26/00467/FUL

Quarry Mount Quarry Mount Mews. Change of use from dwelling house to 6 self contained flats.

Lancaster Civic Vision welcomes this application. This sadly neglected Non-Designated Heritage Asset has had a chequered planning history; we believe that the present proposal is as near a viable scheme as we are likely to see. There would appear to have been issues regarding boundary walls, which don't really affect the mansion itself. Some work may already have been completed, but we would still recommend a planning condition requiring a desk-based assessment and pre-works survey by a competent archaeological buildings surveyor.

We understand that the original house (designed in vaguely gothic revival style) and lovely garden was built for William Titterinton (sometimes Titterington), a Lancaster dentist. There is a lack of accurate information concerning the architect. There have been many subsequent owners, alterations and additions. It's prominent elevated location and the imposing exterior of this quirky house were intended to impress and it deserves to be preserved.

Hugh Roberts (on behalf of Lancaster Civic Vision) 29.05.2026

Appended is an article by a Lancaster Civic member, Gordon Clark, recently published in "Contrebus"

QUARRY MOUNT HOUSE, LANCASTER

Quarry Mount house is one of Lancaster's most architecturally distinctive residential buildings: so distinctive that it was featured in the *Guardian* in 2017 (Figure 1).



Figure 1 Quarry Mount house (Source: *Guardian* 29/8/2017)

It is not easy to find out about Quarry Mount house because it is not listed by Historic England, it is not described in Hartwell and Pevsner's *The Buildings of England: Lancashire: North*, and it was built before 1849, the earliest of the surviving records of Lancaster Corporation's regulation of building works (Lancashire Archives MBLA/14). The following information has been compiled from a variety of other sources.



Figure 2 Above the front door. Source: Lancaster Past and Present Facebook 12/2/2024 Hannah Ehlert)

According to a date stone over the front door, it was built in 1842 for "WT" (Figure 2). "WT" was William Titterinton (sometimes spelt as Titterington), a dentist for nearly 20 years in Lancaster. A newspaper report says he set up his practice at 7 New Road early in 1836 and he said that he could be consulted "at his New House, Primrose Hill" (*Lancaster Gazette* 5/3/1836, 1; 5/8 1843, 1; Figure 3). Newspaper reports noted that he was a keen gardener (*Lancaster Gazette* 23/11/1844, 3; *Lancaster Gazette* 11/11/1848, 3). The two star symbols on the datestone might suggest a connection with Freemasonry. The house contents were noted as being of high quality when auctioned in 1857 (*Lancaster Guardian* 10/10/1857). He had died on 22 September 1857, aged 79, and was buried with his parents in Caton churchyard (*Lancaster Gazette* 26/9/1857, 5). He had semi-retired as a dentist on New Road in 1855, the practice being taken over by his nephew, William Fort, whose main dental practice was in Winckeley Square in Preston (*Lancaster Guardian* 24/11/1855,4; 3/10/1857, 1). When the house was let by Fort in 1857, it was noted for its garden, the site being just over 0.6 acres and well wooded with a grotto and a large oval pond near the house (*Lancaster Guardian* 10/10/1857). Fort advertised the house as for sale or rent in 1863 (*Lancaster Observer and Morecambe Chronicle* 28/2/1863, 1). Titterinton also owned a house, farm buildings and 22 acres in Quernmore (*Lancaster Gazette* 31/10/1857, 1).



Figure 3 Primrose Hill house, oval pond, grotto and long garden, as newly built, in 1845 (Source: OS map 1:1056 Sheet 15, National Library of Scotland)

Subsequent maps show that there have been new outbuildings and extensions since 1842. When originally built, the house was known as Primrose Hill (OS map 1:1056, 1845, Sheet 15) and it was still called this on Harrison and Hall's map of Lancaster in 1877. However, a newspaper item in 1863 noted the change to Quarry Mount (*Lancaster Observer and Morecambe Chronicle* 20/6/1863, 1). By the time of the OS maps of the late 1880s and early 1890s its name had definitely changed to Quarry Mount. It was built next to Scotch Quarry, a major source of sandstone for building the local section of the Lancaster Canal and later for the late Victorian and Edwardian terraced housing in Lancaster (White and Winstanley 1996). Today the site is hard to see from public roads, being surrounded by Scotch Quarry, Primrose Street and Aberdeen Road. In 1988/9 a local builder (Tim Butler) built the 17 houses of Quarry Mount Mews in the western half of the house's garden, which used to stretch down to Quarry Road. Since Titterinton died, the house has had many owners and been put to many uses. It underwent refurbishment in 2025.

The architect is unknown. It probably was not by the obvious candidate, Sharpe and Paley, according to the reference books on that firm (Brandwood 2012; Price 1998). Other architects working in Lancaster in the early 1840s include John Dickinson (who designed St Anne's School) and Alexander Kerr. The house's distinctive style might be called castellated – battlements, corner turrets and mock arrow-slits. A sale notice in 1937 jokingly called it "Titterington Castle" (*Lancaster Guardian* 26/2/1937, 1). The house has many of the features that were often used in the Gothic Revival period of British architecture between roughly 1800 and 1845. These are not specific enough to indicate any particular architect of that time. Some of these features are found in other much grander local houses of the period near Lancaster such as Leighton Hall (south-east frontage, early nineteenth century), Lowther Castle (1806–14), Capernwray Hall (1844 by Edmund Sharpe) and Wray Castle (1840–7). William Titterinton clearly wanted a fashionable residence for a gentleman.

Acknowledgement

The author is very grateful to the reviewer for his advice.

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