as 1833, and by the mid-19th century public buildings and large

³⁹ Girouard, M, 1978, Page 151

⁴⁰ Brunskill, R.W, 2000, Page 49

⁴¹ Alcock, N.W and Hall, L, 1994, Page 3

houses were commonly heated by hot water circulating in massive cast-iron radiators. In the many homes, however, the open fire remained as both coal and servants were cheap. It was not until the 1960s that central heating was a feature of every new home as well as being installed in older properties⁴². Radiators such as those noted at Hutton Hall, with similar subtle detailing, have recently been observed in flats at Gosforth, Newcastle upon Tyne, which date to the 1950s⁴³.

- 5.6.12 The section of corridor from the right side of the bottom of the stairs to the door to the cottage is panelled; the panelling below the dado rail is very similar to that noted below the dado on the staircase, however the panelling above appears, certainly in places, to be older (possibly reused from another building?) (Plates 54 – 56). This older panelling with visible nail heads may be original, or may date to the period of renovation at the end of the 18th century (see 4.2.6 above). The panelling is present on all four walls of the room to the right-hand side of the entrance hall, suggesting that this room may not have been subdivided originally. There was no evidence that could be observed for the scarring of former cross-walls, whether masonry or stud, in any of the panelling, however some areas certainly appear to have been replaced. The detailing at the top of the panelling consists of two different designs; arcading and scroll work (Plates 55 and 56). The arcading above some of the panelling (Plate 55) is very similar to that noted in a house in Sussex dating to 1724⁴⁴, however it must be noted that the dissemination of styles may have taken some time to reach northern England from the south.
- 5.6.13 All of the windows in the main south-east elevation retain their shutters at ground floor level (Plates 57-58). Some of the shutters have butterfly hinges and H-hinges which were in use throughout Britain in the 17th and 18th centuries⁴⁵. Some of these panelled shutters have their hook stays *in-situ* (Plate 59), as well as ventilator grilles close to the top (Plate 58).
- 5.6.13 In the north-west wall of this corridor is a doorway with internal rebates which now provides access to the 20th century office extension, but which may originally have been a back door to the garden and outbuildings (Figure 10).
- 5.6.14 A fireplace was noted on the opposite side of the north-eastern entrance hall wall (Plate 60), which is in line with one of the four chimneys. A further fireplace may have been located in the north-eastern wall of the mansion house, although this was not observed at the time of survey.
- 5.6.15 The first floor of the mansion house is accessed from the main staircase, or from the recently inserted door from the cottage in the north-eastern wall (Figure 11). The stairwell is panelled, and there is a dentilated cornice with moulding below, although the lack of this moulding and panelling on the wall at the top of the stairs indicates that this wall is a later insertion, and that originally the staircase may have opened into a corridor which ran the length of the first floor (Plates 61 - 62). Entry to the first floor is now by a corridor which is located in the extension that also contains the ground floor ladies toilets.

⁴² Barrett, H and Phillips, J, 1987, Pages 72 and 136

⁴³ NPA, 2008b

⁴⁴ *Ibid*, Page 41

⁴⁵ Alcock, N.W and Hall, L, 1994, Pages 24-25

- 5.6.16 At the time of survey, this floor was in use as an open-plan office, therefore most original internal divisions have been removed. It appears that one masonry cross-wall has been removed, as there may have been four fireplaces on the first floor served by the four chimneys. A large recess at the southern end of the north-west internal wall suggests that a window once existed in this location, now hidden by the 20th century extension in use as a corridor (Plate 63). A second window is also likely to have existed between this and the southern end of this wall to maintain symmetry with those on the northern side of the stair tower. The window to the north side of the stair tower is now blocked but its surround can still be viewed externally (see Plate 46).
- 5.6.17 At the south end of the first floor of the mansion house, gaps in the coving and picture rail suggest the former presence of an internal wall (Plates 64 – 65). In the south-west wall, at first floor level, one of the former windows which can be observed externally (see Plate 41) has been utilised as shelving (Plate 66).
- 5.6.18 The tentative evidence for a former corridor which may have run the length of the first floor is provided by the presence of coving either side of the short corridor between the main open space of the first floor and the entranceway (Plate 67). It is possible that when Hutton Hall was in the ownership of the Mason's, the thin two-storey extension against the north-west wall of the mansion house was constructed to provide an entrance into the main hall, thus allowing for control of access to one end and providing some degree of privacy.

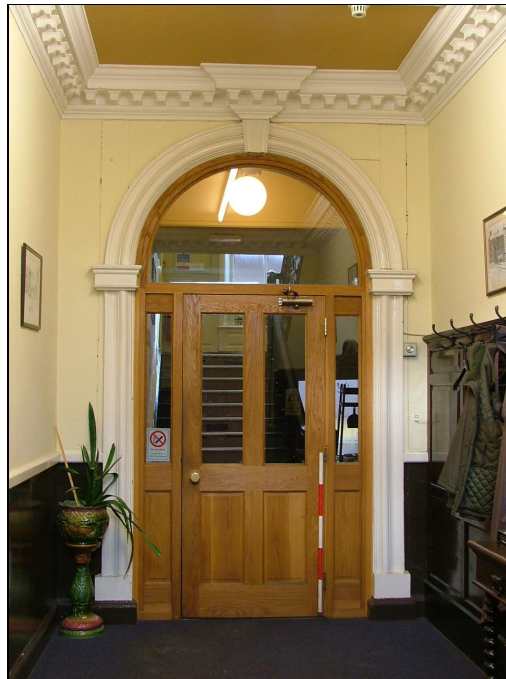


Plate 47 – Main entrance hall into mansion house showing dentilated cornice and doorway
(Scale = 1m)



Plate 48 – Detail of dentilated cornice and architrave



Plate 49 – Wooden panelling with mirror and table, entrance hall of mansion house (Scale = 1m)

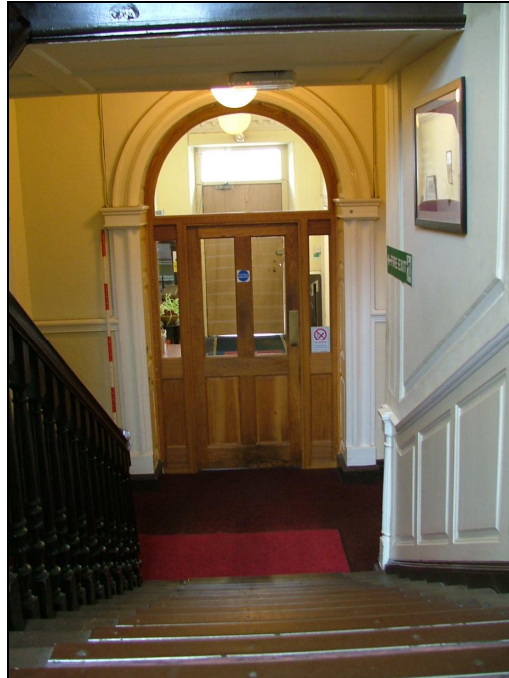


Plate 50 – View from the first landing on staircase towards entrance hall (Scale = 2m)



Plate 51 – View looking up the stairs from the door to the entrance hall



Plate 52 – Fireplace in south-west end wall, ground floor of mansion house (Scale = 1m)



Plate 53 – Detail of radiator, ground floor corridor of mansion house (Scale = 1m)



Plate 54 – View looking south-west down corridor from door into cottage showing panelling, modern office partition to left, and former doorway to exterior on right



Plate 55 – Detail of some of the older panelling with nail heads visible in the ground floor corridor of mansion house, with the row of arcading between the cornice and the panelling



Plate 56 – Detail of panelling against south-east internal wall, ground floor of mansion house



Plate 57 – Detail of shutters, ground floor of mansion house (Scale = 1m)



Plate 58 – Shutter, ground floor of mansion house



Plate 59 – Detail of hinges and hook stay, ground floor shutter, mansion house



Plate 60 – Fireplace, room to north side of entrance hall, ground floor of mansion house (Scale = 1m)



Plate 61 – Panelling, first floor of staircase in mansion house (Scale = 2m)



Plate 62 – Dentilated cornice, first floor of main staircase. Note the lack of panelling and coving below one wall suggesting this is a later insertion



Plate 63 – North-west wall, first floor of mansion house (Scale = 2m)



Plate 64 – First floor of mansion house showing termination of coving and picture rail (Scale = 2m)

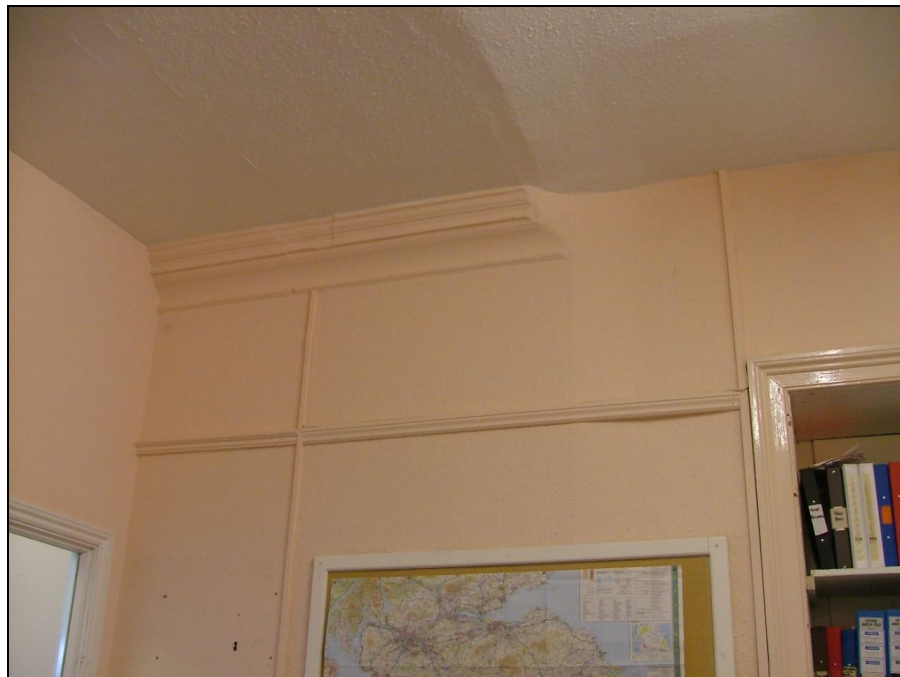


Plate 65 – South-west wall of mansion house, first floor, showing termination of coving



Plate 66 – Former window in south-west wall of mansion house, first floor (Scale = 2m)



Plate 67 – Short corridor at south end of first floor showing coving of former original corridor?
mansion house

- 5.6.19 Access to the attic is via the pele tower, with no direct access from the main house itself; as the attic would originally have been used as servants quarters, this suggests that the pele tower and, presumably the cottage, were where domestic routines were undertaken. The spiral staircase in the pele tower was, in effect, the ‘back stairs’ which became common in country houses in the second half of the 17th century, highlighting the move towards privacy in the house. Writing in 1660, the architect Roger Pratt commented that, in general a house should be *‘so contrived...that the ordinary servants may never publicly appear in passing to and from for their occasions there’*⁴⁶.
- 5.6.20 The attic space is divided into three sections by two masonry gable walls (Figure 13) both of which support two of the four chimneys, the other two chimneys being on the gable ends. These two stone walls each have a doorway to the northern side; the heads of these doorways consist of curving timbers creating shallow arches (Plate 68). It appears that some of the original architrave still remains *in-situ* along with at least one original early 18th century butterfly hinge⁴⁷ (Plates 69 – 70). Both of these masonry cross-walls originally appear to have had windows, although that in the northern wall is now blocked up. The southern cross-wall, however, still retains the diamond glass panes, set in lead comes, although it was not possible to observe if the frame was wrought iron, wooden or lead as it has been cemented over (Plates 71 -72). These windows are interesting features: firstly considering that they are internal, and secondly that they are leaded in this way, when larger panes of glass were available as there would have been in the large windows of the main house. It is possible that these windows may have been reused from elsewhere, as, if they are an original feature; they were only going to be seen by the servants who occupied the attic space. Presumably their existence in the internal cross-walls meant that light for the servants rooms could penetrate through the attic space from the windows on the gable ends.
- 5.6.21 The attic space above the stair tower also appears to have been utilised, the window which is visible from the exterior (Plate 45) was noted to be blocked internally (Plate 73). This particular space in the attic seemed quite cramped, and it is not known if it was actually used as a bedroom. Clearly, however, the servants were allowed a good view of the gardens which formerly existed to the north-west.
- 5.6.22 The roof structure of the mansion house consists of five hand-cut king-post roof trusses, some of which have struts, although several of the struts have been replaced (Plate 74). Some of the purlins have been reused from elsewhere, as redundant mortice holes and peg holes were observed. The top of the king-posts still retain the wooden pegs which fixed the principal rafter to the king-post, and a v-shaped notch is cut into the top of the king-post to house the ridge beam (Plate 75). Carpenter’s (or assembly marks) were observed on four of the five roof trusses, in the form of Roman numerals ‘V’, ‘IIII’, ‘III’ and ‘II’, as these were in order then it may be that the roof trusses were cut for this property rather than being reused from elsewhere.

⁴⁶ Girouard, M, 1978, Page 138

⁴⁷ Alcock, N.W and Hall, L, 1994, Page 24

- 5.6.23 On either side of the attic space, running the length, a lath and plaster wall has been inserted to create a wall for the servants rooms, as well as presumably preventing wind from blowing into the attic space from the eaves (Plate 76).
- 5.6.24 It has been observed in the attic at The Nunnery, Staffield, Armathwaite, that the plastered walls contained a substantial amount of graffiti of varying dates, mainly recording the names and ages of the staff. Only one piece of graffiti was noted at Hutton Hall, on part of one of the masonry cross-walls, where the name 'Chris Noble' and the address 'Redbank Terrace⁴⁸, Carlisle' had been written (Plate 77). It is possible that once the shelving has been removed and the walls can be freely inspected, more graffiti may come to light. Graffiti such as this provides an interesting insight into those who lived and worked in large houses such as Hutton Hall.
- 5.6.25 At the north-east corner of the attic is a small door set within a dormer which provides access to the base of the roof (from which the view seen in Plate 40 was obtained) behind the parapet on the south-east elevation.
- 5.6.26 At the point where the attic of the mansion meets the third floor of the pele tower, a recess was noted in the north-east wall; this may originally have been a window (Plate 78). The other attic window in this wall remains unblocked (see Plate 42). Although blocked externally, the two attic windows in the south-west elevation retain their wooden surrounds and glass internally (Plate 79).



