



**LAND TO THE  
REAR OF  
SEFTON HOUSE  
HOTEL, 34  
QUEEN STREET,  
ULVERSTON,  
CUMBRIA**

**Archaeological Desk-  
Based Assessment  
and Evaluation**



**Oxford Archaeology North**

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**R and M Glaister**

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## SUMMARY

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Oxford Archaeology North (OA North) was commissioned by Rona and Maurice Glaister to undertake an archaeological desk-based assessment and evaluation of land to the rear of Sefton House Hotel, 34 Queen Street, Ulverston, Cumbria (SD 2848 7822). The site is situated within the historic core of Ulverston and adjacent to medieval tenements, and therefore has a high archaeological potential. The work was undertaken between November 2005 and January 2006, in order to comply with an archaeological condition imposed on a planning application to build a two-storey dwelling and a garage/workshop with a single bedroom flat above (Planning Application No. 5/05/0286).

The desk-based assessment demonstrated that the proposed development area included part of the back lane (Site **08**) on the west side of Queen Street, possibly dating back to the medieval period. This lane divided the garden plots on the east side (Site **02**) from the fields on the west side, and provided access to these fields. From cartographic sources it would seem that at some point prior to Wood's map of 1832 part of the proposed development area was enclosed from the medieval fields. However, its purpose or use cannot be identified. Following this, in the mid nineteenth century, the eastern end of the site was built on, before the boundary wall (Site **01**) was extended to the west, the likely purpose of which was to create a croquet lawn (Site **07**). By around 1920 the site had been turned over to an orchard and garden (Site **04**), and then in the mid 1930s a garage (Site **05**) was built on the southern side. However, presently the site has been in use as a car park.

Following the results of the assessment, three trial trenches (Trenches 1-3) were positioned to focus on areas of the site which were considered to have the potential to contain archaeological remains, taking into account the restraints of the site also. Trench 1 would attempt to locate the remains of the boundary wall (Site **01**) that had existed on the western side of the site until somewhere between 1850-1890 in an attempt to determine its age or origin. Trench 2 would examine the area central to the site (Site **07**), to ascertain the extent of any disturbance and the potential for any much earlier archaeological deposits. It would appear that very little development had taken place in this area other than a possible croquet lawn. Trench 3 would investigate the potential for the existence of medieval remains (Site **08**) along the back lane, and the remains of any structures identified from the First Edition Ordnance Survey map of 1850 (Site **02**).

The programme of archaeological evaluation was undertaken on the 24<sup>th</sup> and 25<sup>th</sup> January 2006. The results showed that the majority of the deposits encountered were from the late eighteenth century onwards. These were dated by the general finds assemblage, that was small and essentially domestic in nature, two-thirds of which was recovered from the topsoil/garden soil. However, smaller quantities were also retrieved from a service cut/drain backfill **302**, but this is also likely to have derived from the topsoil/garden soil. The earliest feature stratigraphically was a possible posthole, **203**, located in Trench 2 that measured 0.28m in diameter and cut into the natural geology to a depth of 0.34m. The fill **204** produced finds that dated to the late seventeenth to early eighteenth century. The purpose of the feature was not possible to ascertain.

Scant remains of the boundary wall (Site **01**) were uncovered during the excavation of Trench 1. However, there were no associated finds to provide a date for the feature or evidence regarding its significance. No evidence was retrieved from Trenches 1 or 2 regarding the significance or use of the site prior to the creation of the former croquet lawn (Site **07**), with only approximately 0.5m of topsoil or garden soil being observed. In Trench 3 the area had been extensively disturbed by underground services. No medieval remains or deposits were noted, and no features of archaeological significance were encountered in Trench 3.

Conclusive evidence from all three trenches would suggest that in order to create a suitable croquet lawn, the site was prepared by removing the existing topsoil and importing better quality topsoil and turf. This would have served to truncate any deposits relating to earlier activity. Due to the lack of any significant archaeological features during the evaluation it is recommended that no further archaeological work needs to be undertaken in advance of development.

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## ACKNOWLEDGEMENTS

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Oxford Archaeology North (OA North) would like to thank Rona and Maurice Glaister for commissioning the project, and for their assistance, in particular for providing the deeds for research during the desk-based assessment. Thanks are also due to Maurice Glaister and Peter Clucas, the architect, for assistance during the site visits. Thanks are also due to Jo Mackintosh, Historic Environment Record Officer for Cumbria, and all the staff of the Cumbria County Record Office in Barrow-in-Furness for their assistance with this project.

The desk-based assessment was undertaken by Jo Dawson with assistance from Daniel Elsworth, both formerly OA North and now Greenlane Archaeology. The evaluation was carried out by Chris Healey, who was assisted by Alistair Vannan. The drawings were produced by Mark Tidmarsh and Marie Rowland. The project was managed by Emily Mercer, who also edited the report together with Alan Lupton.

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## 1. INTRODUCTION

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### 1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Rona and Maurice Glaister (the clients) submitted a planning application to South Lakeland District Council (No. 5/05/0286) for the construction of a two-storey dwelling and a garage/workshop with a single bedroom flat above on land to the rear of Sefton House Hotel, 34 Queen Street, Ulverston, Cumbria (SD 2848 7822). An archaeological condition was placed on the planning consent by Cumbria County Council's Historic Environment Service (CCCHES) due to the high archaeological potential of the area affected. The site is positioned within the historic centre of Ulverston and lies adjacent to an area of medieval tenements (CCC and EH 2002). The brief for the required archaeological work has requested a desk-based assessment, visual inspection, and evaluation of the site (*Appendix 1*). Oxford Archaeology North (OA North) submitted a project design (*Appendix 2*) in response to a request the client. The work was commissioned, and carried out between November 2005 and January 2006.
- 1.1.2 The desk-based assessment comprised a search of both published and unpublished records held by the Historic Environment Record (HER) in Kendal, the Cumbria County Record Office in Barrow-in-Furness, and the archives and library held at OA North. In addition to this, a site inspection was carried out on the site of the proposed development, in order to relate the landscape and surroundings to the results of the desk-based assessment, and aid in the positioning of the subsequent evaluation trenches. The significance criteria detailed in PPG 16 (DoE 1990) was employed during the assessment. The archaeological evaluation required a sample excavation of 5% of the total area of the development, which comprised three trenches to investigate areas of archaeological interest. This report sets out the results of the desk-based assessment and evaluation in the form of a short document, outlining the findings, followed by a statement of the archaeological potential and significance.

### 1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The proposed development area lies at the north end of Back Queen Street, to the west of Queen Street, which runs south from the Market Place in Ulverston, Cumbria (Fig 1; SD 2848 7822). Ulverston lies on the north side of Morecambe Bay, and is the second largest town in the Furness Peninsula, the largest being Barrow-in-Furness.
- 1.2.2 The southern end of Cumbria is largely dominated by undulating fells, from which a pastoral landscape with substantial woodlands has developed. The southern limit of the county is defined by the broad expanse of Morecambe Bay and the surrounding limestone lowlands (Hodgkinson *et al* 2000). The land within the proposed development site is at a height of approximately 100m above mean sea level (Ordnance Survey 1968).



1.2.3 The underlying solid geology of the area consists of Silurian Ludlow greywackes (Coniston Grits) and banded mudstones and siltstones (Countryside Commission 1998). The geological resource has been exploited with numerous small quarries dotting the landscape.

## 2. METHODOLOGY

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### 2.1 PROJECT DESIGN

2.1.1 A project design (*Appendix 2*) was submitted by OA North prepared according to the CCHES brief (*Appendix 1*) for an archaeological desk-based assessment and evaluation, together with a plan of the proposed trenches. This was adhered to, except for the realignment of Trench 2 from north/south to east/west due to accessibility issues with the excavator. The work was consistent with the relevant standards and procedures of the Institute of Field Archaeologists, and generally accepted best practice.

### 2.2 DESK-BASED ASSESSMENT

2.2.1 **Introduction:** information from the HER relating to a radius of 500m around the proposed development area was gathered for use in its contribution to the known and potential archaeological resource in the area. The majority of the information for the site was collated from cartographic sources, and from the deeds supplied by the client. Analysis focussed largely on the proposed development area, with all sites of archaeological potential within the site boundary being incorporated into the Site Gazetteer (*Section 5*), and plotted onto a plan of the site (Fig 3). The primary aim of the gazetteer was to identify and list the known archaeological resource, in order to predict the impact of the proposed development on the remains likely to be encountered during evaluation trenching. The results were analysed using the set of criteria used to assess the national importance of an ancient monument (DoE 1990). Throughout the assessment, all information relating to the presence and position of services and other recent disturbance of deposits was recorded, in order to identify areas likely to contain *in situ* archaeological deposits.

2.2.2 **Cumbria County Historic Environment Record (HER):** the Cumbria County Historic Environment Record was consulted regarding the proposed development area and its vicinity in order to provide an archaeological and historical context. Information was supplied digitally directly from the HER, which is a GIS-linked database, and is maintained by the County Council in Kendal. It incorporates all known archaeological sites within Cumbria, as well as associated information on conservation areas, listed buildings, scheduled monuments, and hazard areas. Details of all the listed buildings within 200m of the proposed development area were also included, to allow an assessment to be made as to whether any such settings would be affected.

2.2.3 **Cumbria County Record Office, Barrow-in-Furness (CRO(B)):** the Cumbria County Record Office in Barrow-in-Furness was visited to consult cartographic sources, both published and manuscript, and primary and secondary written sources. Full notes were made of all sources consulted, and copies were obtained of suitable mapping, either as black and white photocopies, or as colour digital photographs.

- 2.2.4 **Deeds held by Rona and Maurice Glaister (RMG):** Maurice Glaister very kindly lent the deeds for the land to the rear of Sefton House for analysis to enable the information to be incorporated into the desk-based assessment results. They were accompanied by a summary of the events covered by the deeds, which had been written by Rona Glaister, and was of great help during analysis. All the deeds and associated documents were studied, and information noted primarily relating to the property descriptions. The principal documents have been catalogued in the bibliography (RMG1 - RMG27), and details and analysis are provided in the deed regression section (*Section 4.1*). The only documents to be omitted from the catalogue were very recent searches and solicitors' instructions containing no relevant information.
- 2.2.5 **Daniel Elsworth's library:** the personal library of Daniel Elsworth, former project officer at OA North, was consulted for cartographic material and published secondary sources relating to the proposed development area. Relevant information has been incorporated into this report.
- 2.2.6 **Oxford Archaeology North:** OA North has an extensive archive of secondary sources relevant to the study area, as well as numerous unpublished client reports on work carried out both as OA North and in its former guise of Lancaster University Archaeological Unit (LUAU). These were consulted where necessary.

### 2.3 SITE VISITS

- 2.3.1 Three visits were made to the site during the desk-based assessment. The first was carried out on 22<sup>nd</sup> November 2005, accompanied by Maurice Glaister, for the purposes of familiarisation with the site, and to relate the plans supplied to the existing boundaries on the ground. A brief record was made of observations, and of all information imparted by the client during the visit.
- 2.3.2 A second site visit was carried out on 24<sup>th</sup> November 2005, following the analysis of the deeds and collation of the relevant cartographic sources, to relate the findings to the physical remains on site. Colour digital photographs were taken, providing a record of the site and its boundaries in their present condition (Plates 3-5). A record was made of the approximate location of all visible services, such as drains, and of the variations in ground cover across the site (i.e. concrete, stone chippings, shrubbery, trees etc), and any further constraints were noted. The ground was also examined to assess the presence, type, and date of visible surface finds.
- 2.3.3 The third site visit was carried out on 28<sup>th</sup> November 2005, in the presence of the client, Maurice Glaister, and the client's architect, Peter Clucas. Details were provided of the locations and depths of intended ground works, and this information was used to help determine the proposed location of archaeological evaluation trenches. The preliminary locations for two trenches were discussed, and all known services and disturbance was identified.

## **2.4 EVALUATION**

- 2.4.1 Three east/west aligned trenches (Trenches 1-3) were mechanically excavated under the supervision of an archaeologist to the level of the natural subsoil or to the level of identified archaeological deposits. The trenches were hand cleaned, and potential archaeological deposits were manually excavated in order to test their date, character and extent.
- 2.4.2 The upper levels were removed by machine (fitted with a toothless bucket, approximately 1.60m in width) under archaeological supervision to the surface of the first significant archaeological deposit. This deposit was then cleaned by hand, using either hoes, shovel scraping and/or trowels depending on the subsoil conditions, and then inspected for archaeological features. All features of potential archaeological interest were then investigated and recorded as per the project design (*Appendix 2*).
- 2.4.3 All trenches were excavated in a stratigraphical manner, whether by machine or by hand. Investigation of intact archaeological deposits was exclusively manual. A minimum sample of 50% of the archaeological features was examined by excavation. The features encountered were half sectioned and all excavation, whether by machine or by hand, was undertaken with a view to avoiding any archaeological features that appeared worthy of preservation *in situ*.
- 2.4.4 The trenches were recorded using a system devised from that used by the English Heritage Centre for Archaeology. The archive includes both a photographic record and accurate large-scale plans and sections at appropriate scales. Recording was principally in the form of a *pro-forma* Trench Record sheet for each trench, which noted the orientation, dimensions and description of the topsoil and subsoil present in the trench. Features thought to be of possible archaeological potential were recorded using *pro-forma* Context Record sheets.

## **2.5 FINDS**

- 2.5.1 Artefacts recovered from the surface from all layered deposits and from within all secure contexts within features were collected. These were processed and examined by Green Lane Archaeology.

## **2.6 ARCHIVE**

- 2.6.1 A full professional archive has been compiled in accordance with the project design (*Appendix 2*), and in accordance with current IFA and English Heritage guidelines (English Heritage 1991). The paper and digital archive will be deposited in Cumbria County Record Office in Barrow-in-Furness on completion of the project. The material archive will be deposited with an appropriate museum.

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### 3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

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#### 3.1 PREHISTORIC PERIOD

3.1.1 Evidence for prehistoric activity in the Ulverston area comes mainly from stray finds, many of which were found during the nineteenth century. A perforated stone hammer, probably dating to the Bronze Age, was found under the floor of a stable at Oubas Cottage, Ulverston, in 1868 (Gaythorpe 1899, 167-8). A polished stone axe of dark grey diorite was also recorded as having been found in the Ulverston district (Swainson Cooper 1888, 204). A Bronze Age spear head has also been recovered from the area (Fair 1945). More recently, the butt end of a Neolithic polished stone axe was found during excavations at Dragley Beck, in the south of Ulverston (Elsworth and Dawson 2003, 16). There were no prehistoric sites located within the study area. However, many of the locations of the findspots dated to the prehistoric period cannot be accurately verified and, therefore, tend to be related more generally to the town of Ulverston.

#### 3.2 ROMAN PERIOD

3.2.1 Evidence of Roman activity around Ulverston is mainly in the form of isolated coin finds, of which several have been found: a Denarius of Augustus was found in *c* 1800 at Conishead Priory (Shotter 1989, 41), a coin of Antonius Pius was found in *c* 1830 (*op cit*, 42), and a Radiate of Probus was found before 1836 (*ibid*). It has also been recorded that part of a Roman pavement was found near the old Red Lane (Ashburner 1992-3), but there is no other evidence to support this (CCC and EH 2002). There were no Roman sites situated within the study area, but, as with the prehistoric period, many of the locations of Roman findspots cannot be accurately verified and, therefore, relate generally to the town of Ulverston.

#### 3.3 MEDIEVAL PERIOD

3.3.1 The origin of Ulverston lies in the medieval period, although its name suggests a mix of Old English and Norse (Lee 1998). The Domesday Book records Ulverston as held by Turnulph, and shortly after the land in Furness was granted to Earl Siward. It then passed to Earls Tostig and then Ulfr, from whom the name is thought to have derived (Birkett 1949, 5-6).

3.3.2 Control of Ulverston during the eleventh century varied, as it was held in part or whole at different times by the Barons of Kendal and Lancaster, and Furness Abbey (*op cit*, 15-17). The close connections between Ulverston and Furness Abbey were brought to an abrupt end in 1536-9 with the Dissolution of the Monasteries. This actually had a beneficial effect on Ulverston, as it was now able to supersede Dalton, the Abbey's principal town, as the main market town in Furness (*op cit*, 24). The Gill is recorded as Ulverston's medieval market place (CCC and EH 2002).

- 3.3.3 A charter issued to the town in 1196, which mentioned a dying house and fulling mill, together with a bakehouse, indicates the importance of the textile industry to the economy of Ulverston during the medieval period. However, the exact location of these industries is unknown (*ibid*).

### 3.4 POST-MEDIEVAL PERIOD

- 3.4.1 Over the years the land around Ulverston was eventually divided up between the principal houses of the area, notably Neville Hall and Swarthmoor Hall by the beginning of the seventeenth century (Birkett 1949, 24). The wealth of the town grew during the seventeenth century, in part because of the Fells of Swarthmoor Hall and their dealings with the Quakers, many of whom were prosperous businessmen (*ibid*).
- 3.4.2 Ulverston's growing prosperity continued during the eighteenth century, mainly due to the number of ships visiting with goods on a regular basis, and the various local industries that had developed (Rollinson 1966, 46-7). This was the town's 'golden age', and Ulverston was famously described as '*the London of Furness*' by Thomas West (West 1802, 36). This was further enhanced by the expanding iron industry, which made use of landings at Ulverston (Marshall 1958, 85) and in turn led to the development of the canal in 1796; an attempt to compete with the encroachments of Barrow's growing harbour (Fell 1968, 323-4).
- 3.4.3 By the beginning of the nineteenth century the town's fortunes had taken a turn for the worse (Rollinson 1966, 10), and it relied on its earlier prosperity to carry it through most of the century. However, the railway constructed in 1846 brought further competition from the more prominent Barrow (*op cit*, 13). Nevertheless, the construction of the iron works on the edge of the canal in 1874 brought some much-needed industry back into the town (Birkett 1949, 128), as did the construction of the Glaxo pharmaceutical plant on the same site in 1946 (Walton 1996), but Ulverston's wealthiest days had long-since passed.

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## 4. DESK-BASED ASSESSMENT RESULTS

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### 4.1 DEED REGRESSION ANALYSIS

4.1.1 **Introduction:** the deeds were examined with reference to the properties, including Sefton House, and its associated buildings, as well as the proposed development area. Descriptions of property and other relevant details are summarised below.