⁴⁸ Redbank Terrace is off Currock Road

Plate 68 – View looking north-east of one of the stone walls with doorway, attic of mansion house (Scale = 2m)



Plate 69 – Remains of some of the possible original architrave, doorway in attic of mansion house (Scale is in 20cm graduations)



Plate 70 – Early 18th century butterfly hinge, doorway in attic of mansion house



Plate 71 – Window in cross-wall of attic, still retains some diamond glass panes within lead cames, and a central vertical piece of wood to which some of the cames are tied



Plate 72 – Piece of glass from internal attic window, mansion house



Plate 73 – View of the blocked attic window with timber lintel in stair tower



Plate 74 – One of the five king-post roof trusses, attic, mansion house



Plate 75 – Detail of one of the king-posts showing wooden pegs and v-shaped notch in top of king-post to hold the ridge beam, attic of mansion house



Plate 76 – One of the principal rafters in the attic with a section of the lath and plaster wall left of photograph

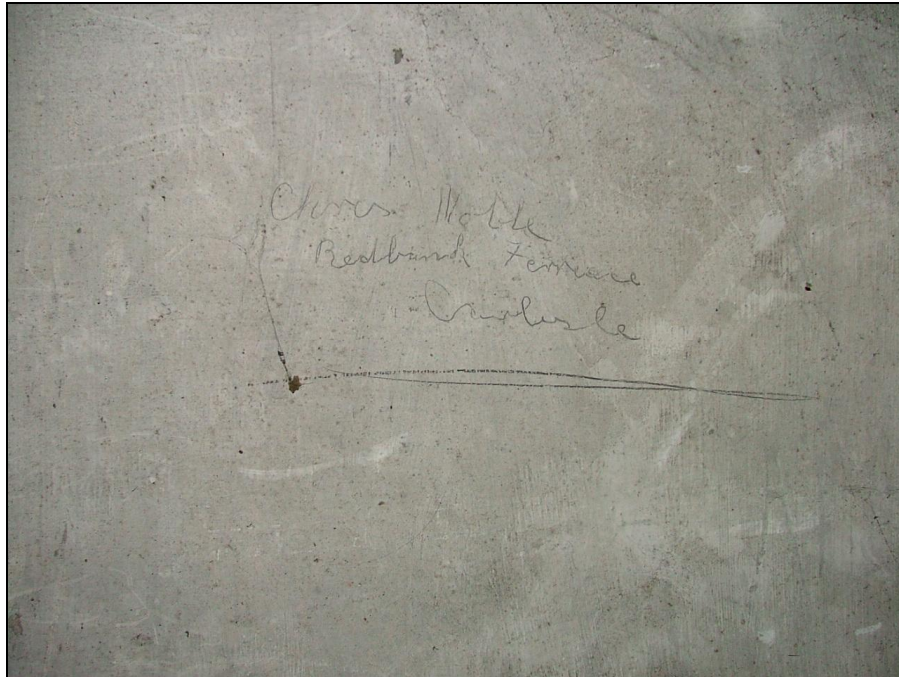


Plate 77 – Graffiti, wall of attic, mansion house



Plate 78 – Recess in NE wall between attic space of mansion house and door to third floor of pele tower (Scale = 1m)



Plate 79 – South-west wall of attic showing two, 2-pane sash windows (now blocked externally)

- 5.6.27 The cellar is accessed from behind the main staircase within the mansion house, down 12 stone steps (Plate 80 and Figure 15). The cellar consists of a short corridor and three fairly equally sized rooms, all of which have semi-circular ceilings, i.e. vaulted, in brick. The floor of the corridor and all the rooms is of sandstone flagstones, and the walls are white-washed. The surrounds for the three doorways into each room are constructed of dressed blocks of sandstone masonry (Plate 81). The central room has sandstone shelves supported by brick piers running down one side, which presumably were used for the storage of wine bottles (Plate 82). Set in the stone-flagged floor of this room is a course of bricks (Plate 83). Scarring on the southern wall of this room suggests that there had been shelving along its length, although this has now been removed.
- 5.6.28 In the end walls of each of the cellar rooms is a niche, which was possibly used for housing a candle, or oil light, by the butler or servants whilst working in the cellar. According to Yorke, the cellar in a country house was used principally as a store for wine and beer, due their high value and the need for cool temperatures⁴⁹. The cellar is located beneath the main house, which would have allowed easy access for the owner of the property, but may also have provided a level of security for the valuable stock held there.
- 5.6.29 In the north-western wall of the corridor in the cellar is a niche, which may have been used to house a candle/oil light, as noted in the cellar rooms (Plate 84). To the right of

⁴⁹ Yorke, T, 2005, Page 140

this niche is an interesting feature, which consists of a recess into the wall that has at its base a stone sink, in the back of the recess is a remains of a small wooden door, and the top of this feature is a semi-circular area in the vaulted ceiling (Plate 85). This feature, of which there is another in the same wall of the northernmost room, may have been used to pass wine and beer down into the cellar from an external trapdoor, which would now be hidden by the later addition of the extensions against the north-west wall. The sink may originally have had a copper or lead lined tub which could have held ice ready for serving with drinks. The concept of storing ice for cooling drinks was introduced into England in the second half of the 17th century, and one of the earliest known 'ice houses' in Cumbria is recorded at Holker Hall, which was in existence before 1732⁵⁰. A majority of the ice houses in Cumbria date to the 19th century, but it is possible that there was an ice house of some form at Hutton Hall, although one does not appear to be mentioned in documentary sources, or shown on any historical maps. Beer of varying strengths was consumed regularly as water was not safe to drink. It is known from documentary sources that Hutton Hall had its own brewhouse for brewing beer in the 18th century. In the 1770s Mary Hasell, sister of William Hasell, who had married John Gaskarth's daughter (also Mary), supervised renovation works at Hutton Hall and it would appear that the old brewhouse was to be made into the kitchen, and a new brewhouse was to be constructed elsewhere. According to sales particulars dated 1790, the brewhouse is described as being located in the middle of a small field, along with stabling for 20 horses⁵¹. This may have been in the field on the opposite side of Benson Row.

- 5.6.30 Two cellar room plank and batten doors remain, although one has been repaired in places. Both of these doors may be original as shown by the strap hinges and the decorative diamond-work pattern, which is clearly visible and well-preserved on the door to the southernmost room (Plates 86 - 89). The strap hinge has a rounded end, and the long edges are slightly chamfered. The end of the hinge has been formed to create a circular hole which sits on the spindle fixed into the door jamb (Plate 88). Strap hinges such as these were in used throughout the 17th century⁵², although clearly the style disseminated into the 18th century as shown by the presence of this style at Hutton Hall. This door also retains its lock, highlighting the need to securely store wine and beer (Plate 87). The decorative diamond-work on the side of the door which faces the cellar corridor consists of lightly inscribed lines with nails located at the intersections (Plate 89).
- 5.6.31 The southernmost room in the cellar has at its far end a niche, as already noted, as well as a further niche or former window with splayed reveal (Plate 90). This room houses some of the decorative sandstone balustrades which were removed from the parapet of the main façade of the mansion house.
- 5.6.32 At the base of the stairs into the cellar there are four sandstone shelves set in recess (Plate 91).

⁵⁰ David, R.G, 1981, Page 137

⁵¹ Wilkins, F, 2003, Pages 78 and 79 – See extract in Appendix

⁵² Alcock, N.W and Hall, L, 1994, Page 21



Plate 80 – View looking up the stone stairs from cellar to ground floor (Scales = 1m each)



Plate 81 – View looking north-east of cellar below mansion house, note the stone walls and door surrounds, stone flagged floor and brick vaulting (Scale = 2m)



Plate 82 – Central room in the cellar of the mansion house, note the niche in the end wall (Scale = 1m)



Plate 83 – Detail of course of bricks between sandstone floor, central room of cellar (Scale = 1m)



Plate 84 – Niche and stone sink with semi-circular feature above, north-west wall of cellar
(Scale = 1m)



Plate 85 – Recess in north-west wall of cellar, with small wooden door and stone sink



Plate 86 – Cellar room door



Plate 87 – Detail of lock on door as seen from the interior of one of the cellar rooms (Scale is in 1cm graduations)



Plate 88 – Detail of strap hinge, cellar door



Plate 89 – Decorative diamond scoring and small nail heads, door to cellar room



Plate 90 – Door to northern cellar room showing repair work using metal sheets (Scale = 1m)



Plate 91 – Possible window or ventilation for southern cellar room (Scale = 1m)



Plate 92 – One of the balusters from the main façade of the mansion house now stored in the cellar

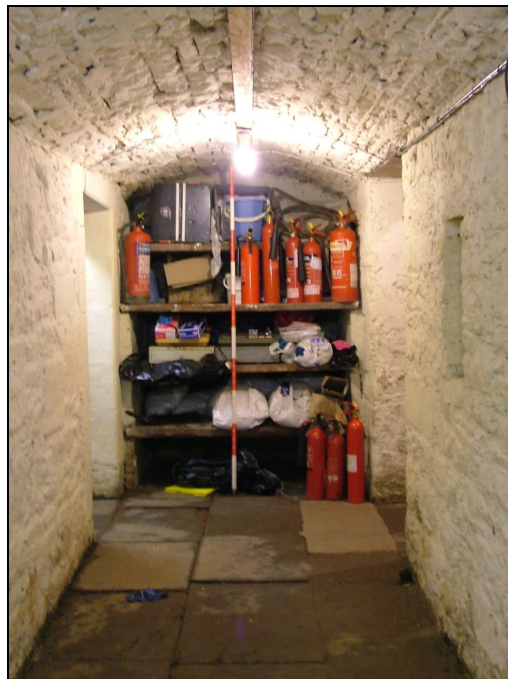


Plate 93 – Sandstone shelves located in a recess as base of stairs to cellar (Scale = 2m)

5.7 THE 18TH CENTURY MANSION HOUSE – ASSESSMENT OF SIGNIFICANCE

- 5.7.1 The mansion house was described by Taylor as dating to *c.*1720 and consisting of ‘*a long symmetrical façade and classic features, consisting of a frontage of single rooms with a corridor or passage at the back of them, after the style of that period, of which there are numerous examples in the district*’⁵³. Although Taylor noted the mansion house is one of many examples in the area, there is only Hutton Hall and Mansion House (which Pevsner described as the ‘*grandest house in Penrith*’⁵⁴) which are examples of early-mid 18th century ‘country houses’ within the town, and as such the mansion house at Hutton Hall is of significance. It has been suggested that the mansion house was constructed *c.*1720, which would have been prior to Mansion House of 1750, therefore at the time of construction Hutton Hall would have stood more isolated than it was around 30 years later. The relationship between Hutton Hall and Mansion House, and St Andrew’s Church beyond, however, needs to be considered in any future development proposals.
- 5.7.2 The mansion house appears to retain some original fixtures and fittings, such as the cellar doors, shutters, and panelling, although it is possible that some of these features may relate to the period of renovation noted in documentary sources to have occurred in the second half of the 18th century.
- 5.7.3 The relationship between the mansion house, the cottage and the pele tower is a significant feature of Hutton Hall. The fact that the two earlier buildings have not been incorporated within the fabric of the mansion house, as has been noted at The Nunnery at Staffield, and have instead been utilised as extant buildings is interesting as it suggests that the desire for symmetry of the main façade was not necessarily as an important prerequisite as practicality.
- 5.7.4 Any future redevelopment work of the mansion house would provide an opportunity to note significant features associated with the building of the property, such as the possibility of the presence of a damp proof course as noted at The Nunnery, Staffield. Very little archaeological work has been undertaken on country houses in Cumbria, consequently any evidence revealed during future renovation would provide valuable information on construction techniques.

⁵³ Taylor, M.W, 1892, Page 254

⁵⁴ Pevsner, N, 2002, Page 176

5.8 THE STABLE BLOCK

- 5.8.1 Although it does not form part of the present survey, the stable block is referred to here as it would have formed an integral part of the property during part of its history. The stable block, which is constructed of coursed red sandstone, was built against the north-west elevation of the pele tower consequently it hides any features that may exist on that part of the pele tower wall. This building does not appear to be shown on the Tithe map for Penrith dated 1849 (Figure 5), although it is visible on the First Edition Ordnance Survey map of c.1865 (Figure 6).
- 5.8.2 Most of the stable block elevations were obscured by modern buildings relating to the bakery; however it was possible to note a cart doorway and a pitching door in the north-east elevation (Plate 94). The roof is laid in slate and is hipped at its north-west end.
- 5.8.3 The interior of the stable block was being used as a workshop at the time of survey; consequently it was not possible to obtain a clear view of all the internal walls. A king-post roof truss within the stable block interior was noted to be constructed of machine-sawn timber (Plate 95).



Plate 94 – Large doorway in north-east elevation of stable block (Scale = 2m)



Plate 95 – Roof truss, stable block

5.9 THE STABLE BLOCK – ASSESSMENT OF SIGNIFICANCE

- 5.9.1 The stable block appears to date to the mid-19th century, and may have replaced earlier buildings on the opposite side of Benson Row. This building is not referred to in the listed building descriptions, although it is located within the curtilage, and is attached to the north-west elevation of the pele tower.
- 5.9.2 Although the building clearly formed part of the service ranges connected to Hutton Hall in the 19th century, it contains no architectural features which could be observed at the time of survey. Presently, the presence of the stable block and the fact that it is currently in use as a workshop for the bakery, prevents any accurate observation of the north-west elevation of the pele tower.
- 5.9.3 During the course of any future development of the site, it is suggested that should the modern bakery buildings be demolished to allow a less obscured view of the stable block, a level 1 building survey could be undertaken as a photographic record of the building prior to any proposed demolition.

6. CONCLUSION

6.1 THE HISTORICAL AND ARCHAEOLOGICAL EVIDENCE

- 6.1.1 The survey of the surviving historic buildings at Hutton Hall has revealed that there are three distinct buildings or varying dates; the 14th/15th century pele tower being the earliest; the cottage of possible 16th/early 17th century date, and the early 18th century mansion house. All three buildings, however, despite being different in form clearly were intended to relate to each other as shown by internal access routes.
- 6.1.2 It was difficult to obtain a thorough examination of the buildings due to the site still being in use as offices and storage. Any interpretation within this report is based on what could be observed, and it is likely that future renovation to the buildings will result in features being revealed that may prompt this interpretation to be re-evaluated.
- 6.1.3 The pele tower is characteristic of a defensive building constructed in the north of England and the south of Scotland between around 1350 to 1600⁵⁵, as a result of sporadic border warfare. The pele tower at Hutton Hall consists of four floors of domestic accommodation housed within thick, defensive walls. The pele tower is unlikely to have stood in isolation; it is possible that there may have been barmkin, or walled enclosure, which either surrounded the tower, or which had the tower incorporated within one corner. The barmkin offered a refuge for people and cattle, and a defensible perimeter against minor attacks⁵⁶. Ancillary buildings such as kitchens, brewhouse and stables may have also been within the barmkin, but may have been constructed of timber, with the defensive pele tower being used as a place of moderate safety when raiding parties from the Border descended down the rich pastures of the Eden Valley. Descriptions from the 16th century suggest that during border raiding, the master of the house would bring his stock into the barmkin, and would then shut up his family and tenants within the tower⁵⁷. Taylor has suggested that a barmkin around the pele tower at Hutton Hall may have formed part of Penrith town walls⁵⁸. Although no physical remains for town walls exist or have been observed during archaeological work, documentary evidence suggests that following a Scottish raid in 1345, the town of Penrith was granted a *murage* in 1346 to enable the inhabitants to build a stone wall around the town⁵⁹.
- 6.1.4 There is the possibility that the present spiral staircase may have been a later insertion, and that the original may have been located in the south-west corner. Blocked windows, fireplaces and doorways may be revealed after the removal of external render, and internal plaster, which may provide a better understanding of the buildings history. Excavation in the area around the pele tower may provide evidence for a barmkin and associated structures. Given its location on the fringe of the medieval town of Penrith, there is the possibility that some evidence for the town walls may be revealed during future groundwork's.