4.1.2 **Will of William Fisher, 1823 (RMG1):** two properties on the street later known as Queen Street are described, one of which does not feature in any of the deeds that follow:

*all that my Messuage or Dwelling House with the Barn Stable and appurtenances thereunto belonging and being at the Town End in Ulverston aforesaid at present in the occupation of Mrs Thomas and Jane Carter*

The second property is the subject of many of the deeds that follow, and is left to William Fisher's daughter, Mary Fisher:

*the Messuage or Dwelling House situate at the Town End in Ulverston aforesaid wherein I now reside together with the garden and appurtenances to the same belonging*

No detailed location is given for either of the properties, but the location of the second is relatively clear from the later deeds. Document RMG2 (1826) is a copy of RMG1.

4.1.3 **Conveyance from Mary Fisher to Henry Remington, 1837 (RMG3):** this provides a relatively detailed description of the location of the property, together with the specific mention of backbuildings:

*All that Freehold Messuage or Dwellinghouse with the backbuildings and Garden behind the same situate lying and being on the West side of and fronting Queen Street in Ulverston aforesaid now in the occupation of Henry Remington abutting on the South the property of Ann Kilner and on the North to property of the Late John Yarker which said premises were devised to the said Mary Fisher by William Fisher her late Father deceased by will bearing the twenty eighth day of November one thousand eight hundred and twenty six*

Although the location is relatively clear, with Town End having now changed its name to Queen Street, and the succession of deeds identifying the dwellinghouse in question with 34 Queen Street, it is not clear if the proposed development area is included in the description. The gardens and backbuildings are described as 'behind' the house, which would not be an adequate description of the position of the garden were it referring to the proposed development area. A likely option would seem to be that the property being described is 34 Queen Street, as far back as Back Queen Street. If this is the case, Wood's map of 1832 corresponds with this deed of five years later, since both indicate the northern property boundary as butting that

of the late John Yarker. Alternatively, the proposed development area could be included, since the apparent prior existence of The Gardens to the south-west would have precluded locating a large garden immediately west of Back Queen Street to the rear of 34 Queen Street.

- 4.1.4 **Affirmation by Elijah Salthouse, 1838 (RMG4):** the title to the property in question must have been in dispute, or the deeds not in satisfactory order due to the requirements of an affirmation from William Fisher's associate, Elijah Salthouse, concerning ownership of the property:

*William Fisher late of Ulverston aforesaid Gentleman by Will bearing date the twenty eighth day of November one thousand eight hundred and twenty six did give and devise the Messuage or Dwellinghouse situate at the Town End in Ulverston aforesaid wherein he did then reside together with the Garden and appurtenances to the same belonging unto his Daughter Mary Fisher her heirs and assigns for ever And this Declarant further saith that the said William Fisher was in possession of or in receipt of the Rents and profits of the said Dwellinghouse and premises for upwards of twenty years before his death and that he departed this life on the first day of December one thousand eight hundred and twenty six*

- 4.1.5 **Conveyance from Mrs Remington to George Remington, 1866 (RMG5):** this conveyance includes a large amount of property, including several dwellings on Queen Street, but that in question is described as follows, with the inclusion for the first time of a yard:

*All that Freehold Messuage or Dwellinghouse with the Outbuildings Yard and Garden behind the same situate and being on the West side of Queen Street in Ulverston aforesaid abutting on the South to property of the Representatives of the late Ann Kilner deceased on the North to property of the Representatives of the late John Yarker deceased on the East side to Queen Street and on the West to a Back Lane or Road*

This is the next deed to describe the property boundaries, and in addition to the details set out in the deed to 1823 (RMG1), the western property boundary is described as 'a Back Lane or Road'. This not only seems to confirm the property boundary to the north, but also to the west, both of which appear to exclude the proposed development area. However, as stated above, there remains the possibility that the prior existence of The Gardens led to the positioning of the proposed development area to the north-west of 34 Queen Street, and that its location was not considered worthy of comment in the deeds at this time.

- 4.1.6 **Sale Particulars from Messrs Case and Harrison to Dr John Cockton, 1909 (RMG7):** the description given in the sales particulars either incorporates more property than was previously included in the deeds, or several new buildings have been added:

*Lot 5. All that residential messuage or dwellinghouse with the outbuildings and the yard at the back of the messuage or dwellinghouse and the walled in croquet lawn behind and the stable and coachhouse adjoining the said*



*premises now occupied and enjoyed therewith situate and being No 34 Queen Street Ulverston aforesaid in the occupation of Dr Cockton. Together with a right to use the carriage road and right of way over the road on the north side of these premises for all purposes to and from Queen Street aforesaid*

This is the first mention of the coach house and stable, and also of the walled-in croquet lawn (the latter of which possibly correlates with the proposed development area). Three other documents from the same year yield shorter, but similar, descriptions of the property (RMG6 1909, RMG8 1909, and RMG11 1909), as do several others from later years (RMG9 1912, RMG10 1913, RMG12, 1918, and RMG17 1920).

- 4.1.7 **Conveyance from M Stokes to I Jarvis, 1918 (RMG13):** this relates specifically to the coach house and stable, and not to the proposed development area. However, it contains some additional information:

*All that buildings consisting of a coach house and stable with loft over situate behind 30 and 32 Queen Street Ulverston aforesaid and usually held and enjoyed with the dwellinghouse 34 Queen Street (otherwise Sefton House) Ulverston aforesaid Together with a right of road for all purposes over and along the road between 34 and 32 Queen Street to the hereditaments hereby conveyed*

- 4.1.8 **Conveyance from E Stokes to C Jarvis, 1920 (RMG14):** following the sale in 1918 of the coach house and stable to the Jarvis family, this deed relates to the sale of Sefton House to the same family:

*All that freehold messuage or dwellinghouse with the yard outoffices and appurtenances situate and being in Queen Street Ulverston aforesaid and known as Sefton House Together with the piece of garden ground at the rear and to the North of the said dwellinghouse all which said premises are now in the occupation of Miss Dunlop Butler as tenant thereof*

This is the first indisputable description of the proposed development area, as it specifically takes into account its unusual location in relation to Sefton House. A similar, but shorter, description is provided in another document from the same year (RMG15).

- 4.1.9 **Conveyance from C Jarvis to I Jarvis, 1921 (RMG16):** this is a conveyance between the two Jarvises who own the adjacent pieces of property, and relates to a sale of a building which has not been included in any of the previous deeds, and not to the proposed development area:

*All that building formerly used as a Harness Room situate on the North or North Easterly side of the stable and Barn at the rear of 30 Queen Street Ulverston and which stable and Barn was on the tenth day of January one thousand nine hundred and twenty conveyed to the Vendor by an Indenture made between Maria Ellen Stokes of the one part and the Vendor of the other part*

Other deeds include an essentially similar, but sometimes shorter, property description (RMG19 1939 and RMG22 1949 - these also include the property described in RMG13 1918; RMG20 1940, RMG21 1940)

- 4.1.10 **Fire Insurance Policy for J Jarvis, 1967 (RMG18):** this includes a description of Sefton House, and does not relate to the proposed development area:

*On the building brick or stone built and slated or tiled occupied partly by the Insured as a private flat and otherwise empty situate No. 34, Queen Street, Ulverston, Lancashire*

- 4.1.11 **Declaration by C Jarvis, 1985 (RMG24):** this includes a detailed description of the property, and it is also accompanied by a plan (a similar plan is included within RMG23 1985). The declaration includes a long description of the property (essentially the same as that in RMG23 1985, below), and those parts relating directly to the proposed development area and to the location of services are set out below:

*My Father Christopher Ashburner Jarvis purchased Sefton House situate at Queen Street Ulverston in the County of Cumbria otherwise known as number 34 Queen Street by conveyance dated the Tenth day of January One thousand nine hundred and twenty and included with that property was an orchard formerly used as a Bowling Green on part of which has since been erected a garage which said property is delineated and edged red on the plan now produced to me and marked "A"*

*...I verily believe there are laid beneath the surface of the road or track between the points marked D and E on the said plan a line of drainage pipes an electricity cable and a water pipe connecting to the mains in Queen Street [this is the track between numbers 34 and 32 Queen Street]*

- 4.1.12 **Search Certificate for Rona Hudson, 1985 (RMG25):** this includes the only naming of the lane leading from Queen Street to the proposed development area:

*We certify the above entry Does not affect buildings and land at Back Queen Street Sold to Rona Elizabeth Hudson*

- 4.1.13 **Conveyance from the Jarvis family to Rona Hudson, 1985 (RMG23):** this includes a detailed description of the property, and it is also accompanied by a plan. The property is described as follows:

*First all that piece or parcel of garden ground with garage and conservatory erected on some part thereof situate at the rear of Sefton House Ulverston in the County of Cumbria all which said property is for the purposes of identification delineated on the plan annexed hereto and thereon edged red and Together with a right of way at all times and for all purposes with or without vehicles over and along the road and track between the points marked A-B and C on the said plan to afford access to and egress from the said property to and from the highway known as Queen Street and Secondly all*

*that building consisting of a coach house or barn and stable or workshop with loft over situate behind numbers 30 and 32 Queen Street Ulverston in the County of Cumbria shown coloured yellow on the plan annexed hereto Together with a right of road for all purposes over and along the road between numbers 34 and 32 Queen Street Ulverston aforesaid to the said building and Thirdly all that building formerly used as a harness room or apple house situate on the north or north easterly side of the premises secondly before described and coloured green on the said plan Together with a similar right of road over the said roadway leading to the said harness room or apple house Together with all other easements and quasi easements and appurtenances enjoyed by the respective parts of the said property*

4.1.14 **Land registration, 2000 (RMG27):** this is included because it sets out in an accompanying plan the intended position of new services to supply the barn that is to be converted, in particular those on land belonging to the property to the west of the proposed development area. The proposed locations of services do not correspond to those actually installed, and so the proposed locations are not reproduced here.