⁵⁵ Brunskill, R.W, 2002, Page 39

⁵⁶ Macdonald Fraser, G, 1995, Page 53

⁵⁷ Brunskill, R.W, 2002, Page 38

⁵⁸ Taylor, M.W, 1892, Page 253

⁵⁹ Cumbria County Council/English Heritage, 2002, Page 7

- 6.1.5 The cottage has received little in the way of attention compared to the pele tower and the mansion house. It clearly is later in date than the pele tower as part of its north-west wall hides the left-hand jamb of the tower doorway. The period of construction for the cottage has been suggested as being 16th or early 17th century; Taylor believed it was added to the south wall of the pele tower '*in Elizabethan times or earlier*'⁶⁰, although he does not say what this suggestion is based on. It is possible it was constructed in a period when the threat of Scottish raids had dissipated, i.e. at the start of the 17th century, as a more substantial kitchen range or servants hall, possibly replacing an earlier timber example. Up until around the 17th century, kitchens were generally separate buildings to the main living quarters, largely due to the risk of fire, but the advent of stone and brick-built fireplaces constructed within the walls rather than on an open hearth greatly reduced this risk⁶¹.
- 6.1.6 As with the pele tower, the removal of external render and internal plasterwork could reveal evidence for former windows, doorways and fireplaces to provide a better understanding of the development and use of the cottage. There is the possibility that the cottage may have originally been longer in length, possibly the south-west end being partly demolished to accommodate the later mansion house to allow the pele tower to be utilised. This suggestion is based on the location of the cottage in relation to the pele tower, however it has already been noted that there are some examples in Cumbria of later additions to pele towers being orientated at awkward angles. It has to be noted that up until the 17th century, the concept of symmetry and architectural style was not necessarily taken into consideration when constructing a building with function in mind⁶². The removal of internal plasterwork and panelling may reveal the south-west gable of the cottage to establish if it has indeed been partly demolished. Depending on the extent of any future internal groundwork's within the cottage and the mansion house, the foundations of earlier buildings on the site may be revealed. Of the three buildings, it is perhaps the cottage which could benefit from further investigation.
- 6.1.7 The mansion house is believed to date to the first half of the 18th century, with Taylor giving a date for construction of 1720, based on the long symmetrical façade, classic features and '*frontage of single rooms with a corridor or passage at the back of them, after the style of that period, which there are numerous examples in the district*'⁶³. Tyson has suggested that the mansion house at Hutton Hall was constructed by William Thackeray, a mason and carpenter from Torpenhow⁶⁴, although the date of 1720 given by Taylor may be rather late for Thackeray who can be credited with the rebuilding of Rose Castle Chapel between 1673 and 1675, and extensions to Flatt Hall, Whitehaven in 1676⁶⁵.
- 6.1.8 Despite internal alterations to accommodate other functions rather than domestic since the property was sold to the Unanimity Lodge of Freemasons in 1932 and more latterly being in use as offices, the mansion house still retains some fixtures and fittings which may be contemporary with its construction. The butterfly hinge observed in the attic

⁶⁰ Taylor, M.W, 1892, Page 254

⁶¹ Yorke, T, 2005, Page 28

⁶² *Ibid*, Page 12

⁶³ Taylor, M.W, 1892, Page 254

⁶⁴ Tyson, B, 1996, Page 165

⁶⁵ *Ibid*, Pages 161-162

and on some of shutters; the balusters for the main staircase; some of the ground floor panelling and the shutter hooks may all be original, however it has been noted that there was some renovation undertaken in the 1770s (see 4.2.6 above), although the extent of this work is difficult to assess. It is possible that some of the fixtures and fittings may date to this period.

- 6.1.9 Depending on the scale of renovation work in the future within the interior of the mansion house, it would be interesting to note similarities or differences between Hutton Hall and The Nunnery at Staffield, where a recent archaeological watching brief during internal groundwork's has revealed interesting features relating to the construction of the early 18th century house, such as a possible damp course system constructed from wooden 'troughs' filled with lime mortar and pottery and glass sherds, as well as a series of different mason's marks⁶⁶. Archaeological work within country houses in Cumbria is rare, and the opportunity to compare and contrast Hutton Hall with The Nunnery, both of which have similar chronological construction phases albeit in different forms⁶⁷, should not be overlooked.
- 6.1.10 As the roof timbers in the mansion house appear to be original it may be worth considering obtaining samples for analysis by dendrochronology. This analysis may provide a felling date for the trees, and consequently an approximate date for the construction of the main house; although they may date to a later period of renovation. During renovation work in the cottage, any previously hidden timber lintels may also be worthy of consideration for sampling. It has already been noted that at least one of the three tie beams in the cottage has been reused; therefore the roof timbers may not be useful for providing an approximate date of construction for this particular building. It is hoped that the balusters noted to be in storage in the cellar can be reinstated on the main façade of the mansion house.
- 6.1.11 In general, there appears to be a lack of archaeological study of country houses, compared to the gardens and the landscapes within which they sit. This may be due, as West suggests, to the longstanding interest that architectural and art historians have had with this type of housing⁶⁸. It is clear, however, from the evidence observed at Hutton Hall that the study of country houses can provide an interesting insight into the relationship between the elite and the employee. The way in which the main house at Hutton Hall relates to the cottage and the pele tower suggests that the earlier buildings were utilised to provide accommodation and service areas, but the access routes between all three meant that the servants were in a sense kept separate, reflecting a move away from the communal hall of earlier centuries towards a building constructed with privacy in mind.

⁶⁶ Archaeological watching brief undertaken by NPA Ltd, 2006 – 2008, *report forthcoming*

⁶⁷ The country house known as The Nunnery contains within its fabric a medieval building, possibly relating to a nunnery (hence the name), a 15th/16th century hall house, and finally the early 18th century mansion house

⁶⁸ West, S, 1999, Page 104

6.2 STATEMENT OF SIGNIFICANCE

- 6.2.1 **Listed Building Status:** a listed building is a structure which has been entered onto the statutory list of buildings of special architectural or historic interest compiled under the Planning (Listed Buildings and Conservation Areas) Act 1990. All buildings built before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. There are three different grades of listed building which reflect the relative architectural and historic interest of the building:
- *Grade I* buildings are of exceptional interest, sometimes considered to be internationally important. Just 2.5% of the total listed buildings (372,905) are Grade I listed.
 - *Grade II** buildings are particularly important buildings of more than special interest. Only 5.5% of the total number of listed buildings is Grade II*.
 - Grade II buildings are nationally important and of special interest. The 92% of all listed buildings are in this class and it is the most likely grade of listing for a home owner⁶⁹.
- 6.2.2 Works for the demolition of a listed building, or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest require listed building consent⁷⁰.
- 6.2.3 Hutton Hall, as a Grade II* listed building, is therefore considered to be an important group of buildings of more than special interest, forming only part of a small percentage of listed buildings at this grade.
- 6.2.4 **Conservation Area:** a conservation area is an area of special architectural or historic interest whose character or appearance it is desirable to preserve or enhance, designated under the Planning (Listed Buildings and Conservation Areas) Act 1990. There are 9080 conservation areas in England. When making a decision on an application for planning permission, listed building consent or conservation area consent, a local authority is required to give special attention to the desirability of preserving or enhancing the character or appearance of a conservation area⁷¹.
- 6.2.5 Historic areas are now extensively recognised for the contribution they make to our cultural inheritance, economic well-being and quality of life. Public support for the conservation and enhancement of areas of architectural and historic interest is well established. By suggesting continuity and stability, such areas provide points of reference in a rapidly changing work: they represent the familiar and cherished local scene⁷².
- 6.2.6 Hutton Hall is located within the eastern side of Penrith Conservation Area which encompasses the historic core of the town, Cornmarket, Castlegate and Penrith Castle, Stricklandgate and Townhead to the north, Friargate, King Street and the parallel roads of Graham Street, Wordsworth Street and Lowther Street (amongst others) which lead towards Beacon Edge to the east side of the town.

⁶⁹ <http://www.english-heritage.org.uk/server/show/nav.1373> - Accessed 28/01/2009

⁷⁰ Clark, K, 2001, Page 44

⁷¹ *Ibid*, Page 45

⁷² English Heritage, 2006, Page 4

- 6.2.3 **Setting:** Hutton Hall is located at the north end of Friargate, an historic street which may have defined the south-eastern boundary of the medieval town, characterised by narrow plots to the rear of buildings. Friargate was the site of a house of Augustinian Friars recorded in Penrith from 1299, and located in the vicinity of The Friarage and Abbots bank (hence their names), both to the south of Hutton Hall on the opposite side of the road. There are several historic properties fronting Friargate including Abbots Bank, The Friarage, and Mostyn Hall; Hutton Hall and Mansion House, however, although both located on Friargate are set back from the frontage, and are quite different in scale. Interestingly neither Hutton Hall nor Mansion House have their main facades facing St Andrew's Church, instead they both face south-east. When the mansion house at Hutton Hall was constructed in the early 18th century, the vista from the windows in the south-east elevation would have been one of open countryside well into the middle of the 20th century after which point the Telephone Exchange, T A and ATC Centre, and housing along Folly Lane were constructed.
- 6.2.4 The present modern bakery buildings to the north-west of Hutton Hall are not easily visible from the south-east, and do not detract from the historic buildings when viewed from this direction (see Plate 3). The presence of the modern bakery buildings do prevent the enclosure and gardens within which Hutton Hall was originally situated (as shown by historical mapping) from being fully appreciated.
- 6.2.5 From Benson Row, however, Hutton Hall is partly obscured by a boundary wall, modern bakery buildings and a steel gate which prevent, in particular the pele tower, from being fully appreciated by local people and visitors alike (see Plate 4).
- 6.2.6 **Historical significance:** the pele tower is significant to the town of Penrith as it may have been the tower, or an earlier tower on the site, that William Strickland was given licence to crenellate in 1397 and 1399, rather than the assumed tower at Penrith Castle⁷³. The pele tower is representative of a turbulent period in Cumbria's history when Scottish armies incurred repeated raids on towns such as Carlisle and Penrith. Penrith was attacked in 1314 and c.1345 and it is during this period that reference is made in documents to a *town wall*, although no archaeological work has as yet revealed evidence for such as fortification⁷⁴. A *Guide to Penrith* published c.1940 interestingly noted that the narrow entrances to the town, the many courtyards and the wide open spaces of Sandgate and Dockray are features which relate to Border raids; cattle were driven into the yards and open spaces inside the town and the narrow streets and entrances defended the inhabitants, by presumably using barricades⁷⁵. It is possible that the pele tower stood as part of, or just within a town wall, or within a barnkin which may have housed less substantial wooden structures for kitchens, stables etc.
- 6.2.6 The cottage is an interesting example of a 16th/17th century building of which there are other examples in the town such as The Two Lions Inn and Gloucester Arms on Cornmarket, and a red sandstone house overlooking St Andrews which forms part of the Tudor Café (HER 5422), which is reputed to have been constructed for Roger Bertram in 1563. What is perhaps most interesting about the cottage is its relationship

⁷³ Perriam, D.R and Robinson, J, 1998, Page 208

⁷⁴ NPA, 2008a, Page 13

⁷⁵ The Official Guide to Penrith, Ullswater and District, c.1940, Page 29

with the pele tower (prior to the mansion house being constructed); it may have been erected as a domestic range housing a kitchen and servants quarters in a period when the threat of border warfare had dissipated. It is clearly an integral part of the workings of the mansion house following its construction in the early 18th century, as it formed the main access route between the main house and the pele tower. The cottage more latterly appears to have been a separate residence as shown by the small garden to the front facing Friargate and the high boundary wall between the garden and the gravel area in front of the mansion house.

6.2.7 The mansion house was described by Taylor as dating to *c.*1720 and consisting of ‘*a long symmetrical façade and classic features, consisting of a frontage of single rooms with a corridor or passage at the back of them, after the style of that period, of which there are numerous examples in the district*’⁷⁶. Although Taylor noted the mansion house is one of many examples in the area, there is only Hutton Hall and Mansion House (which Pevsner described as the ‘*grandest house in Penrith*’⁷⁷) which are examples of early-mid 18th century ‘country houses’ within the town, and as such the mansion house at Hutton Hall is of significance. It has been suggested that the mansion house was constructed *c.*1720, which would have been prior to Mansion House of 1750, therefore at the time of construction Hutton Hall would have stood more isolated than it was around 30 years later. The relationship between Hutton Hall and Mansion House, and St Andrew’s Church beyond, however, needs to be considered in any future development proposals.

6.2.8 The stable block appears to date to the mid-19th century, and may have replaced earlier buildings on the opposite side of Benson Row. This building is not referred to in the listed building descriptions, although it is located within the curtilage, and is attached to the north-west elevation of the pele tower. Although the building clearly formed part of the service ranges connected to Hutton Hall in the 19th century, it contains no architectural features which could be observed at the time of survey.

6.2.9 **Summary:**

- The buildings at Hutton Hall are constructed of local materials reflecting the regional geology and providing character to the town.
- The three distinct buildings on the site, of varying periods, represent continuity of use of the site, dating from at least the 14th century to the present day. Older buildings have been adapted to serve new functions without newer structures incorporating, or hiding, earlier fabric.
- Consideration needs to be given to buildings associated with the standing structures, evidence of which may remain below ground. There is the potential for hidden or buried remains within the proposed development area.
- Hutton Hall lies on the edge of the medieval core of the town, which is characterised by several large open spaces, such as Sandgate and Dockray, and street frontages with narrow plots behind. The oval enclosure in which St Andrew’s Church sits, along with the presence of early medieval sculpture

⁷⁶ Taylor, M.W, 1892, Page 254

⁷⁷ Pevsner, N, 2002, Page 176

within the churchyard, may suggest pre-Norman settlement. The Hutton Hall site may be the location of former town walls although the archaeological evidence for such defences, if they existed, is yet to be revealed.

- Hutton Hall and Mansion House are quite different in form than the other properties on Friargate as they are set in enclosures, with formal space to the front of the main elevations. The view from Folly Lane looking north-west towards Hutton Hall and Mansion House with St Andrew's Church beyond is an important feature of Friargate, and the relationship between the three should be maintained.
- There are, of course, intrusive elements on the site in the form of the modern bakery buildings, which may have in a sense 'devalued' Hutton Hall in terms of how the buildings are perceived by local people. These buildings are, however, independent of the historic structures and can be easily removed with minimal effect to the fabric. Following any future removal of these buildings it would be interesting to note if any, or sections of, the original garden wall survive, as the garden was an important part of the 18th century house.
- The buildings which make up Hutton Hall are of national importance, as shown by their listed building status, and are located within a conservation area. The pele tower, cottage and mansion house are of high cultural significance providing a valuable asset to the townscape of Penrith.

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Maps

CRO = Carlisle Record Office

CL = Carlisle Library Local Studies

A Map of the Town of Penrith in the County of Cumberland, Surveyed by James Clarke, 1787

A Plan of Penrith by John Wood, 1820 (CRO)

Tithe Map of Penrith 1849 (CRO Ref: DRC/8/150)

First Edition Ordnance Survey Map c.1865 (10.56ft to 1 mile scale) (CL)

Second Edition Ordnance Survey Map 1900 (25" to 1 mile scale) (CRO)

Ordnance Survey Map 1968 (1:2500 scale) (CL)

APPENDIX 1: DOCUMENTARY SOURCES

CRO = Carlisle Record Office

'A Perambulation of Cumberland 1687 – 1688' Thomas Denton, Cumberland and Westmorland Antiquarian and Archaeological Society/Surtees Society, Record Series Volume XVI

'This town [Penrith] did (from the Conquest) belong to the Bishops of Durham, until King Edward the It took it away from Anthony Beck and Wark in Tinedale and the church of Symonburne, for his pride and insolence, and gave them to the bishop of Carlisle. I mean the churches. But for the more commodious use of this town, William Strickland, bishop of Carlisle, (at his own charge) caused a channel for a watercourse to be cutt out of Peteill [River Petteril], that is the little Petter'.

' Mr Hutton hath a demesn here in Penreth worth 50li a year and divers customary tenants by grant from the Crown; his customary rents are ___ [no figure given]'.

'The History of the County of Cumberland and Westmorland' W Hutchinson, Volume I, 1794-1797

'Another manor is that of the Hutton's, of Hutton Hall, in Penrith, a family lately become extinct: Mr Gasgarth now possesses the mansion. What is remarked to be extraordinary is, that Mr Gasgarth holds by lease for a term of twenty one years, under the Bishop of Carlisle, certain lands there; which are held of him, though a lessee only, by customary tenure'.

Magna Britannia; Being a Concise Topographical Account of the Several Counties of Great Britain – Rev. Daniel Lysons, 1816, London (CRO)

Penrith – Page 143

'Within the parish of Penrith are the following subordinate manors; Bishops-row belonging to the Bishop of Carlisle; Penrith, Hutton-hall and Carleton. The mesne manor of Penrith belonged to the Hutton family of Hutton-hall from the reign of Edward I till it was sold by Addison Hutton, M.D, the last of the family [Dr Hutton died in 1742] in 1734 to John Gaskarth, Esquire, whose son in 1790, sold it to the late Earl of Lonsdale. It is now the property of the present Earl. Hutton-hall is in the occupation of John Orfeur Yates, Esq. '.

'The History and Antiquities of Leath Ward' Samuel Jefferson, 1840, Carlisle

'Another of these manors [inferior manors within Penrith parish] belonged to the ancient and 'worshipful family' of the Hutton's of Hutton-hall, in Penrith, who appear to have resided here from the time of Edward I. until it was sold in 1734 by Addison Hutton, M.D. the last of the family, to John Gaskarth, Esq. whose son sold it in 1790 to the late Earl of Lonsdale, in whose noble family it now remains'.

Tithe Map of Penrith 1849 [CRO Ref. DRC/8/150]

Plot 334 refers to Hutton Hall

Landowner – William, Earl of Lonsdale

Occupier – John Taylor, Hutton Hall, gardens etc

Slater's Directory of Cumberland and Westmorland 1869

'The seats which impart consequences to the vicinity of Penrith are many, among the most distinguished may be mentioned. Lowther Castle, four miles SSW, the seat of the Earl of Lonsdale; Eden Hall, the seat of George Musgrave, Bart; Hutton Hall, the property of Sir Harry Vane [actually Hutton in the Forest?]; Greystoke Castle, four miles and a half west, the seat of Henry Howard Esq; Hallsteads at Ulleswater, the seat of Arthur Marshall, Esq; Brougham Hall, two miles south, the seat of Lord Brougham; and Skirsgill House, one mile SW'.

Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society, First Series, Volume V 1881

'Curwens of Workington Hall'

Refers to 'Hutton Hall' but this would appear to actually have been Hutton-in-the-Forest, as it mentions the Fletcher's at that property.

Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society, First Series, Volume X 1889

'The Highlanders in Westmorland'

'On the 18th their vanguard, composed of 100 horse and several of them quarter-masters, came to Penrith. The 19th they made a demand of 1000 sts. of hay and 100 loads of oats each from Lowther Hall, Ednal Hall, Dalemain, Hutton John, Hutton Hall, and Greystoke Castle. They all complied with their demand except Lowther, who would not bring them anything'. [November 1745]

Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society, First Series, Volume XV 1898 -99

'Effigies in the Diocese of Carlisle'

Pages 451-452 describe the effigies at Great Salkeld of Anthony Hutton and Elizabeth Burdett his wife. *'It is supposed that at the pulling down of the old Penrith Parish Church in 1720, they [the effigies] were removed for safety to Hutton Hall, in Penrith, until perhaps a place might be found for them in the new building'.* They were, however, claimed by a descendant of the Hutton family, a Mr William Richardson, who lived in the parish of Great Salkeld.

'History, Topography and Directory of Cumberland' T Bulmer & Co 1901

'Besides the manor of Penrith, the parish includes three mesne or inferior manors, Bishops Row, Hutton Hall and Carleton. The first-named consists of about twelve leasehold tenements both in Cumberland and Westmorland. This manor has been from an early period one of the possessions of the Bishops of Carlisle. It is now held by the Ecclesiastical Commissioners. The manor of Hutton Hall anciently belonged to the family from whom it received its name. The Hutton's appear to have been settled here as early as the reign of Edward I; and it contained in their possession until 1734, when it was sold by Addison Hutton, Esq., the last of the family, to John Gaskarth, Esq., whose son sold it, in 1790, to the Earl of Lonsdale, in whose noble family it still remains'.

'Castles and Towers of Cumberland and Westmorland' J F Curwen, 1913, CWAAS Extra Series Volume XIII, Kendal

Hutton Hall not included

'The Buildings of England – Cumberland and Westmorland' Nikolaus Pevsner, 2002 [first published 1967 by Penguin Books, Yale University Press, London

'As one continues in the direction of Bishop Yards, one joins Friargate (named after the Austin Friars, who had a house in Penrith, founded in the 13th century, of which nothing remains), and at the north end of this is Hutton Hall (Masonic Lodge), mid 18th century, with a red sandstone front of seven bays and a doorway with segmental pediment on brackets. (Inside, the original staircase and some plasterwork: MHLG. Also, according to Taylor [The Old Manorial Halls of Westmorland and Cumberland, 1892], a Jacobean chimneypiece). Attached also is a 15th century pele tower with some later mullioned windows'.

'Castles and Peles of the English Border' Robert Hugill, 1970, Northumberland Press, Gateshead

Hutton Hall not included

'Cumberland Families and Heraldry' C R Hudleston and R S Boumphrey, 1978, CWAAS, Kendal

Gives an account of the Hutton family members at Hutton Hall along with their occupations, birth and death dates, from the 15th century to the 18th century.

'A Supplement to Cumberland Families and Heraldry' C R Hudleston and R S Boumphrey, 1983, CWAAS Transactions, Second Series

[Supplemental to 'Cumberland Families and Heraldry' CWAAS 1978]

'Orfeur – The arms of Orfeur are carved in stone on the front of Staffield Hall; Francis Aglionby, formerly Yates, of Nunnery, see CFH P.378, father-on-law of Charles Fetherstonhaugh, of Staffield Hall, was son of John Orfeur Yates of Hutton Hall, Penrith died 1818 and grandson of Rev. Francis Yates (1699-1762) and his wife Anne (1696-1773) daughter and coheir of Charles Orfeur of High Close (d.1726).'

'Landscape and Society in Medieval Cumbria' Angus J Winchester, 1987, Edinburgh

Page 128 – Chapter 7 Rural Industry and Market Towns

'The prosperous towns also contained substantial townhouses built by gentry families. This was most striking at Carlisle, where burgages belonging to the principal feudal landholders in Cumberland are recorded from the thirteenth century, but by the end of the sixteenth century the smaller towns could also boast substantial, quasi-manorial dwellings. Cockermouth contained the 'Old Hall' of the Fletcher's, successful merchants and rising gentry: while Penrith sported not only the new castle, built c.1400 by William (later Bishop) Strickland, one of the principal landowners in the town, but also the pele tower of the Hutton's and the townhouses of the Lowther's and Musgrave's, all leading local families'.

'A History of Cumberland and Westmorland' William Rollinson, 1996, Phillimore, Chichester

[Referring to the Jacobite Rebellion of 1745]

'The capture of Carlisle gave the rebels a rare prize – guns, arms, military stores and 200 horses, but above all the prestige of victory and the encouragement to continue the invasion, for it no longer seemed a 'rash adventure'. On 22 November, the Prince marched south from Carlisle to Penrith where he made requisitions for 1,000 stones of hay and 10 loads of oats on Lowther hall, Edenhall, Dalemain, Hutton John, Hutton Hall, and Greystoke Castle. All meekly submitted to the demand, apart from Lowther Hall, and in consequence the house was occupied by Jacobite troops for a short period'.

Northern History Volume XIX 1983

The Cumbrian Market Town – J D Marshall

'Appleby, an ancient centre, signified its independence from Kendal by adhering to the same weekly market day, Saturday, but there was no major conflict with the nearby Eden towns; Kirkby Stephen (Monday), Brough (Thursday), or with Penrith (with a corn market on Tuesday in 1829 and a cattle market on alternate Mondays). Penrith was, by that time, beginning to assert itself by holding 'a small market every Saturday'. However, the Tuesday market remained prominent, although the medieval charter day for a Penrith market was Wednesday (1223)'.

Estimated late 17th century population*of Penrith Parish (rounded up) = 1500

Population in 1801 = 3801

Population in 1851 = 7387

Population in 1901 = 9182

* Based on an amalgam of hearth tax list totals for 1670-73 and 1687-88 and from local totals derived from the Denton Survey of 1688 [Thomas Denton – A Perambulation of Cumberland 1687-1688]

'Penrith, more, perhaps, than any other main market town of the region, was agriculturally-centred in its trades and interests before the 19th century'.

Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society, Second Series, Volume XC 1990

'Sede Vacante administration in Carlisle'

Page 189

Will of Richard de Cardewe, mercer, of Carlisle, 8th December 1395

Included in this will is a bequest: 'To friars at Penrith, 13s. 4d'.

[This indicates that there were friars at Penrith at this time]

Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society, Second Series, Volume XCI 1991

'Mining and smelting by the Clifford's, earls of Cumberland, in Westmorland in the early Seventeenth Century'

Pages 110 and 112

Mentions that Sir William Hutton was an officer for Francis Clifford, 4th earl of Cumberland (1559 – 1641).

On page 112, Sir William Hutton, Hutton Hall, is listed as a Brougham Iron Purchaser between 1620-1623, and owing £0 5s 10d, as shown in the accounts compiled by George Goodgion, gent, clerk and overseer at Brougham, Penrith.

Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society, Second Series, Volume XCVI 1996

'Some Cumbrian builders' – Blake Tyson

Suggests that William Thackeray, mason and carpenter of Torpenhow, may have been responsible for the building of the red sandstone, two-storey addition at Hutton Hall. He was responsible for the rebuilding of Rose Castle Chapel between 1673 and 1675 and Flatt Hall, Whitehaven in 1676, as has also been attributed to Ribton Hall and Moresby Hall. Tyson puts forward the possibility that Thackeray was also responsible for Warnell Hall, Sebergham (1683), Tullie House, Carlisle (1689), and perhaps Acorn Bank at Temple Sowerby, as well as Hutton Hall.

Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society, Second Series, Volume C 2000

'Excavations at Penrith Market, 1990' – R M Newman, N J Hair, C L E Howard-Davis, C Brooks and A White

The Hasells of Dalemain – A Cumberland Family 1736-1794, Frances Wilkins, 2003

Hutton Hall – Pages 76-79

'Williams never owned Hutton Hall because on his father-in-law's death it was assigned to his brother-in-law, the Reverend John Gaskarth. It was now in a 'ruinous' state but a major rebuilding programme was planned so that Williams and his bride could live there, with her family. Possibly these renovations were paid for by John Gaskarth senior, as part of Mary's dowry'.

'Because Williams and Mary planned to stay in London for several weeks, he asked his sister Mary Hasell to oversee the rebuilding work at Penrith so that the house would be completed in time for their return in November'.

'On 20 July 1774 Mary went to Hutton Hall with William Sisson to check on progress. The dining room had been plastered and the men were now working on the bedchamber. The joists were to be laid in the drawing room the next day and the wood panelling should be in place within a fortnight, when the ceiling would be done. Mary hoped Williams had remembered to purchase a chimneypiece for this room in London. She had found a pretty

green and white paper in Penrith for his dressing room. if this were not suitable and if he wanted to buy the wallpaper in the south then Williams would need seven dozen rolls 'and bordering'.

'Williams had planned to convert Barnsley's house on the opposite side of Benson Row into a new kitchen. Mary thought this was a bad idea, because 'your meat will always be cold before it arrives in the dining room'. Instead the present brewhouse at the hall could be converted into a 'very good' kitchen by removing the boiler and making a large window. Mary was convinced that in this location the kitchen should be better placed to serve the dining room and that the smell of cooking would not infiltrate the main house. She suggested that Williams should consult the ladies about it, as I don't think gentlemen foresee half the inconvenience of a kitchen'.

'Sisson was planning to remove the present kitchen grate to the new kitchen. Mary thought that this would be a foolish idea. The old kitchen was going to become the servants' hall and would still need a grate'.

'As the new kitchen would replace the brewhouse, Mary now suggested that Barnsley's house could be converted. When the work started, however, the walls proved to be 'so ruinous' that the house had to be pulled down. This meant that an entirely new building could be designed, measuring up to 8 yards 2 feet long and 6 yards 6 inches wide. Such a radical change must be discussed with John Gaskarth senior, who was still the owner of the Hall. If he approved then the stone and slate could be purchased immediately and the building constructed before the family's return in November'.

'The new brewhouse went into production, using home grown barley, hops purchased from Mrs Todhunter in Penrith and coal from Warnell Fell near Carlisle'.

Lonsdale Documents at Carlisle Record Office

D/Lons/L5/1 Penrith – Bundle 16

Date to the early 17th century. Most of the documents in this bundle are in Latin, those in English are mainly illegible. Anthony Hutton mentioned in a majority of them.

D/Lons/L5/1 Penrith – Bundle 17

Date to the late 16th Century. Mention Anthony Hutton and William Hutton. Mainly illegible. Does include: -

Will of William Hutton of 1617

Fairly illegible, doesn't mention Hutton Hall by name. Refers to *'house and garden in Penrith and all my Sands tenements and hereditaments'*.

Will and testament of Anthony Hutton of Penrith dated 1635

Mainly illegible, only some names can be read, these include Elizabeth, wife and Bernard, brother.

Indenture dated 13th May 1704

13th May, 3rd year of the reign of Lady Anne 1704, between Richard Hutton, son and heir of Anthony Hutton and **First Part**, Thomas Addison of Whitehaven and Francis his wife, Bridget Addison, spinster daughter of the said Thomas. **Second Part**, Joseph Hornsby of the parish of St Margaret's, Westminster, **Third Part**, John Penny, Clements Inn, Middlesex and **Fourth Part**, Thomas Dalston of Hornsby [etc etc]...

Marriage between Richard Hutton and Bridget Addison

Payment of £3000 to Richard Hutton from Thomas Addison

'Capital messuage or dwelling house with the appurtenances situate and being in Penrith. All the houses, edifices, barnes, stables, dovecotes, outhouses, backsides, gardens, orchard, courts, courtyards and cartilage [as well as other shops, houses and buildings in Penrith]'.

D/Lons/L5/1/P Penrith – Bundle 18

Will of Richard Hutton Esq. of Hutton Hall, Penrith dated 1717 mentions 'Hutton Hall with all garths, gardens, stables, barns, byres, outhouses'.