4.1.15 **Transfer of title from Rona Glaister to Great Head House Estates Ltd, 2000 (RMG26):** this also relates to the positioning of services for the barn, and the accompanying plan shows proposed service trench locations that differ with those actually installed, so the plan is not reproduced here. The plan relates to the following text:

*the right of the Transferee and its successors in title owners or occupiers for the time being of the property hereby transferred on giving 7 days previous notice to the Transferor or her successors in title to dig up and excavate within 6 months from the date hereof such part of the strip of land 2.5 meters wide shown coloured green on the said plan between the points marked A and B as may be necessary to lay new services or connect to any existing services that are laid in the Transferor's land*

## 4.2 MAP REGRESSION ANALYSIS

4.2.1 **Yates' map, 1786:** buildings are shown on the west side of what is later called Queen Street, apparently corresponding to its current length. In contrast, buildings are only shown on the east side of Queen Street as far south as Theatre Street.

4.2.2 **Wood's map, 1832 (Fig 4):** this names Queen Street but not Town End, and the proposed development area appears to be part of the property of the late John Yarker. The site consists of an enclosure which is roughly square for the main part, with the western end situated within a field separated by a boundary (Site 01). The eastern end is partly taken up with a garden plot (Site 02). To the south-west there is a large enclosure with gardens and a house at the western end, belonging to the late Dr Ellerton, later named 'The Gardens'. The probable short section of back lane along the western side of Queen Street is also clearly visible, terminating at the south-east corner of the proposed development area.

- 4.2.3 ***Tithe map, 1850 (CRO(B) IR30/18/3/6 1850)***: unfortunately, the copy of this map held in the Cumbria Record Office in Barrow-in-Furness is almost illegible. However, it was possible to see the outline of The Gardens, with the proposed development area apparently unchanged from Wood's map. The apportionment (CRO(B) IR29/18 316 I-E 1850) indicated that the field immediately to the west of the enclosure was owned by the Executors of John Yarker, as stated on Wood's map.
- 4.2.4 ***Ordnance Survey First Edition map, 1852, 1:10560 (Fig 5)***: this map is essentially contemporary with the tithe map, but the detail provided by it is accurate and clear. Town End, but not Queen Street, is named, and a covered alleyway apparently leads along the south side of 34 Queen Street to a complex of outbuildings and a garden, all to the east of the back lane. However, the divisions in ownership are not clear, and neither are the entrances into the different enclosures. There does not appear to be access to the enclosure from the back lane. The western end of the site is still separated by the boundary (Site **01**), and the edges of possibly three structures (Site **02**) and a small structure or steps (Site **03**) lie within the eastern part of the proposed development area. It is not clear what the function of these structures was since buildings in approximately this position are not mentioned in the deeds until 1909, and by then a different assortment of buildings were in this place (see below). The Gardens are clearly shown and named, and the outbuildings along its eastern boundary apparently block off the back lane and fall partly within the proposed development area (Site **02**). The enclosure is shown as featureless, and does not appear to be a formal garden, an orchard, or a bowling green, all of which would be indicated by the map. The track presently running along the south side of the enclosure is shown.
- 4.2.5 ***Ordnance Survey Second Edition map, 1890, 1:2500 (Fig 6)***: the rear of 34 Queen Street has altered entirely, with the formal garden no longer present, the house extended, and new outbuildings constructed. There is a gate from the back lane into the lane running along the south side of the proposed development area, and outbuildings from The Gardens no longer intrude into this area. The buildings along the eastern side of the proposed development area have been rebuilt, and now do not extend within it. Six trees have been mapped immediately to the west of these buildings, and a path is marked to the north and west of them (Site **04**). The western end of the enclosure has been modified, in line with its present position with the former boundary (Site **01**) having been removed. A formal garden is shown immediately to the west. The red outline shown on the map, and the number 2434 relate to the 1910 valuation, and are repeated on the next map.
- 4.2.6 ***Ordnance Survey, 1912***: this map is much less detailed than the previous map, but it shows little change since 1890. It is not clear if the lack of trees mapped within the proposed development area is a true depiction or due to the lack of detail in the mapping. This map was produced at an enlarged scale for the purpose of the 1910 valuation. The proposed development area forms a part of property 2434, and details are provided by the valuation book (CRO(B) BT/IR19/2 c1910). The property address is 34 Queen Street, owned and occupied by Mary and Annie Cockton, and comprising a house and garden.

- 4.2.7 **Ordnance Survey, 1933:** this map showed the same level of detail as the previous map of 1912, and no changes were noted within the proposed development area in the intervening years.
- 4.2.8 **Ordnance Survey, 1941:** this is the first map to show the garage (Site **05**) within the proposed development area. A wall runs from the north-east corner of the garage to the north-west corner of the back lane (Site **06**). The building adjoining the site to the north-east appears to have been demolished and replaced with a smaller structure.
- 4.2.9 **Ordnance Survey, c1950 (Fig 7):** this shows deciduous trees within the proposed development area (Site **07**), and the back lane now runs all the way to the garage (Site **06**).
- 4.2.10 **Ordnance Survey, c1968:** this shows the garage as before, but without any walls connecting it to the end of the back lane. There are also no trees shown.

### 4.3 PRIMARY AND SECONDARY SOURCES

- 4.3.1 **Introduction:** this section examines several different aspects of the site, and is a synthesis of the map and deed regression analysis, combined with information available from other sources. The recorded history of Town End is examined, as are the early references to Queen Street, the possible back lane along the west side of Town End/Queen Street, and the various uses of the proposed development area itself.
- 4.3.2 **Written references to Town End:** the street now known as Queen Street is part of the road connecting Ulverston to Urswick (Wood 1832) and, according to the Extensive Urban Survey (EUS), is medieval in origin (CCC and EH 2002, Map D). The deeds to the proposed development area make it clear that at least the end of the street incorporating number 34 Queen Street was formerly known as Town End (*see 4.1, above*). What follows is an account of the available written references to Town End, starting with the earliest.
- 4.3.3 There were houses along Town End at least as early as the eighteenth century. An indenture from 1768 for a property on the east side of Town End lists a house, stable, peathouse and back yard, with houses to the north and south (CRO(B) UDU1./21/32 1768):

*All that Dwellinghouse Rooms and Stable late of the said Thomas Addison deceased and situate and erected at the Townend in Ulverston aforesaid on the East side thereof abuting North on a Dwellinghouse there belonging to Mary Law widow and south on the Dwellinghouse of the said Ann Crank, wherein she now lives with the peathouse and back yard behind the said premises hereby intended to be conveyed*

- 4.3.4 In addition, a deed from post-1774 mentions a barn at Townend (CRO(B) BD/HJ/2/page 40-41 post-1774), and burial registers describe Mrs Law, widow, who died aged 84 in 1791, as having resided at Town End (Bardsley and Ayre (eds) 1886, 614). This is almost certainly the same individual

referred to in the indenture from 1768. An undated eighteenth century document also discusses property at Townend (CRO(B) BD/HJ/2/page 23 18<sup>th</sup> century).

- 4.3.5 The nineteenth century references to Town End are still more numerous. A document from 1823 mentions a house, garden and summerhouse ‘near the Town End’ (CRO(B) UDU1/21/85 1823), and William Fisher’s will of 1823 concerning the proposed development site refers to the house being ‘at the Town End’ (RMG1 1823; also copy held in Record Office: CRO(B) BDKF 2/45 1823). An abstract of title from 1833 concerns houses, a shop, and buildings and gardens at Town End (CRO(B) BDKF 155/19 1833), whilst another document from the same year refers to houses in Town End Street (CRO(B) BDKF 140/15/1 1833). Henry Law’s estate was also sold in 1833, and those parts at Town End are detailed by Park (1932, 93), starting with property on the east side near Theatre Street, followed by property on the west side near The Gardens:

*There is offered for sale, Lot 1, a Dwellinghouse occupied by the Misses James and the shop adjoining occupied by Miss Isabella Redhead, situate on the south east side of “Town End” street, in Ulverston, with three outbuildings behind and the yard parallel with the dwelling house.*

*And Lot 2, two Dwellinghouses adjoining occupied by the Misses Cleminson (recommended as a shop) and Mrs. Gaskarth with the other buildings and yard behind, and entitled also to a right of way into Theatre Street, through the yard adjoining occupied by Messrs. Petty & Postlethwaite. And Lot 1 is to have a right of way through Lot 2 and similarly through Petty and Postlethwaite’s yard to Theatre Street. The Pump standing in the yard is to be enjoyed in common.*

*Also a Dwellinghouse with Shoemaker’s Shop and outbuildings, situate in the Gardens in the Town End in Ulverston, with a small garden adjoining containing about seven perches, in the occupation of Thomas Watson.*

*And a Dwellinghouse with the Barn, stable, pigsties and other outbuildings adjoining, with a large common garden in front containing 3 roods, and 5 perches, in the occupation of Walter Jones.*

*The two last-named properties were proposed to be divided into 14 Lots with an intended occupation road.*

- 4.3.6 Elijah Salthouse’s declaration concerning the proposed development area, dated 1838, refers to a house ‘at the Town End’ (RMG4 1838), conditions of sale from 1850 refer to property at Town End (CRO(B) BDKF 146/23 1850).