D/Lons/L5/1/48/28, 29 Box 580

22nd April 1695

*'By Indre Quadrupartite between Anth. Hutton Esq. and Ann his wife and Rd Hutton his son and heir apparent of **First Part** John Pattinson, Gent and Susanna his [daug?], of **Second Part** Christopher Musgrave Esq., and John Dalston Gent. of **Third Part**, and Roger Sledall and Thomas Pattinson Gent of **Fourth Part**. Reciting a marriage intended between A Hutton and Susanna Pattinson. It was agreed that Anth. Hutton and Ann his wife would before the end of the then next Trinity levy a fine [sur conv..?] unto and to the use of John Pattinson and his heirs.....of the capital messe or dwelling house with the appurt[?] in Penrith com Cumberland and all those demesne lands there called The Flatt, New Close, Arramouth, Scaw, Fitz at Great Fitz, Rev. Fryer'.*

Abstract of the Title of the Rev. Jn Gaskarth to the Manor of: - [undated]

1. Lordship of Penrith

2. Also to a mansion house called Hutton Hall in Penrith and certain lands there called:

The Flatt

New Close

Flatt Head

Arrowmouth

Scaws and Fitz

NB: 8 acres in Flatt Close are leasehold under the Bishop of Carlisle for 21 years renewable at the yearly rent of 0:13:4

D/Lons/L5/1 Penrith – Bundle 28

Indenture Dated 12th June 1734

Between Addison Hutton of Penrith (only child and heir of Richard Hutton late of Penrith) and William Gaskarth of the ?? Temple, London, Gentleman, sum of 5 shillings 'Dwelling house commonly called or known by the name of Hutton Hall with the appurtenances situate and being in Penrith'.

[Lease for a year on Mr John Gaskarth purchase from Addison Hutton Esq. of his estate at Penrith]

13th June 1734

Release and conveyance from Addison Hutton Esq. of all his estate in and near Penrith, Cumberland to Mr John Gaskarth and his heirs.

Indenture Dated 13th December 1766

'This indenture made 13th Dec in the ? year of our sovereign lord King George the Third and in the year of our lord one thousand seven hundred and sixty six between John Gaskarth Clerk only son and heir of John Gaskarth late of Penrith in the parish of Penrith in the County of Cumberland, Esq.....

As to all that manor reputed manor of Penrith with all the free and customary rents and service money payable by the free and customary tenants of the said manor, the said capital mansion house called Hutton Hall with the

garden behind the same, all the barns and stables in Benson Row and all other outhouses and appurtenances thereto belonging'.

Lease of Hutton Hall dated 25th June 1792

Rev. John Gaskarth of Farnborough to George Redhead Esq. Penrith

'All that messuage and tenement consisting of a mansion house called Hutton Hall with the garden behind the same and also that garth with the several stables and brewhouse there unto belonging situate in the parish of Penrith afore said with the several pews in the church belonging thereto'.

This is a three year lease from 1st July 1792, 'yearly rent of £25 payable as an entire payment on the 1st day July yearly, first payment due on 1st July 1793'.

George Redhead was responsible for paying the window tax, houses duty and highway fees[?], also responsible for general repairs, glazing etc.

John Gaskarth responsible for slates and walls.

Lease of Hutton Hall in Penrith, Cumberland – Dated 26th March 1795

The Rev. Mr Gaskarth to George Redhead Esq. for 5 years from 1st July 1795.
Still at £25 per year.

Lease of Hutton Hall in Penrith, Cumberland – Dated 1st December 1799

John Gaskarth of Farnborough and George Redhead. Two year lease at £25 per year.

D/Lons/4/3/273

Letter from Wm Nicholson to the Earl of Lonsdale dated 15th December 1821

'The Rev John Gaskarth, who completed the title to your lordship of the Hutton Hall estate, comprising a portion of the manor of Penrith, was the last general admitting lord and has been dead some years – a part thereof is subject to fines of arbitrary tenure'.

D/Lons/L5/1/48/77

Indenture – 13th February 1807

Indenture between William Viscount Lowther, the Most Honourable Katharine Duchess Dowager of Bolton and the Right Honourable William Harry, earl of Darlington and Thomas Graham of ?? Inn, Middlesex.

Sum of 5 shillings mentioned.

Goes on to mention *'Hutton Hall – garden adjoining thereto containing one acre __? __? also a small garden adjoining __? __? late in the occupation of? Parkhouse? [probably refers to Mrs Porthouse who is listed as being in possessions of a small garden at Hutton Hall in 1790]. Also a small field lying __? containing two acres and twenty two parcels? [possibly perches] with the several stables and brewhouse __? Built and __? also.....*

[Lease for one year to Thomas Graham]

Conveyance dated 11th February 1932

Between *'The Lowther Estates Limited and others and The Trustees of The Unanimity Lodge No.339 of Ancient Free and Accepted Masons of England'.*

Conveyance of Hutton Hall, Penrith. £455,000

'In that freehold messuage or dwelling house situate and known as Hutton Hall in the parish of Penrith in the County of Cumberland together with the outbuildings, yards and gardens adjacent thereto which said premises are more particularly described in the first schedule thereto and are for the purposes of identification only and not so as to restrict, enlarge or control the said description of the property body coloured yellow on the plan drawn hereon'.

D/Lons/4/3/273

Letter dated June 2nd 1821 to Lord Lonsdale from W Nicholson

This letter includes a plan (Plate 96) of a proposed development within the garden walls of Hutton Hall. A Mrs Richardson who *'is much attached to Penrith'* appears to have wanted to build a house on this particular piece of land, but this never seems to have come to fruition.



Plate 96 – Plan dated 1821 for a proposed development within the garden walls of Hutton Hall

At Penrith Library (according to Stephen White at Carlisle Library), there is an 'Index to Old Penrith and Environs' by John Thompson (1829 – 1915). This is a collection of drawings and notes and includes several of Hutton Hall (191- 96).

APPENDIX 2: GLOSSARY

Definitions based on The Penguin Dictionary of Architecture (1999):

Architrave – the moulded frame surrounding a door or window

Ashlar – dressed blocks of stone with even faces and square edges and laid in horizontal courses with vertical joints

Baluster – a short post or pillar in a series supporting a rail or coping, thus forming a *balustrade*

Bolection moulding – a moulding used to cover the joint between two members with different surface levels

Coping – a covering or capping to a wall, either flat or sloping to throw off water

Coving – a concave moulding used to hide the junction between a wall and the ceiling

Culvert – a masonry tunnel located beneath a road through which a stream passes

Dado – a horizontal strip of moulding which is generally located on a wall at waist height from the floor, a decorative finishing

Dog-leg staircase – two flights of stairs at right angles with a half landing

Eaves – the under part of a sloping roof overhanging a wall or flush with it

Elevation – the external faces of a building

Elizabethan Architecture – a period of early English Renaissance architecture from 1558 to 1603, followed by Jacobean architecture (1603-1625)

Fabric – the load bearing structure of a building

Façade – the front of a building usually emphasised architecturally

Fanlight – a window, often semi-circular, over a door in Georgian and Regency architecture

Gable – the triangular upper portion of a wall at the end of a pitched roof

Garth – a medieval term for an enclosed area

Georgian Architecture – historical division of English architecture, 1714-1830 (reigns of George I, II, III and IV)

Hood-mould – a projecting moulding to throw off rainwater, located on the face of an external wall, over windows, doors or arches

Jacobean Architecture – historical division of English architecture ,1603-1625 (reign of James I)

Jamb – the vertical face of a doorway, window or archway

King-post – a vertical timber standing centrally on a tie or collar beam and rising to the apex of the roof

Kneeler – a block of stone set at the top of a stone wall to finish the eaves of a parapet or coping

Label-stop – an ornamental boss at the end of a hood-mould

Lath – a thin narrow strip of wood

Masons Marks – a symbol, initial or monogram incised in stonework by the mason responsible

Parapet – a low wall placed to protect any place where there is a sudden drop, for example the edge of a bridge, or house-top

Partition – an internal wall, less substantial than a supporting wall, which separates one space from another

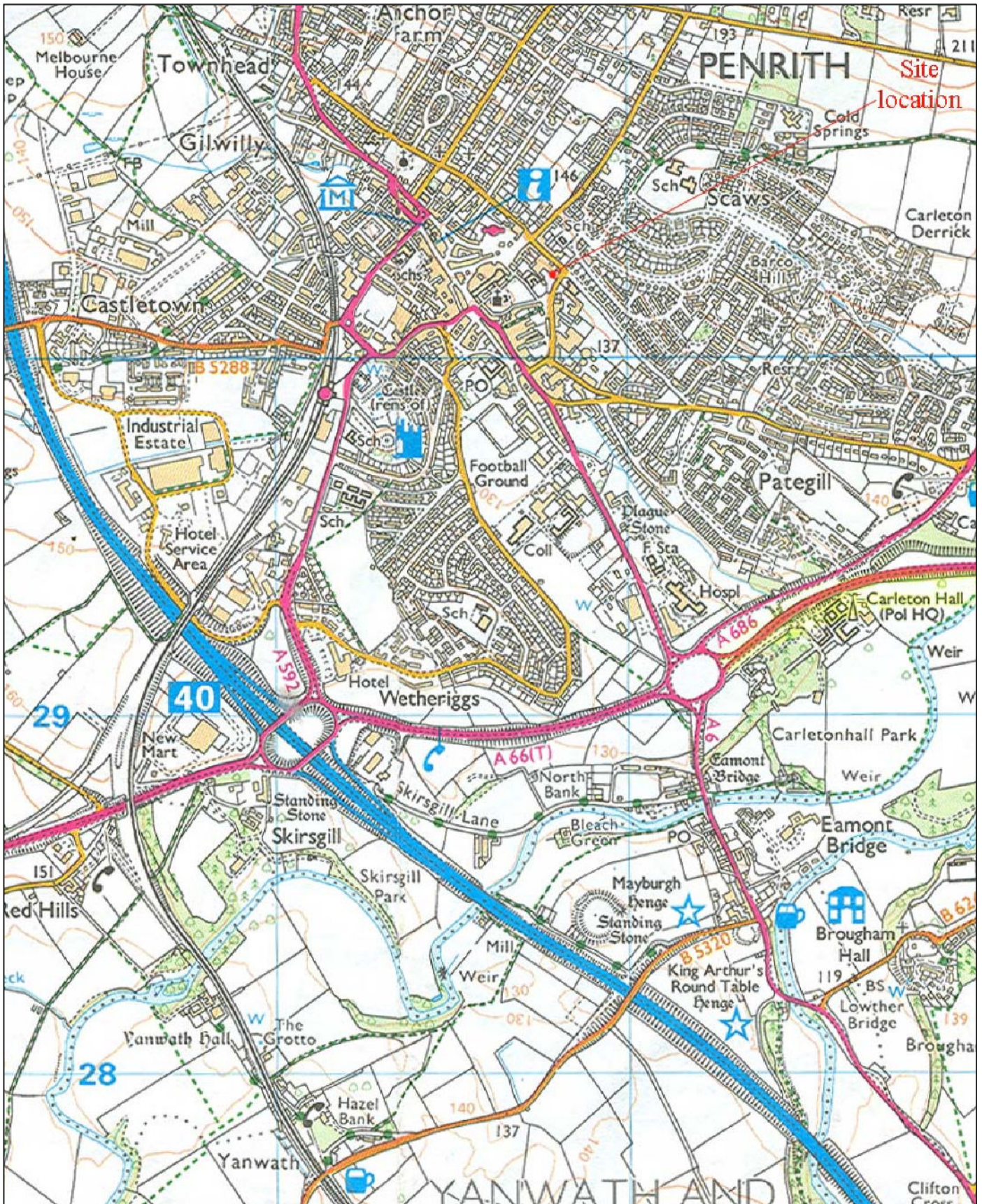
Roughcast – an external rendering of rough material

Solar – a private bedroom on an upper floor of a medieval house

Splay - a sloping, chamfered surface cut into walls

String course – a continuous horizontal band set in the surface of an exterior wall, often moulded, decorative

APPENDIX 3: FIGURES




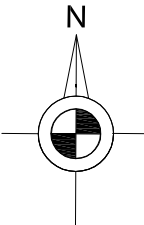
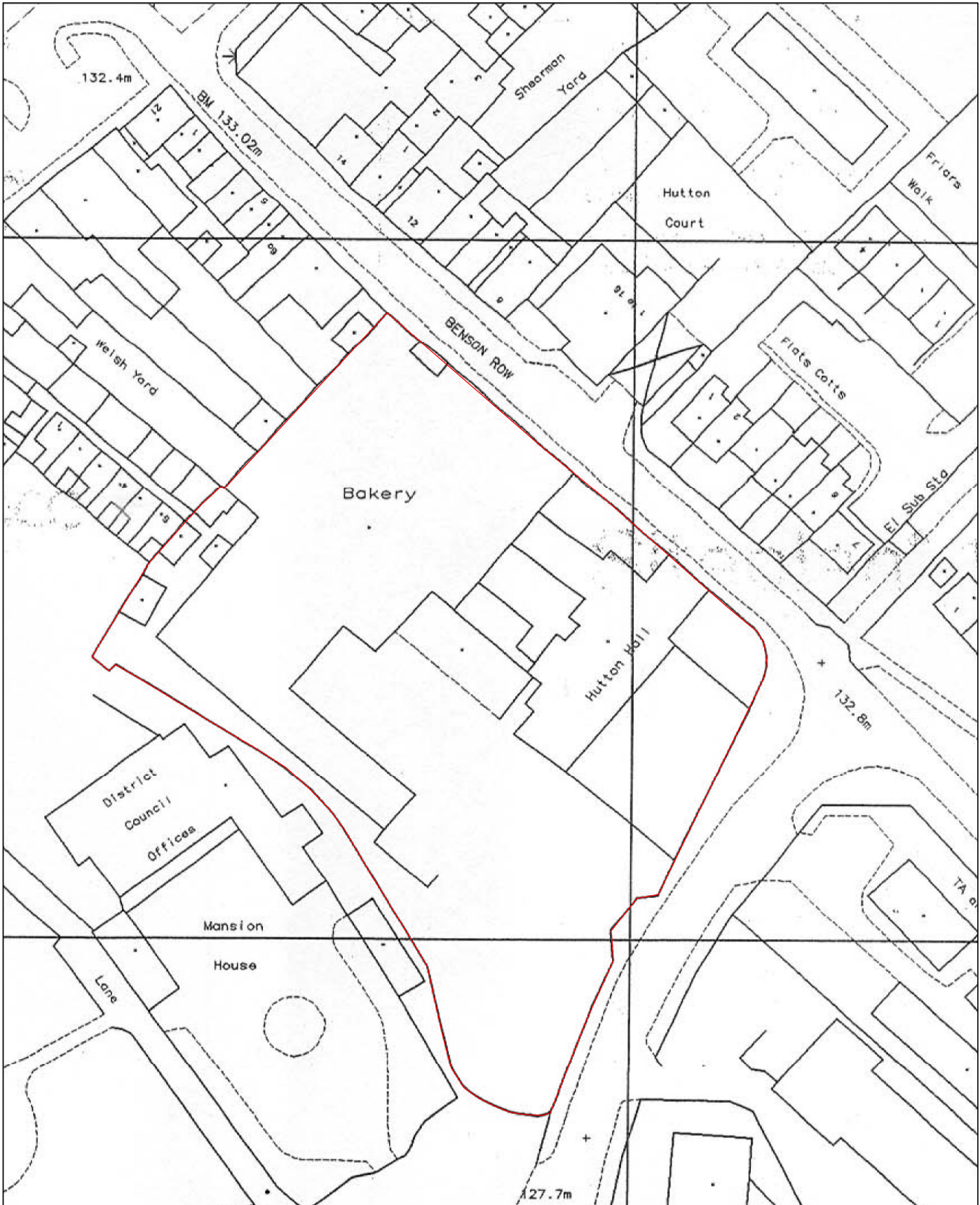
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Figure 1 : Site Location