- 4.3.7 ***Cartographic references to Town End and Queen Street, and overview:*** Town End is not named on Wood’s map of 1832 (see 4.2.2), unlike Queen Street which is mapped for the whole of its present length. A post-1832 map, reproduced as a stylised tracing, names Queen Street with Town End to the south (currently named Prince’s Street; Ashburner 1992-3, 10, pl 5B), and the Ordnance Survey map of 1850 shows Town End but not Queen Street. By

1891, and on all maps that follow, the Ordnance Survey name Queen Street and Prince's Street.

- 4.3.8 Examining the written and cartographic evidence together, there are references to Town End from 1768 to 1851, and to Queen Street from 1821 onwards (the Hope and Anchor public house, and the Ship hotel are listed on Queen Street in a directory of 1821; CRO(B) Folder 27 1991). It seems that 'Town End' once referred to all of what is now Queen Street. As the town expanded to Prince's Street, the name Queen Street started to be used for the area closer to the market place.
- 4.3.9 **Back Queen Street:** medieval and later streets in Ulverston (and elsewhere) tended to have back lanes which separated the garden plots from the fields. For example, Soutergate has 'Back Lane' on the east, and an intermittent back lane on the west, with a stretch at Bugle Horn Hill and north of the former town mill (now Miller's pub). An intermittent Back Lane also survives on the south side of Market Street, running from the west side of New Market Street to the east side of Brogden Street.
- 4.3.10 The lane known as Back Queen Street has all the appearance of a back lane running along the west side of Queen Street (formerly Town End). There are two references from the deeds to the proposed development area that appear to describe it as such. The first, from 1866, describes the western boundary of what is later 34 Queen Street as 'a Back Lane or Road' (RMG5 1866). The second, from 1985, describe it as 'Back Queen Street' (RMB25 1985).
- 4.3.11 **Uses of the proposed development area:** as can be seen from the deed regression analysis, the proposed development area does not appear to be mentioned until 1909 or 1920. As a result, little can be gleaned of the pre-twentieth century use of the area from these sources alone. However, combining the information contained in the deeds with that from the cartographic sources, a slightly longer sequence of uses can be deduced. From at least as early as 1832 (Fig 4), much of the proposed development area was separated from the fields to the west by an enclosure, and it was being put to an unspecified use, with buildings extending into it by 1850 (Fig 4). At some point between 1850 and 1890, the enclosed area was extended west, possibly to allow suitable proportions for a croquet lawn. The site appears to be described as such in 1909, and it would certainly seem to be a reasonable explanation for the change in boundary.
- 4.3.12 If the site was to be converted into a croquet lawn in the late nineteenth century, the eastern end would have been problematic, since it was an irregular shape (Figs 5 and 6), and hence it was extended west to give suitable proportions. In 1890, the Ordnance Survey map shows the eastern end being used for trees and a pathway, with the remainder measuring approximately 15.6 yards by 27 yards (Fig 6). This is very close to half the size of a ten hoop croquet lawn, which was a setting and lawn size played in the 1860s, and the lawn was supposed to measure 30 yards by 50 yards (Charlton and Thompson 1977). It is likely that the croquet lawn would have been as per a setting introduced in 1872, which had only six hoops (*ibid*).

- 4.3.13 It should also be noted that Christopher Jarvis, writing in 1985, records that before his father bought the property in 1920, the proposed development area was used as a bowling green (RMG24 1985). Whilst this is possible, there is no other evidence to suggest that this was the case. By 1920, the proposed development area is described as 'a piece of garden ground' (RMG14 1920) or an orchard (RMG24 1985). It seems likely that the three remaining fruit trees observed during the site visit relate to this phase of use. In addition, the stepped high wall in north-western corner, which faces south-east, may have been for cordoning fruit trees, or for some similar garden or orchard use.
- 4.3.14 Some time between 1933 and 1938 a garage was built on the proposed development area (Ordnance Survey 1933; Ordnance Survey 1938, rev 1941), although it is possible that the remaining ground continued in use as a garden or orchard for some time.

#### **4.4 ARCHAEOLOGICAL INTERVENTIONS**

- 4.4.1 Medieval pottery was recovered from the spoil of a utility trench on Lower Brook Street in December 2003 (HER 40440), and from the spoil of another utility trench on Bugle Horn Hill (OA North 2004b). In both these cases the locations of the trenches corresponded with back lanes, and associated middening in that location. Eighteenth and early nineteenth century pottery fragments were also recovered from the same locations. Although several archaeological evaluations and watching briefs have been carried out in Ulverston in recent years (LUAU 2000; OA North 2004b; OA North forthcoming), little has been found. The exception to this was the evaluation carried out in The Gill, where a substantial finds assemblage was recovered, including one fragment of either Romano-British or medieval pottery (OA North 2004a, 30). Features revealed included walls and a cobbled surface, as well as dumped deposits (*op cit*, 3-4).

#### **4.5 SITE VISITS**

- 4.5.1 Vehicular access to the site is from Queen Street, along Back Queen Street, and into the south-east corner of the site. Pedestrian access is additionally available through a gap in the western site boundary wall, leading from the garden of 10 Fallowfield Avenue, Daltongate. The site is unbounded at both these access points.
- 4.5.2 On the southern part of its east side it is unbounded, but a nineteenth century barn, which is currently being converted into a dwelling, lies close to and parallel with the boundary immediately to the east (Plate 3). At its north-east corner it is unbounded, and it adjoins a parking/turning area, which is the property of the owners of the aforementioned barn. Along the remainder of its north side it is bounded by a stone wall, probably of nineteenth century date, which is stepped at the western end (Plate 4). Its western boundary is also formed by a stone wall, stepped in the north, and the only part that is unbounded is the access gap mentioned above. Along its southern side it is bounded by a stone wall in the west, followed by a short stretch of temporary



wire and timber fencing, currently lying on the ground, which runs between the eastern end of the wall and the western wall of the garage. For much of the remainder of the southern boundary it is bounded by the south wall of the garage, and beyond this by a low wall, with the remainder being unbounded.

- 4.5.3 A single-storey garage (Site **05**), constructed in the 1930s, is the only standing building within the site boundary (Plate 5). The garage floor is at a lower level than the majority of the ground on site. Much of the site is currently used as a car park. Three fruit trees are present on site, possibly the remains of an orchard (Site **07**). One is in the south-western corner, another to the north-east of the pedestrian access from Fallowfield Avenue, and the third is in the corner between the wire and timber fence and the western garage wall.
- 4.5.4 **Surface finds:** a brief examination of the ground surface identified the presence of finds, possibly brought to the surface during the excavation of service trenches, since the locations corresponded approximately. The finds comprised fragments of pottery, some of which were relatively large and lay broken *in situ*, including 'Willow' pattern and other blue transfer-printed patterns of nineteenth century date observed. In addition, fragments of twentieth century ceramic glazed floor or wall tile, glass bottle fragments, and pieces of cockle shells were identified.

## 5. GAZETTEER OF SITES

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**Site number** 01

**Site name** Boundary wall, Back Queen Street, Ulverston

**NGR** SD 28478 78224

**Site type** Site of wall

**Period** Post-medieval

**HER No** -

**Statutory Designation** -

**Sources** Wood 1832; Ordnance Survey 1852; Ordnance Survey 1890

**Description**

A boundary wall is shown on Wood's map of 1832, and again on the Ordnance Survey map of 1852. It is no longer present on the 1890 Ordnance Survey map, the boundary having moved west to its current location.

**Assessment**

The site lies within the proposed development area, and may be affected.

---

**Site number** 02

**Site name** Garden plot, three (?) buildings, Back Queen Street, Ulverston

**NGR** SD 28504 78219

**Site type** Site of buildings

**Period** Post-medieval

**HER No** -

**Statutory Designation** -

**Sources** Wood 1832; Ordnance Survey 1852; Ordnance Survey 1890

**Description**

A garden plot is shown in the east of the proposed development area on Wood's map of 1832. By 1852, the same part of the site contains two or possibly three buildings, with their edges falling within the eastern part of the proposed development area (Ordnance Survey 1852), and they are no longer present on the 1890 Ordnance Survey map, having been replaced with buildings lying entirely outwith the proposed development area.

**Assessment**

The site lies partly within the proposed development area, and may be affected.

---

**Site number** 03

**Site name** Small structure or steps, Back Queen Street, Ulverston

**NGR** SD 28501 78228

**Site type** Site of small structure or steps

**Period** Post-medieval

**HER No** -

**Statutory Designation** -

**Sources** Ordnance Survey 1852; Ordnance Survey 1890

**Description**

A small structure or steps is shown on the Ordnance Survey map of 1852, and it is no longer present on the 1890 Ordnance Survey map.

**Assessment**

The site lies within the proposed development area, and may be affected.

---

**Site number** 04

**Site name** Trees and path, Back Queen Street, Ulverston

**NGR** SD 28495 78223

**Site type** Site of trees and path

**Period** Post-medieval

**HER No** -

**Statutory Designation** -

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**Sources** Ordnance Survey 1890; Ordnance Survey 1912

**Description**

Six deciduous trees and a path are shown in the eastern part of the proposed development area on the Ordnance Survey map of 1890. They are no longer present on the 1912 Ordnance Survey map.

**Assessment**

The site lies within the proposed development area, and may be affected.

---

**Site number** 05

**Site name** Garage, Back Queen Street, Ulverston

**NGR** SD 28488 78218

**Site type** Garage

**Period** Post-medieval

**HER No** -

**Statutory Designation** -

**Sources** Ordnance Survey 1941; Site visit November 2005

**Description**

A long thin building is shown on the 1941 Ordnance Survey map, and on all the Ordnance Survey maps of this scale up to the present time. It was erected by Christopher Jarvis (ref) and it was observed as a garage during the site visit carried out in November 2005. It has green-painted doors on the east side, is a low, single storey building with a corrugated roof sloping down to the south. It has three recently replaced UPVC windows along the north side, and a small board-covered window on the west side. It is supplied with electricity, and has electric lights fitted to the outside.

**Assessment**

The site lies within the proposed development area, and may be affected.

---

**Site number** 06

**Site name** Walls east of garage, Back Queen Street, Ulverston

**NGR** SD 28498 78218

**Site type** Site of walls

**Period** Post-medieval

**HER No** -

**Statutory Designation** -

**Sources** Ordnance Survey 1941; Ordnance Survey *c* 1950; Ordnance Survey *c* 1968

**Description**

Two walls are shown east of the garage on the Ordnance Survey map of 1941, one of which remains in *c*1950 (Ordnance Survey), and neither of which remain by *c* 1968 (Ordnance Survey).

**Assessment**

The site lies within the proposed development area, and may be affected.

---

**Site number** 07

**Site name** Croquet lawn, bowling green, orchard, garden, car park, Back Queen Street, Ulverston

**NGR** SD 28485 78223

**Site type** Croquet lawn, bowling green, orchard, garden, car park

**Period** Post-medieval

**HER No** -

**Statutory Designation** -

**Sources** Wood 1832; Ordnance Survey 1850; RMG7 1909; RMG24 1985; RMG14 1920; Ordnance Survey *c* 1950; Site visit November 2005; Ordnance Survey 1933; Ordnance Survey 1938 (rev 1941)

**Description**

From at least as early as 1832 (Wood 1832), much of the proposed development area was separated from the fields to the west by an enclosure, and it was being put to an unspecified use, with buildings extending into it by 1850 (Ordnance Survey 1850). At some point between 1850 and 1890, the western boundary was extended west to its current position, possibly to give suitable proportions for a croquet lawn, which the site appears to be described as in 1909 (RMG7 1909). It is recorded in a document from 1985 that before 1920 the proposed development area was used as a bowling green (RMG24 1985). By

1920, the proposed development area is described as 'a piece of garden ground' (RMG14 1920) or an orchard (RMG24 1985). Trees are shown within the proposed development area on the Ordnance Survey map of c1950, and three fruit trees, apparently the remains of an orchard, were observed during the site visit carried out in November 2005. Two were at the western end of the area, and one was at the western end of the garage. Some time between 1933 and 1938 a garage was built on the proposed development area (Ordnance Survey 1933; Ordnance Survey 1938 (rev 1941)), although it is possible that the remaining ground continued in use as a garden or orchard for some time. It is currently used as a car park.

**Assessment**

The site lies within the proposed development area, and may be affected.

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**Site number** 08  
**Site name** Back lane, Back Queen Street, Ulverston  
**NGR** SD 28500 78215  
**Site type** Back lane  
**Period** Medieval (?) - Post-medieval  
**HER No** -  
**Statutory Designation** -  
**Sources** Wood 1832

**Description**

The remnants of a back lane appear to run to the west of Queen Street, along Back Queen Street, and presumably originally continuing further north. The lane is first shown on Wood's map of 1832, and is still present.

**Assessment**

The site lies within the proposed development area, and may be affected.

## 6. SIGNIFICANCE OF THE REMAINS

### 6.1 INTRODUCTION

6.1.1 In total, eight sites of archaeological potential were identified within the proposed development area. None of these were recorded on the HER, but were identified from cartographic sources, with additional information being provided from written sources and observations made during site visits. There were no sites identified with statutory designations. However, it should be noted that the proposed development area lies within Ulverston Conservation Area, although it is unlikely that the development will affect the settings of any of the Listed Buildings along the west side of Queen Street. A site gazetteer is given in *Section 5* and the sites are located on Figure 3. A summary is provided of the sites by period in Table 1, below.

Period	No of sites	Sites
Medieval - early nineteenth century	1	Back lane (Site <b>08</b> )
Nineteenth century	6	Boundary wall (Site <b>01</b> ), Three (?) buildings (Site <b>02</b> ), Small structure or steps (Site <b>03</b> ), Trees and path (Site <b>04</b> ), Croquet lawn, bowling green (Site <b>07</b> ), Back lane (Site <b>08</b> )
Twentieth century	4	Garage (Site <b>05</b> ), Walls east of garage (Site <b>06</b> ), Croquet lawn, bowling green, orchard, garden, car park (Site <b>07</b> ), Back lane (Site <b>08</b> )

Table 1: Number of sites by period

### 6.2 CRITERIA

6.2.1 There are a number of different methodologies used to assess the archaeological significance of sites; that to be used here is the ‘Secretary of State’s criteria for scheduling ancient monuments’ which is included as Annex 4 of PPG 16 (DoE 1990). The sites previously listed (*Section 5, above*) were each considered using the criteria, with the results below.

6.2.2 **Period:** the back lane (Site **08**) is significant to its period (possible medieval to post-medieval) because it relates to a time when back lanes separated the garden plots from the fields. The croquet lawn (Site **07**) is also significant to its period because it was a relatively short-lived popular sport in England, from the mid nineteenth to the early twentieth century.

6.2.3 **Rarity:** no other croquet lawns are known from the HER for Ulverston, and it is possible that the walled-in lawn (Site **07**) represents a rare survival. As a measure of comparison, it is useful to note that a quick search of Images of England (Listed Building information for England) returned three buildings associated with croquet lawns, and 71 associated with bowling greens (English Heritage 2005). Most of the medieval and early post-medieval streets in

Ulverston would originally have had back lanes dividing the gardens from the fields. Back Queen Street (Site **08**) is a relatively rare survival, with stone walls on either side.

- 6.2.4 **Documentation:** the value of any remains of the croquet lawn (Site **07**) would be enhanced by the surviving documentary records, which at present are the only means of identifying this phase of use of the proposed development area. The remains of any of the three (?) buildings (Site **02**) and small structure or steps (Site **03**) would be enhanced by the cartographic evidence showing their plans and how they relate to adjacent structures. The value of the boundary wall (Site **01**) would be enhanced by documentary records, which date it to at least as early as 1832.
- 6.2.5 **Group Value:** the three (?) buildings and the small structure or steps (Sites **02** and **03**) have group value with each other, and with the buildings and back buildings on Queen Street. The back lane (Site **08**) has group value with Queen Street, and with other back lanes in Ulverston.
- 6.2.6 **Survival/Condition:** the garage (Site **05**) is in good condition, as it is still standing. The condition of the buried remains is unknown, but may be relatively good, since the site is apparently not too disturbed with services or subsequent development.
- 6.2.7 **Fragility/Vulnerability:** all of the sites are vulnerable. The garage (Site **05**) will be demolished, and any below-ground remains will be impacted on during ground works.
- 6.2.8 **Diversity:** the back lane (Site **08**) may have associated features such as ditches and walls, and midden spreads. However, there is no particular potential for diversity.
- 6.2.9 **Potential:** due to the location of the proposed development area relative to the back lane (Site **08**) there is the potential for the survival of medieval and later garden soils, with possible midden material. There is also the potential for the discovery of previously unidentified prehistoric and later artefacts and/or features.

### 6.3 SIGNIFICANCE

- 6.3.1 With the exception of the garage and associated walls (Sites **05** and **06**), which are considered to be of little significance, all of the sites identified within the proposed development area are assessed as being of local significance. The croquet lawn (Site **07**) is potentially of regional significance, due to its apparent rarity.

## 7. EVALUATION

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### 7.1 INTRODUCTION

- 7.1.1 The minimum requirement for evaluation trenching was 5% of the total outlined development area, i.e. 26m<sup>2</sup>, which equated to a trench 15m in length using a c 1.7m wide bucket. Following the results of the desk-based assessment and taking into account the on-site constraints, including underground services, it was proposed that this should be divided into three separate trenches to investigate areas of archaeological potential or interest.
- 7.1.2 Trench 1 was the largest of the three trenches, measuring 7.5m in length, and positioned to locate the earlier western boundary wall (Site **01**), to investigate its age and nature. The trench was also aimed at encompassing part of the field to the west, and the area of the former croquet lawn (Site **07**) to investigate any earlier functions. Trench 2, positioned more within the centre of the development site, was 4.5m in length and was aimed at investigating the use of this area (Site **07**) up to its change of use to a croquet lawn between 1850-1890. Trench 3 was the smallest trench at 3m in length and was positioned to investigate structures recorded on the 1850 map (Site **02**), and the back lane of possible medieval date (Site **08**), as well as any associated midden material.
- 7.1.3 Below is a summary of the results from the evaluation, with an accompanying context list provided in *Appendix 3*, and a finds summary provide in *Appendix 4*.