NORTH PENNINES
ARCHAEOLOGY LIMITED

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2009

PROJECT: Hutton Hall, Penrith
SCALE: 1:750 at A4
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Boundary of Proposed Development Site

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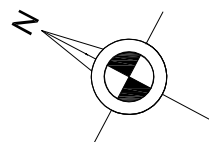
Figure 2 : Site Location of Hutton Hall, Penrith



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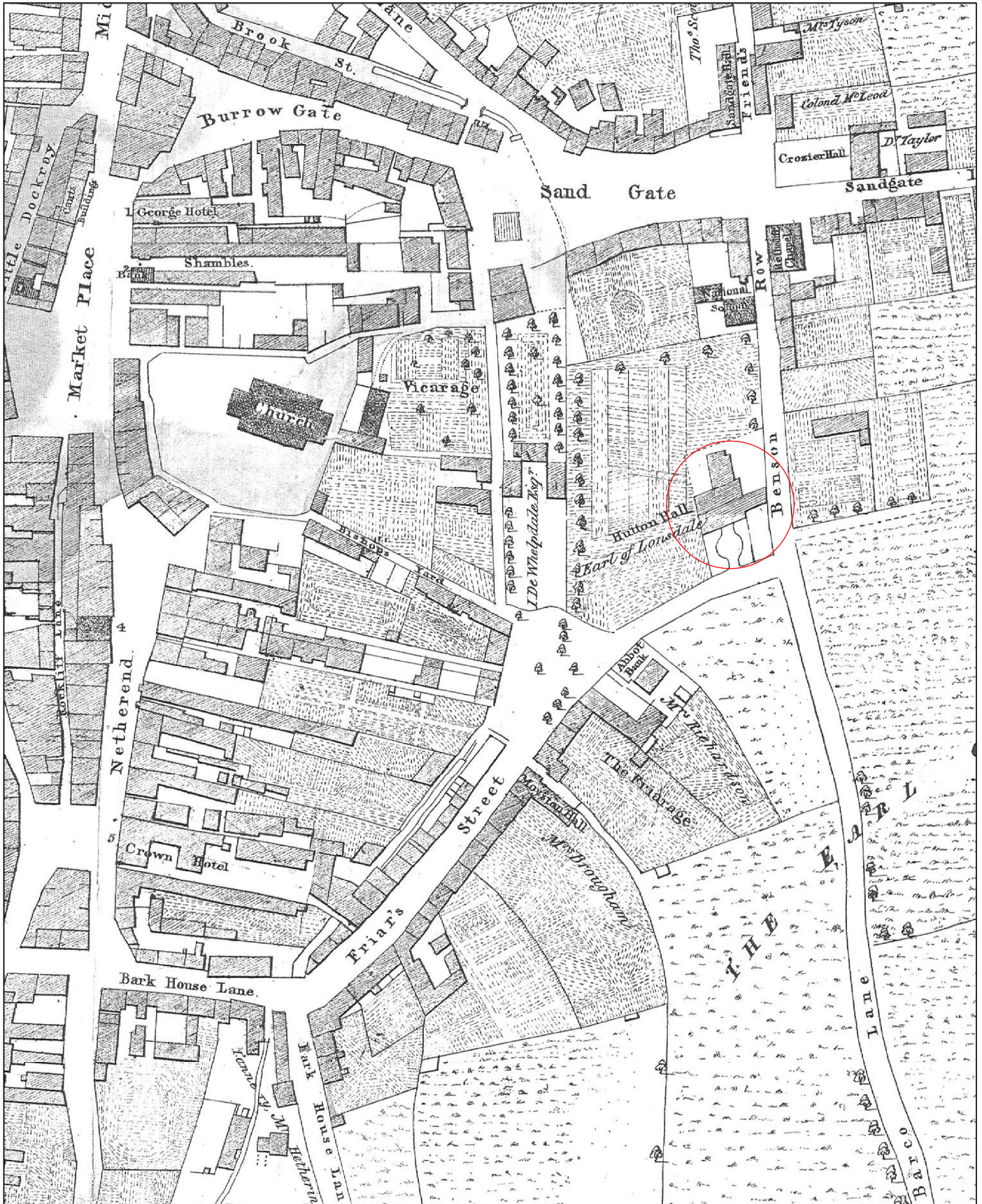
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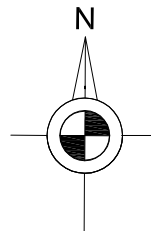
Figure 3 : Extract from Clarke's Map of Penrith 1787



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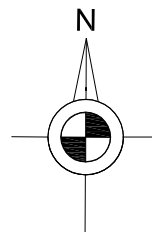
Figure 4 : Extract from Wood's Map of Penrith 1820



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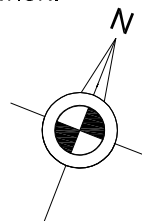
Figure 5 : Extract from Penrith Tithe Map 1849



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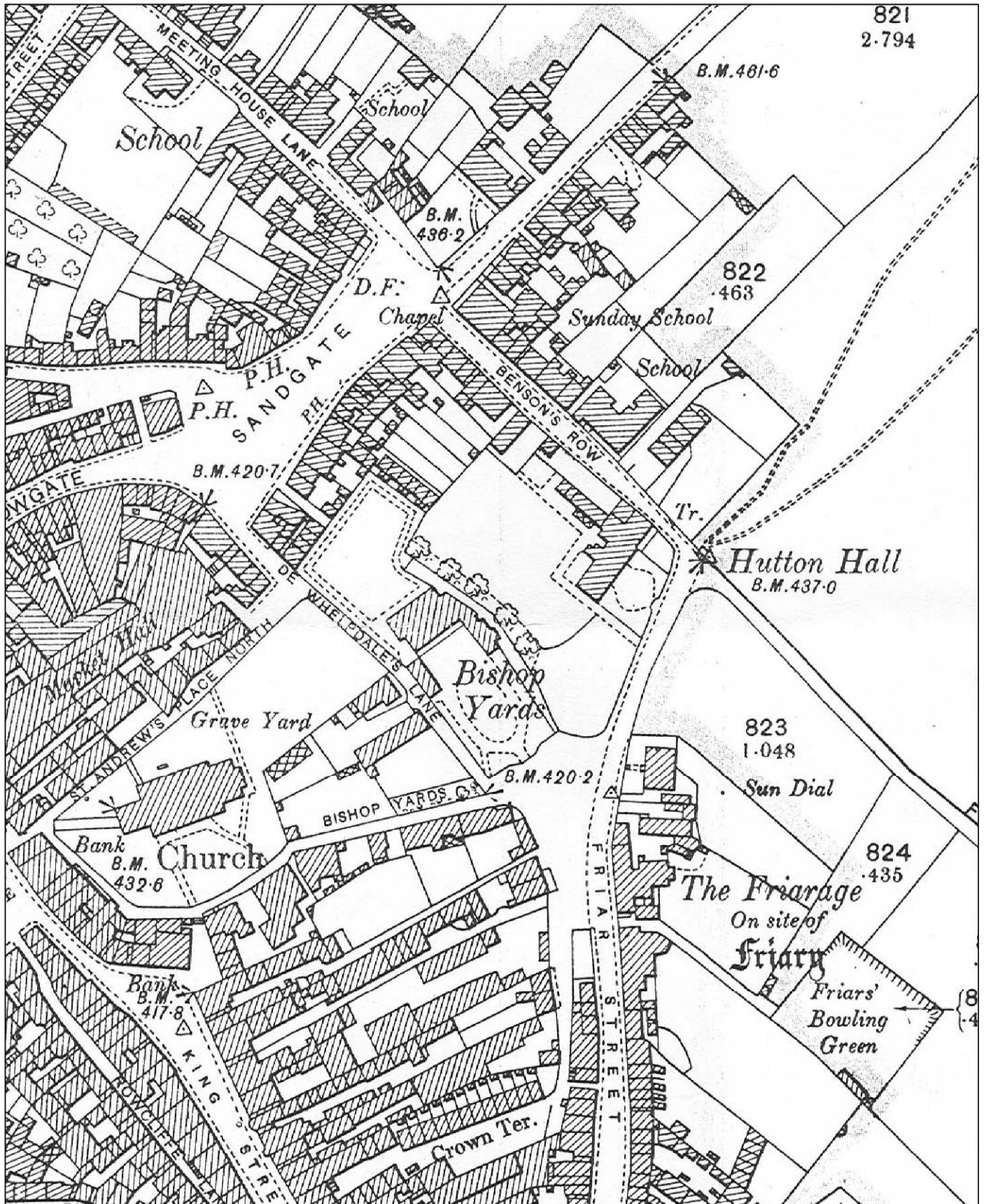
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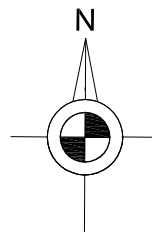
Figure 6 : First Edition Ordnance Survey Map c.1865



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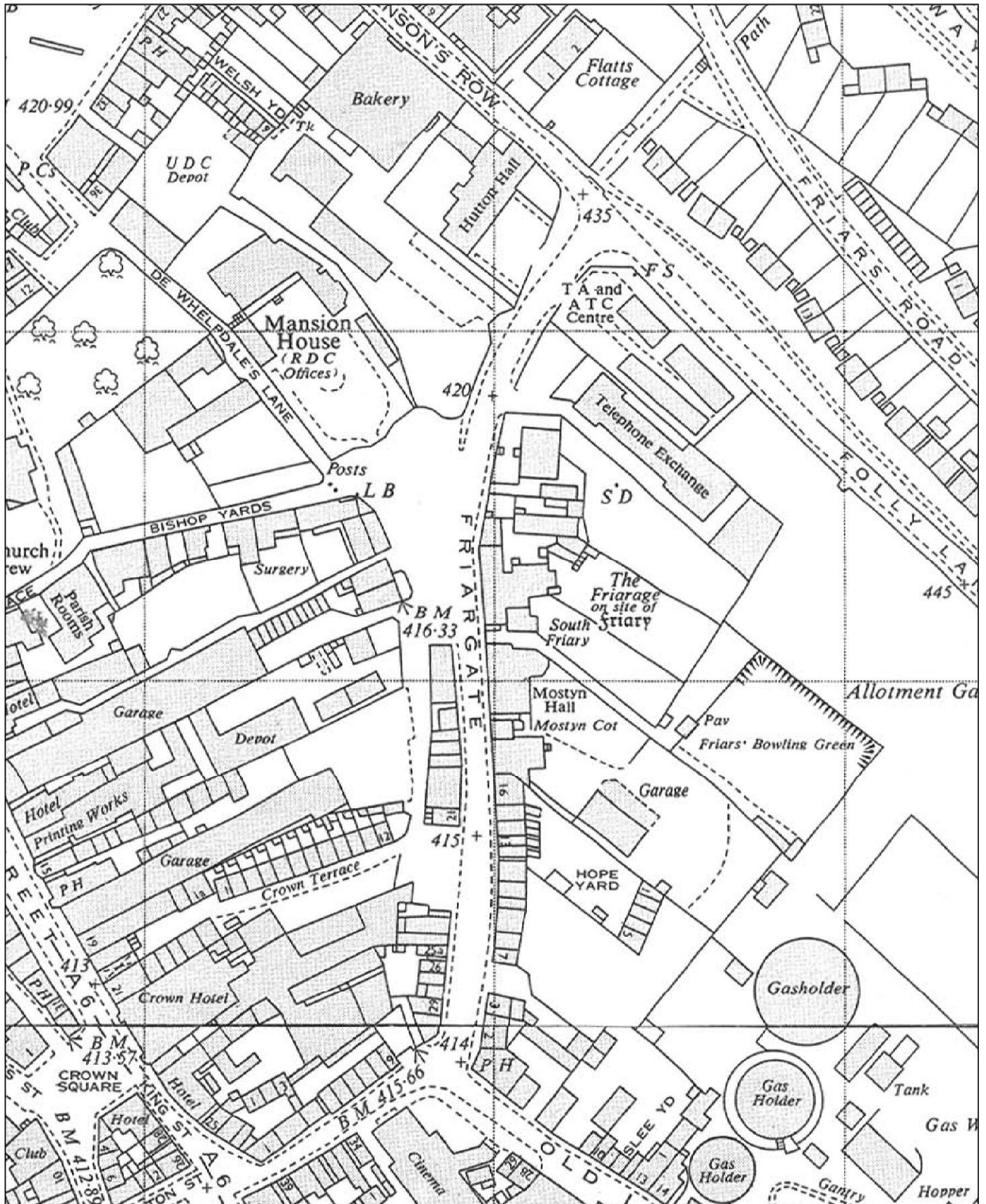
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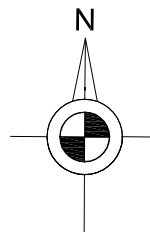
Figure 7 : Second Edition Ordnance Survey Map 1900



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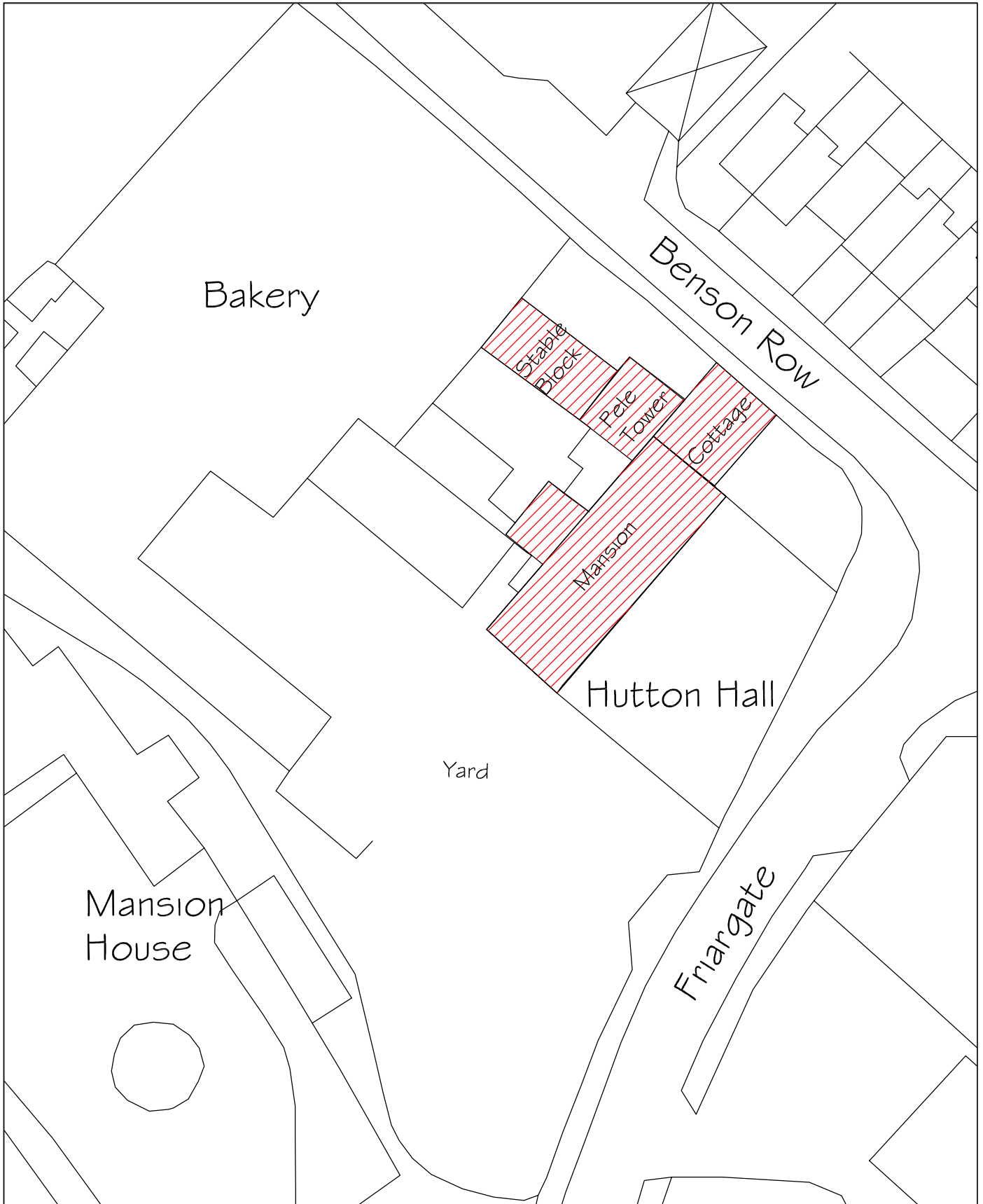
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Figure 8 : Ordnance Survey Map 1968




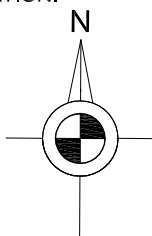

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Figure 9 : Site Plan



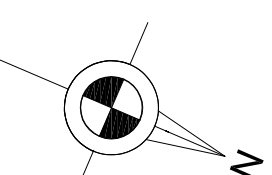
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Suggested missing masonry walls

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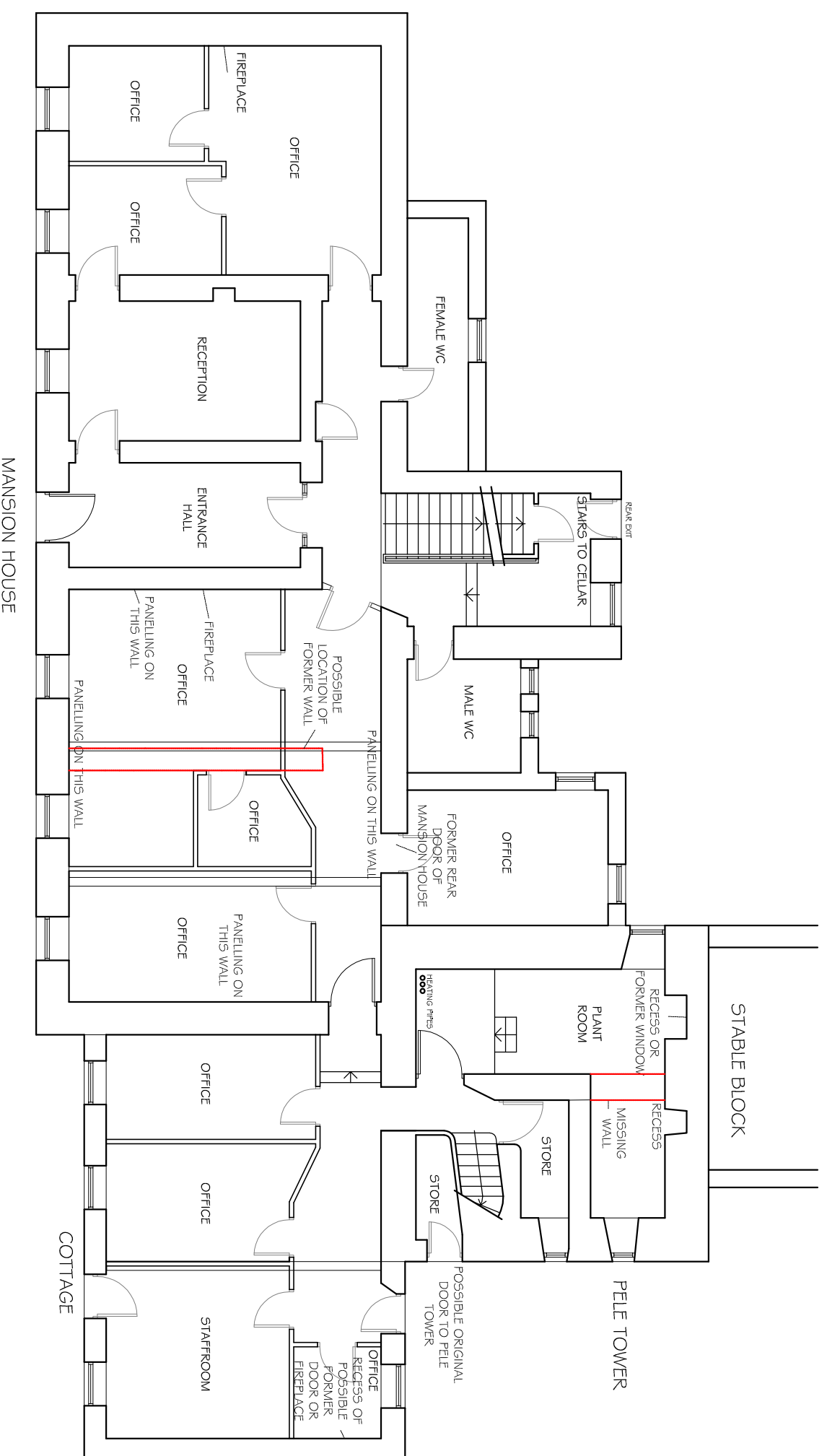


Figure 10 : Ground Floor Plan



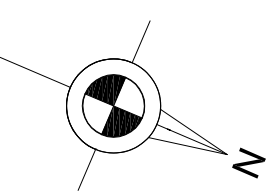
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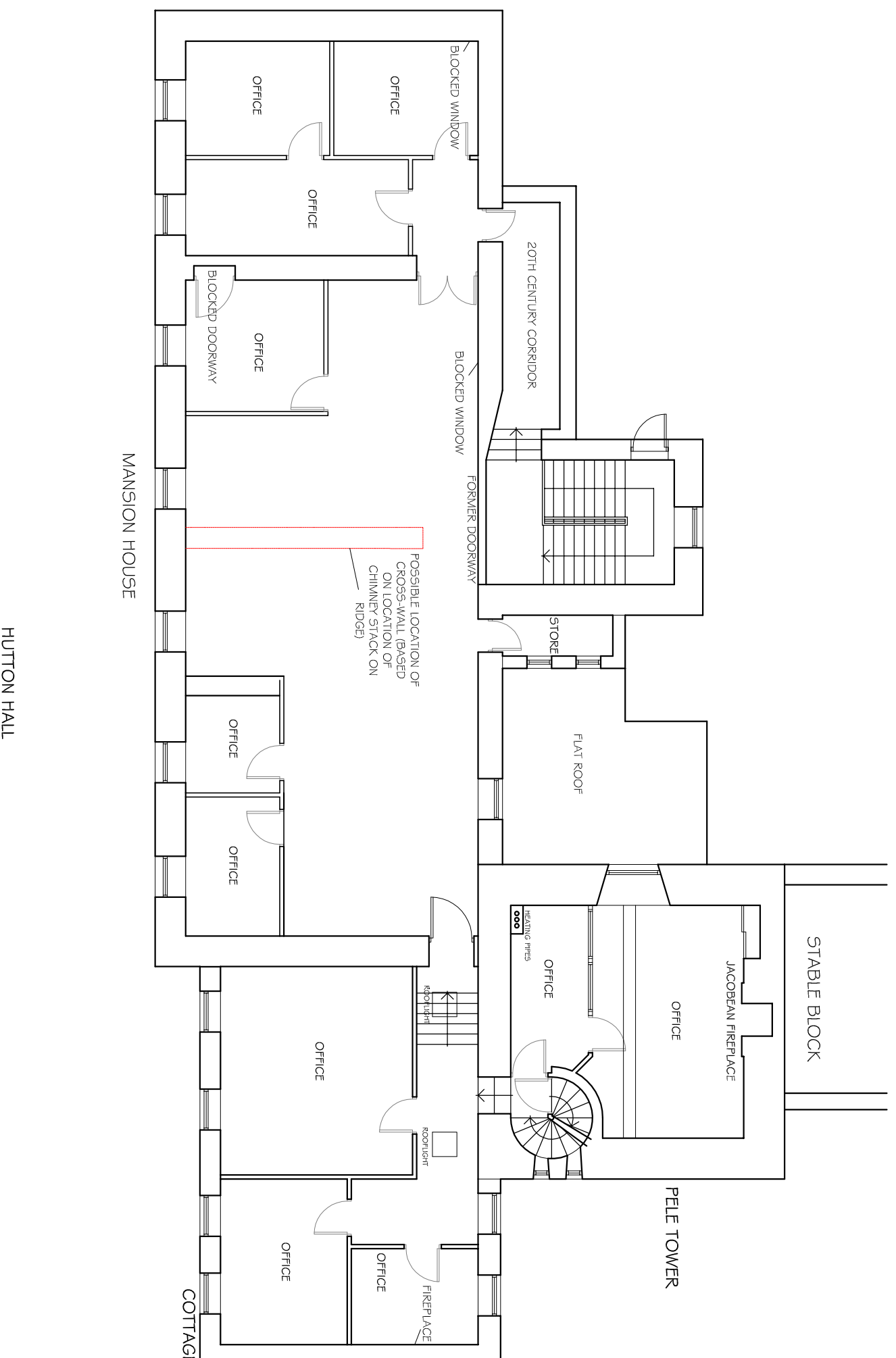
— Suggested missing masonry walls

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HUTTON HALL

MANSION HOUSE

Figure 11 : First Floor Plan



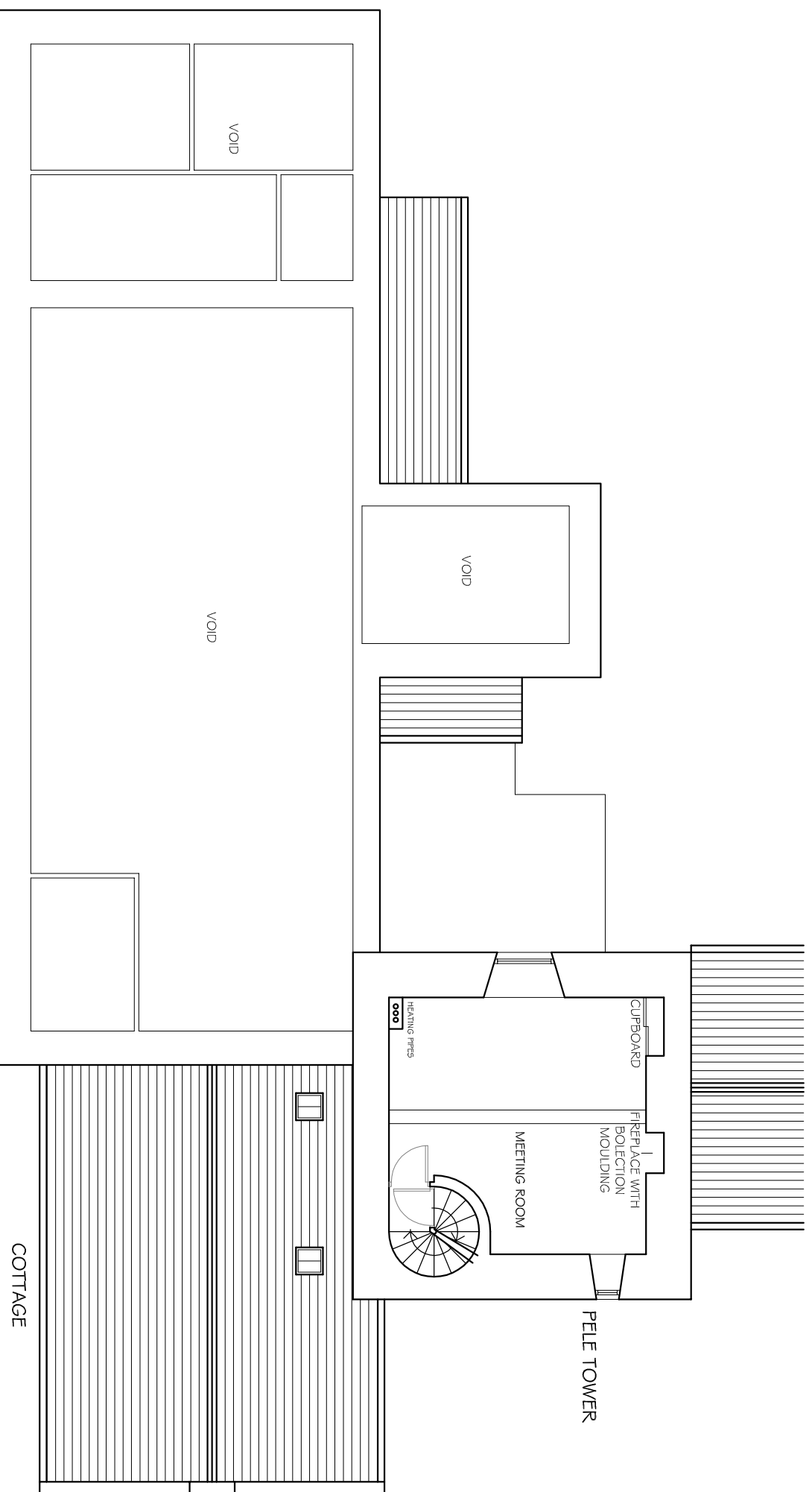
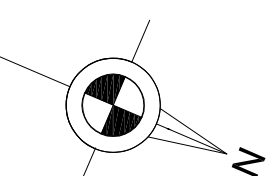
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Figure 12 : Second Floor Plan