### 7.2 RESULTS

- 7.2.1 **General observations:** the three trenches were aligned east/west (Fig 8), and excavated through a hard compacted overburden of lime slag that covered the whole of the site and varied between 0.08m and 0.15m in thickness. The topsoil or garden soil in Trench 1, **101**, and Trench 2, **201**, was a dark brown slightly sandy and clayey-silt loam with frequent inclusions of small sub-rounded stones and fairly dense root activity. The topsoil in Trench 3, **301**, was of a similar colour except there was little root activity and may have been imported from nearby or heavily disturbed. The topsoil varied in thickness from 0.3m to 0.5m across the site. The natural geology was characterised by heavily weathered sandstone, varying in colour from a yellowish green to mid-orange.
- 7.2.2 **Trench 1:** Trench 1 measured 7.5m by 1.8m, and was excavated to a maximum depth of 0.6m. It consisted of the hardcore surface or overburden, **100**, of 0.15m depth overlying the topsoil or garden soil, **101**, to a depth of 0.45m-0.6m onto the natural subsoil **102**.
- 7.2.3 A north/south alignment of large stones, **103**, was observed 2.1m to the east of the western edge of the trench (Fig 9; Plate 6). From first appearances it seemed to represent underlying rock geology. However, it corresponded with the line of the boundary (Site **01**) recorded on cartographic sources of 1850

and earlier (Figs 4 and 5). Features initially recorded as potential gullies and postholes were revealed to be the action of plant and tree roots rather than the result of any human activity.

- 7.2.4 **Trench 2:** Trench 2 measured 4.5m by 1.7m, and was excavated to a maximum depth of 0.55m. It consisted of the hardcore surface or overburden, **200**, of 0.15m depth overlying the topsoil or garden soil, **201**, to a depth of 0.35m-0.55m onto natural subsoil **202**.
- 7.2.5 A single posthole **203** was identified as a small circular feature (Fig 10, Plate 8) with a diameter of 0.28m, cutting into the natural geology to a depth of 0.34m. The fill, **204**, comprised mid-brown silty-sand with occasional inclusions of small sub-rounded and sub-angular stones, and rare inclusions of medium (<60mm) sub-rounded stones. It also contained a number of thin roots making up approximately 10% of the fill area. Stratigraphically, this was the earliest feature and possibly dates to the late seventeenth to early eighteenth century from the ceramic building material recovered from the fill **204** (see 7.3 below).
- 7.2.6 Towards the eastern end of Trench 2 were three steel pins, **205**, driven deep into the natural geology, **202** (Plate 7), only one of which could be removed by machine. These appeared to be the type used for construction purposes, such as concrete reinforcing bars, and had a diameter of 150mm. They displayed 2mm ridges around the circumference at regular intervals of 2mm. It seems most likely that these objects were inserted in the twentieth century from the ground surface and then were cut off prior to the re-surfacing of the area with the slag deposit, **200**.
- 7.2.7 The purpose of the posthole or the reinforcing bars could not be ascertained from the evaluation, and no evidence of any activity pre-dating the former croquet lawn was observed.
- 7.2.8 **Trench 3:** Trench 3 measured 3.m by 1.7m, and was excavated to a maximum depth of 0.7m to the natural subsoil **303**. It consisted of the hardcore surface or overburden covering the site, **300**, 0.25m in depth, overlying the topsoil or garden soil, **301**, of a maximum thickness of 0.5m onto natural subsoil **303**, at a depth of 0.7m below ground.
- 7.2.9 A service trench, **302**, was observed at the level of the natural geology, **303**, and was manually excavated to its maximum depth of 1.3m from ground level due to health and safety considerations (Fig 11, Plate 9). It was a north/south aligned drain cut 1m wide, and contained clean orange sand, and large loosely-packed stones. It had also been backfilled with demolition rubble at its southern end, presumably from the surrounding area. It seemed to be a continuation of the drain for which the grate was evident a little to the south of Trench 3 in the centre of Back Queen Street. A number of finds were recovered from the fill, including a coin minted in 1799. The majority of the finds were from the late eighteenth century onwards and will have been imported into the fill from the surrounding topsoil or garden soil (see 7.3 below).



7.2.10 A further service trench containing gas, water and electricity services were observed at the north-western corner of the trench and suitably avoided. No evidence of any medieval deposits were noted during the excavation of Trench 3, despite investigating down onto natural deposits, and no structural features were recorded that may have related to Site 02.

## 7.2 FINDS

7.2.1 **Introduction:** in total, 146 fragments of artefacts and ecofacts were recovered during the evaluation, the majority of which was pottery. Smaller quantities of ceramic building material, clay tobacco pipe, possible clay, coin, copper alloy, bottle and vessel glass, window glass, iron, plastic, animal bone, and wood were also recovered (see Table 2, below). Contexts 204, 300, and 302 produced some finds, but the bulk of the finds were retrieved from topsoil/garden soil (101, 201, 301, and 107). The type of finds found in each of the different contexts or context types is summarised in Table 2, below, and the full finds catalogue is presented in Appendix 3.

Find type	Slag/ hardcore surface deposit 300	Topsoil/garden soil 101, 201, 301, natural fill 107	Fill 204	Service cut/drain backfill 302	Total
Animal bone		8		4	12
Ceramic building material	6	9	2		17
Clay tobacco pipe		3		4	7
Clay?		5			5
Coin		1			1
Copper alloy		1			1
Glass, bottle or vessel		3		3	6
Glass, window	1	6		1	8
Iron	2	7			9
Plastic	1	1			2
Pottery	1	52	1	23	77
Wood		1			1
<b>Total</b>	<b>11</b>	<b>97</b>	<b>3</b>	<b>35</b>	<b>146</b>

Table 2: Type of finds from different contexts

- 7.2.2 All of the artefacts appeared to fall into a date range between the seventeenth and the twentieth century, although some were not closely datable. Details of the pottery are set out below, followed by a brief record of the other categories of finds.
- 7.2.3 **Pottery:** the fragments of fineware vessels were more closely datable than the coarseware vessel fragments in the assemblage (the exception to this being a single fragment of fine brown-glazed red earthenware, dated to the late seventeenth to early twentieth century, see Table 3 below). The earliest fineware fabric present was mottled ware, dated to the late seventeenth to early eighteenth century, a single very small fragment of which was retrieved from fill **204** of posthole **203**. A similarly-sized contemporary or slightly later fragment of fine brown-glazed grey stoneware was recovered from service cut/drain backfill **302**. A larger fragment of tin-glazed earthenware, apparently with *bianco sopra bianco* decoration (in this case white on a very pale olive glaze) was retrieved from fill **107** of natural feature **108**, and was dated to the eighteenth century (Black 2001, 18).
- 7.2.4 The remaining finewares were all factory-produced, and comprised pearlware, porcelain, late creamware, and white earthenware. The pearlware present was all dinnerware, such as plates and serving dishes, and one fragment was decorated with blue-painted and relief-moulded shell edge. The remaining decorated fragments were transfer-printed, with the patterns identified as ‘Willow’ (Coysh and Henrywood 1982, 402), Spode’s ‘Forest Landscape’ (Drakard and Holdway 2002, 200), and a landscape pattern with a border of geranium leaves. The single fragment of porcelain was a saucer base decorated with ‘Broseley’ transfer-printed pattern (Neale 2005, 78), and the creamware fragments were from undecorated jugs and pie dishes, and an indeterminate hollowware vessel decorated with a rouletted slipware pattern. The white earthenware identified vessels were jugs or tankards, plates, and bowls, and the decoration present comprised slip-coating and slip-banding, painted orange enamel, brown transfer-printing, and relief-moulding with a blue transfer-printed floral border.

Fabric type	Date range	Quantity
Mottledware (fineware)	Late seventeenth – early eighteenth century	1
Brown-glazed grey stoneware (fineware)	Late seventeenth – eighteenth century?	1
Black-glazed red earthenware (coarseware)	Late seventeenth – early twentieth century	10
Brown-glazed red earthenware (fineware)	Late seventeenth – early twentieth century	2
Brown-glazed red earthenware (coarseware)	Late seventeenth – early twentieth century	2
Tin-glazed earthenware (fineware)	Eighteenth century	1

Mid-brown-glazed light brown stoneware (coarseware)	Eighteenth – early twentieth century	1
Pearlware (fineware)	Late eighteenth – early nineteenth century	7
Porcelain (fineware)	Late eighteenth – early nineteenth century	1
Creamware (fineware)	Late eighteenth – nineteenth century	8
Red earthenware (coarseware)	Late eighteenth – twentieth century	28
White earthenware	Late eighteenth – twentieth century	13
Beige-glazed cream-coloured stoneware (coarseware)	Nineteenth – early twentieth century	1
Brown-glazed grey stoneware (coarseware)	Nineteenth – twentieth century	1

Table 3: Quantities and date ranges of pottery fabric types

7.2.5 The coarseware component of the assemblage included both black- and brown-glazed red earthenware kitchenware vessels, such as pancheons, crocks, and a dish with a white slip coating and a brown tortoiseshell glaze on its upper surface. These wares were dated broadly to the late seventeenth to early twentieth century. Three types of stoneware were also present, dated to the eighteenth to twentieth century. The single most common fabric type present, however, was red earthenware, the fragments of which were all from simple undecorated flower pots, dated to the late eighteenth to twentieth century (Draper and Copland-Griffiths 2002, 151).

7.2.6 **Building material:** the building material recovered from the site comprised brick, tile, window pane, possible clay, iron, copper alloy, and wood. Many of the brick fragments were very small, with no surfaces present, but larger fragments were retrieved from slag/hardcore surface deposit **300**, although no complete examples were present. These larger fragments included both handmade unfrogged and factory-produced frogged types, dated tentatively to the eighteenth to early nineteenth century, and the late eighteenth to early twentieth century, respectively. The tile was factory-produced white earthenware, and was dated to the late nineteenth to twentieth century.