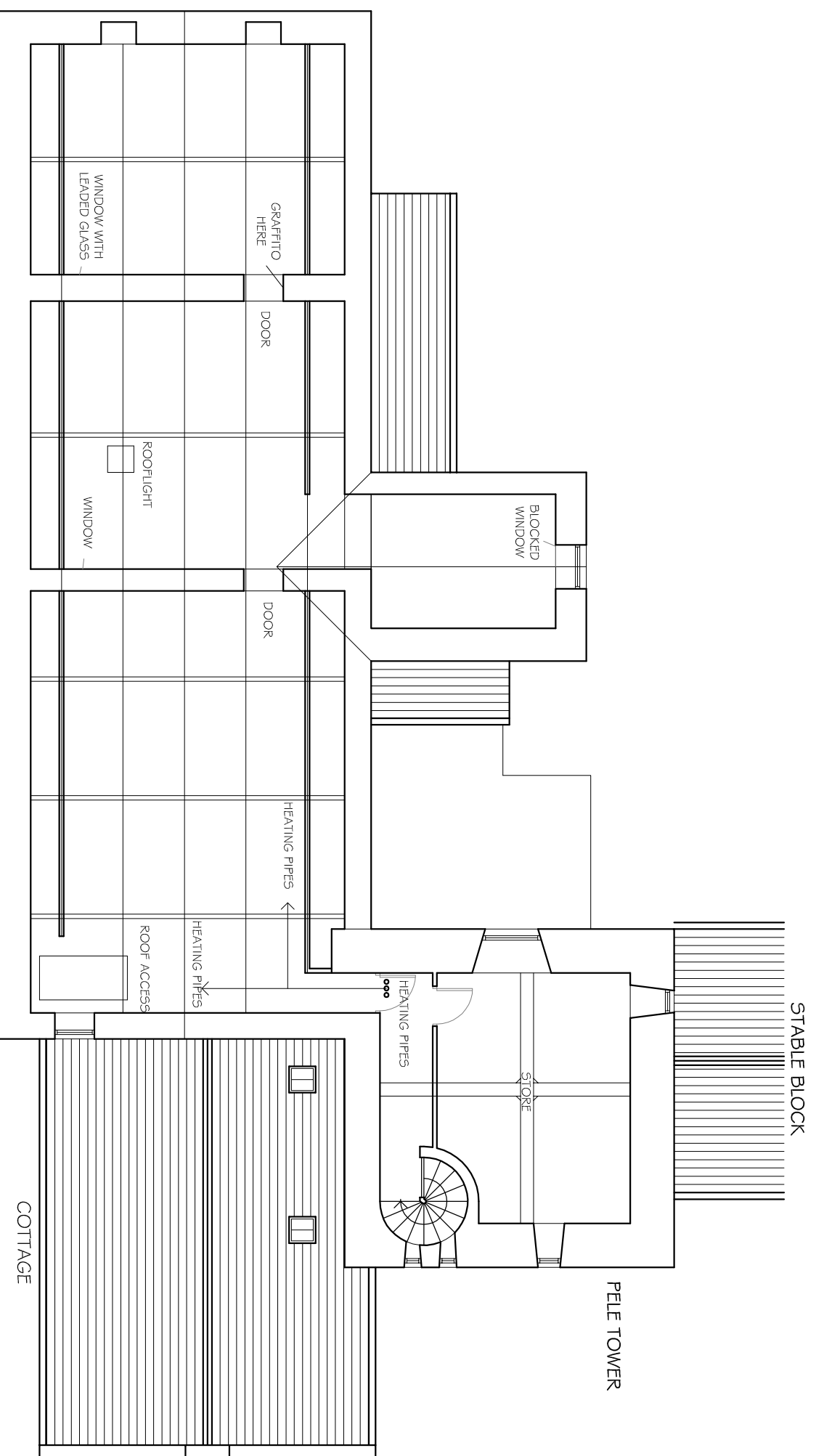
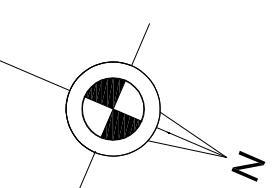
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Figure 13 : Third Floor Plan



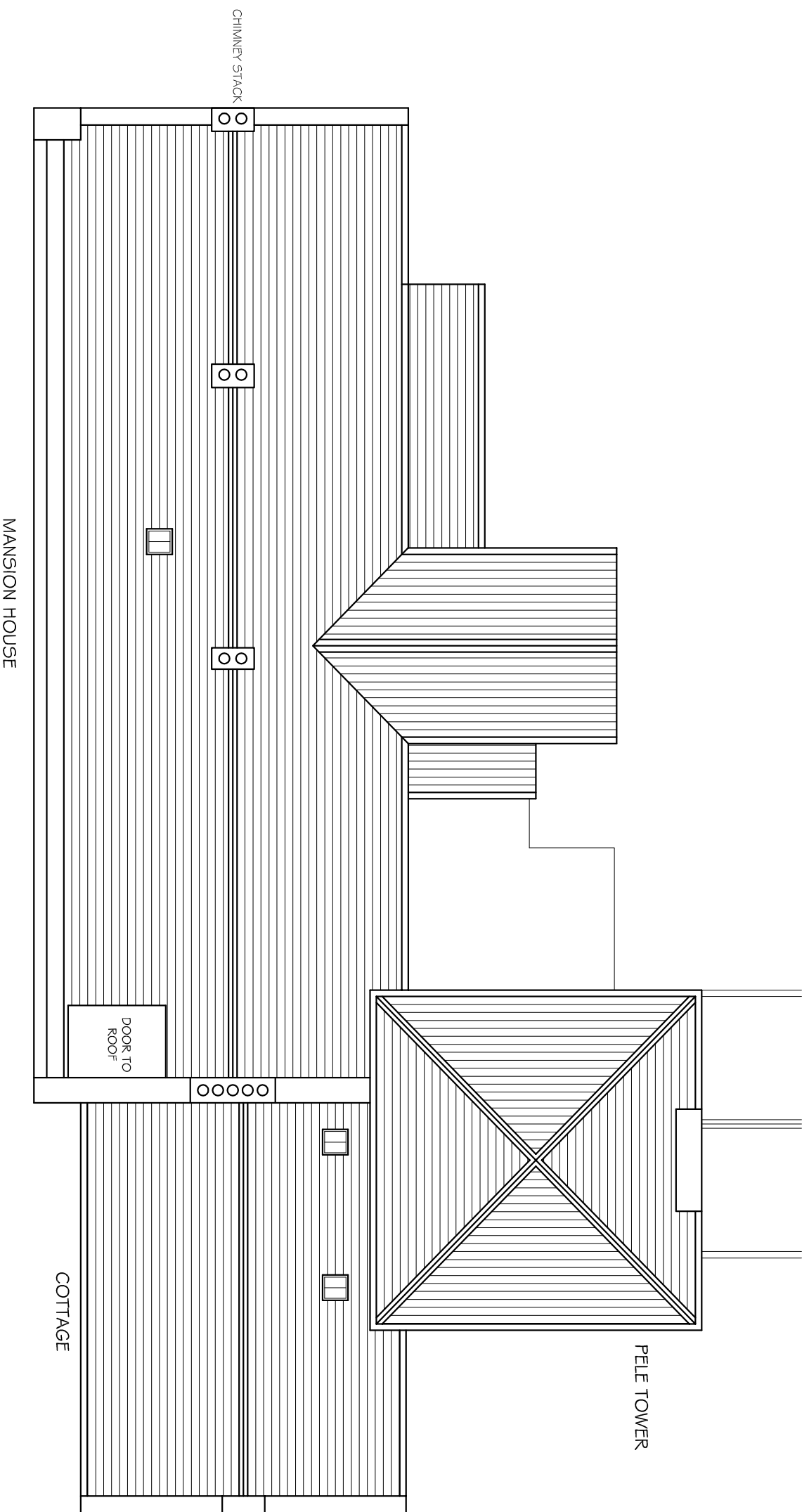
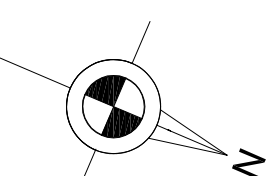
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Figure 14 : Roof Plan



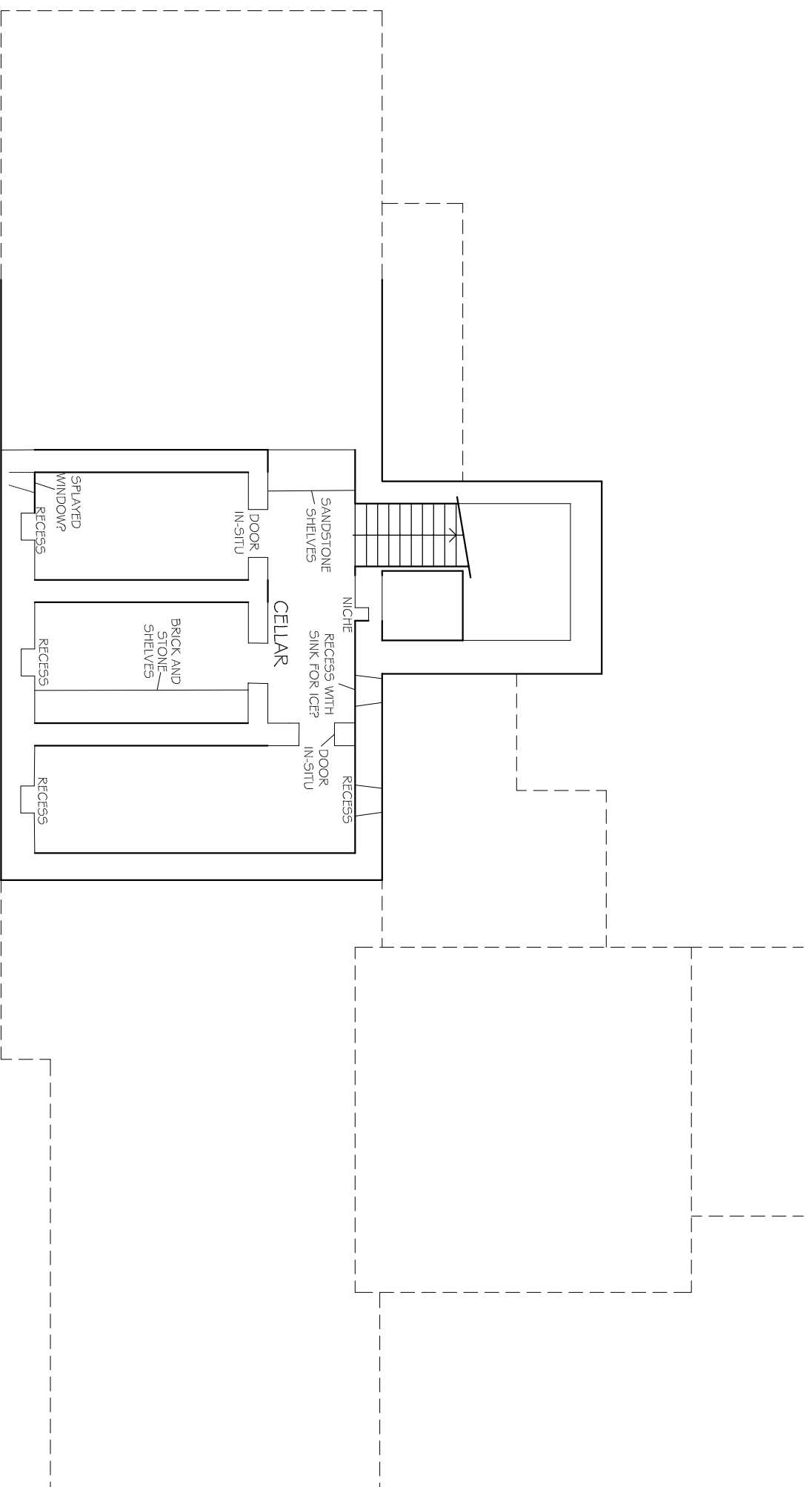
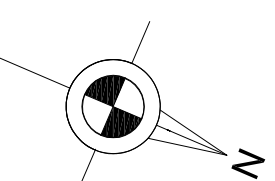
North Pennines Archaeology Ltd
2009
Hutton Hall, Penrith

Scale 1:125 at A3

DRAWN BY: FW

DATE: January 2009

LOCATION:



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Figure 15 : Cellar Plan

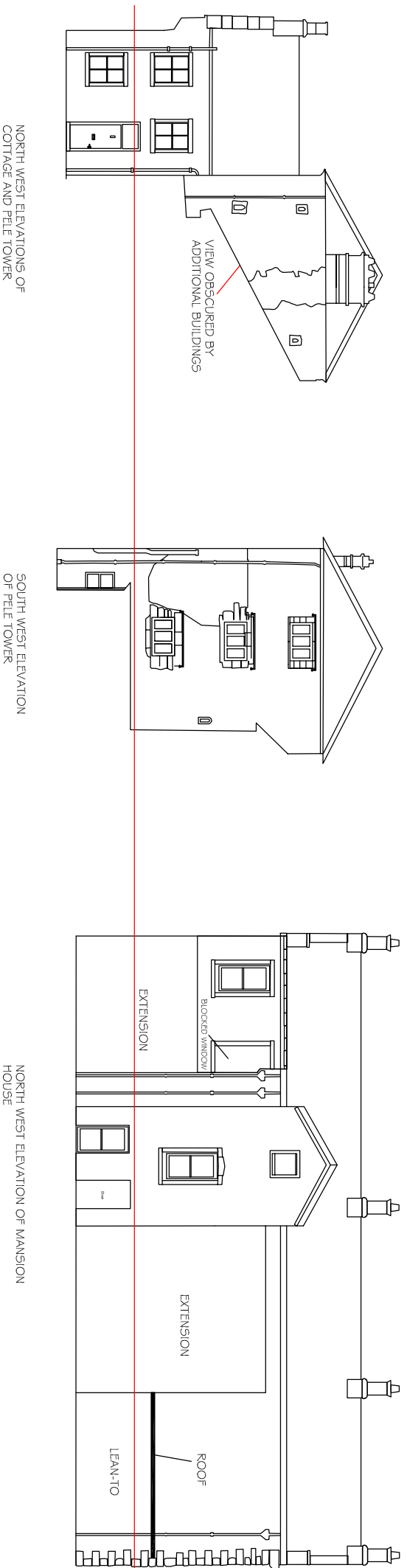
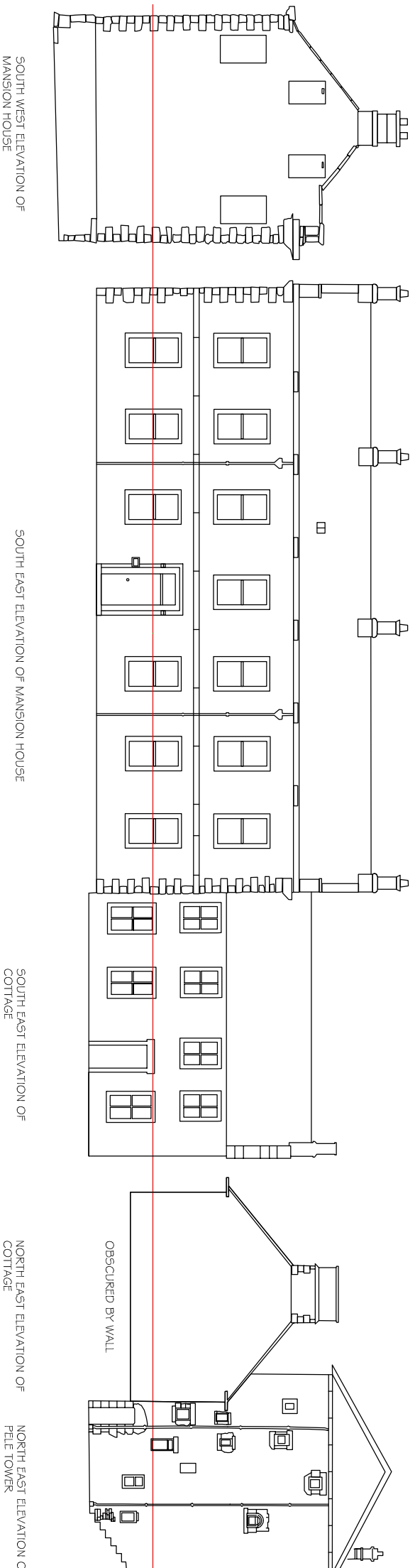


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Figure 16 : Elevations