7.2.7 The window pane fragments were all glass, and all were flat and plain, the only exception being a crown glass pane with the edge of the pontil mark present. The fragments of possible clay were not closely datable, but are likely to have been a type of building material, such as wall covering or chimney lining. The single copper alloy object appeared to be a pipe fitting, and the iron objects included nails, rods, spikes, and a drawer or box handle. Finally, a burnt piece of wood is also likely to represent a type of building material.

7.2.8 **Containers:** several fragments of very light turquoise or dark olive green glass bottles were recovered. The majority of these fragments were not diagnostic, but a neck was dated to the eighteenth to early nineteenth century, and part of a base to the late eighteenth to early nineteenth century; both were retrieved

from service cut/drain backfill **302**. A plastic possible margarine tub, dated to the twentieth century, was recovered from slag/hardcore surface deposit **300**.

- 7.2.9 **Coin:** a single coin was recovered from topsoil/garden soil **301**, and was identified as a bronze George III halfpenny (Lobel *et al* 1997, 588).
- 7.2.10 **Toy:** a burnt plastic object, possibly part of a toy, was recovered from the topsoil/garden soil, and was dated to the twentieth century.
- 7.2.11 **Animal bone:** twelve fragments of mammal bone, probably all representing food waste, were recovered during the evaluation.
- 7.2.12 **Discussion:** the assemblage was small and essentially domestic in nature, with the majority of the closely datable artefacts originating from the late eighteenth to early nineteenth century. The earliest feature stratigraphically that produced finds was fill **204** of posthole **203**, dated to the late seventeenth to early eighteenth century. Approximately two thirds of the assemblage was recovered from the topsoil/garden soil, with smaller quantities from the service cut/drain backfill **302**, which is likely to have contained material from the topsoil/garden soil as well. Much later material was also present in the form of slag/hardcore deposit **300**, which included a plastic possible margarine tub.

### 7.3 ENVIRONMENTAL SAMPLES

- 7.3.1 No samples were taken from any of the excavated layered deposits or from the secure contexts as it was seen that there was very little in the way of organic preservation or of charred remains that could provide any useful scientific dating.

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## 8. DISCUSSION

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### 8.1 CONCLUSION

- 8.1.1 The desk-based assessment was able to demonstrate that the proposed development area had incorporated a number of topographic components that altered in their form and function gradually during the nineteenth and twentieth centuries. It included part of the probable medieval fields at its very western end, and part of the back lane (Site **08**) on the west side of Queen Street, possibly dating back to the medieval period from comparable examples elsewhere in Ulverston. The purpose of the back lane was to provide access to the fields, but also separated the fields from the garden plots (Site **02**) adjoining the houses on the east side of the site. From cartographic sources it would seem that at some point prior to Wood's map of 1832 part of the proposed development area was enclosed from the medieval fields, to become Site **07**. For what purpose, however, could not be identified from the research. Following this, in the mid nineteenth century, the eastern end of the site was built on, before the boundary wall (Site **01**) dissecting the site was removed and the site extended westwards some time between the First Edition Ordnance Survey map of 1850 and the Second Edition of 1890. The likely purpose of this was to create a croquet lawn (Site **07**). By around 1920 the site had been turned over to an orchard and garden (Site **04**), and then in the mid 1930s a garage (Site **05**) was built on the southern side. Until recently, the site has been in use as a car park.
- 8.1.2 In order to obtain more information regarding the removed boundary (Site **01**), in terms of its nature and date, and the use of the site prior to the creation of the former croquet lawn (Site **07**), together with an investigation of the potential for medieval remains in the back lane (Site **08**), three trial trenches (Trenches 1-3) were excavated. The results showed that the majority of the deposits encountered were from the late eighteenth century onwards, dated by the general finds assemblage, together with modern service features. The finds were essentially domestic in nature and were mainly recovered from within the topsoil/garden soil, of which some formed the backfill to service cut/drain backfill **302**. No evidence was provided from Trenches 1 or 2 regarding the significance or use of the site prior to the former croquet lawn (Site **07**) other than approximately 0.5m of topsoil or garden soil. This may suggest that there has been little interference or disturbance since its enclosure from the medieval fields to the west, or that the preparation to create the croquet lawn has removed previous deposits. It is likely that the latter has occurred as the topsoil seen in all three of the trenches appears to have been imported during the later nineteenth century, bringing with it the finds.
- 8.1.3 The earliest feature in terms of stratigraphy and from the finds, was a possible posthole, **203**, located in Trench 2 in the area of the former croquet lawn. The fill **204** produced finds that dated to the late seventeenth to early eighteenth century, but the purpose of the feature was not possible to ascertain. It potentially represents a domestic/agricultural use for the plot to the east of the old boundary line (Site **01**).

- 8.1.4 Scant remains of the boundary wall (Site **01**) were uncovered, **103**, but a lack of any associated finds meant that it could not be dated, and its poor survival could provide no evidence regarding its significance. The remains suggest that the field boundary was quite insubstantial, consisting only of a single line of stone, although most of this may have been removed for the preparatory works for the croquet lawn. However, it is possible that the cuts into the natural in Trench 1 caused by the action of vegetation may have belonged to a hedge-line associated with the boundary.
- 8.1.5 In Trench 3 the area had been extensively disturbed by underground services. No medieval remains or deposits were noted, and no features, including the anticipated nineteenth century structural remains, of archaeological significance were encountered.

## **8.2 IMPACT**

- 8.2.1 The character of the archaeological features discovered over the three trenches suggests that the development site is devoid of significant archaeological features and that the proposed development will not have a significant impact on the archaeological record.

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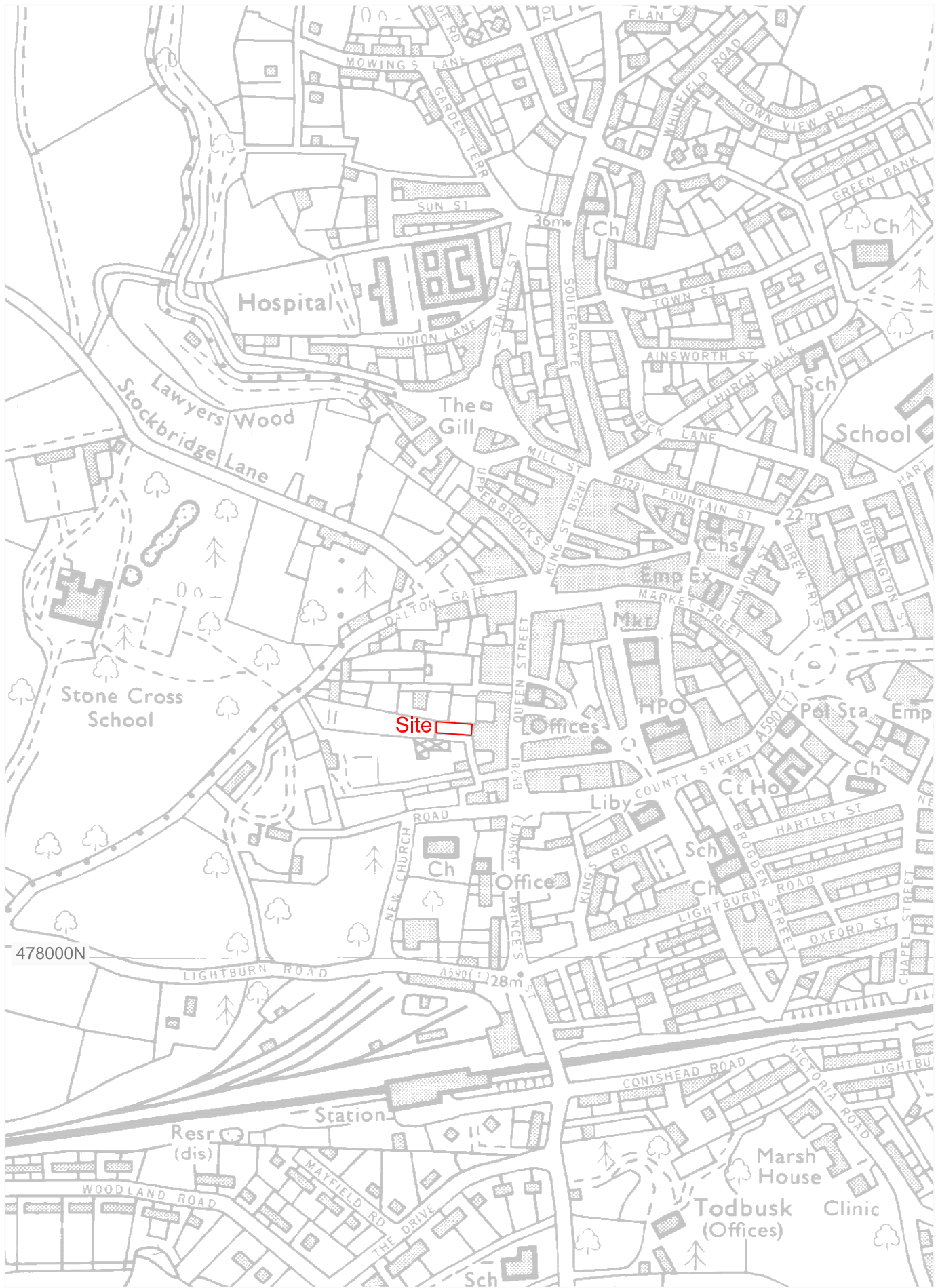


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0 2500m

Figure 1: Location Map



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 Site boundary


  
Scale 1:5000 @ A4



Figure 2: Site location plan

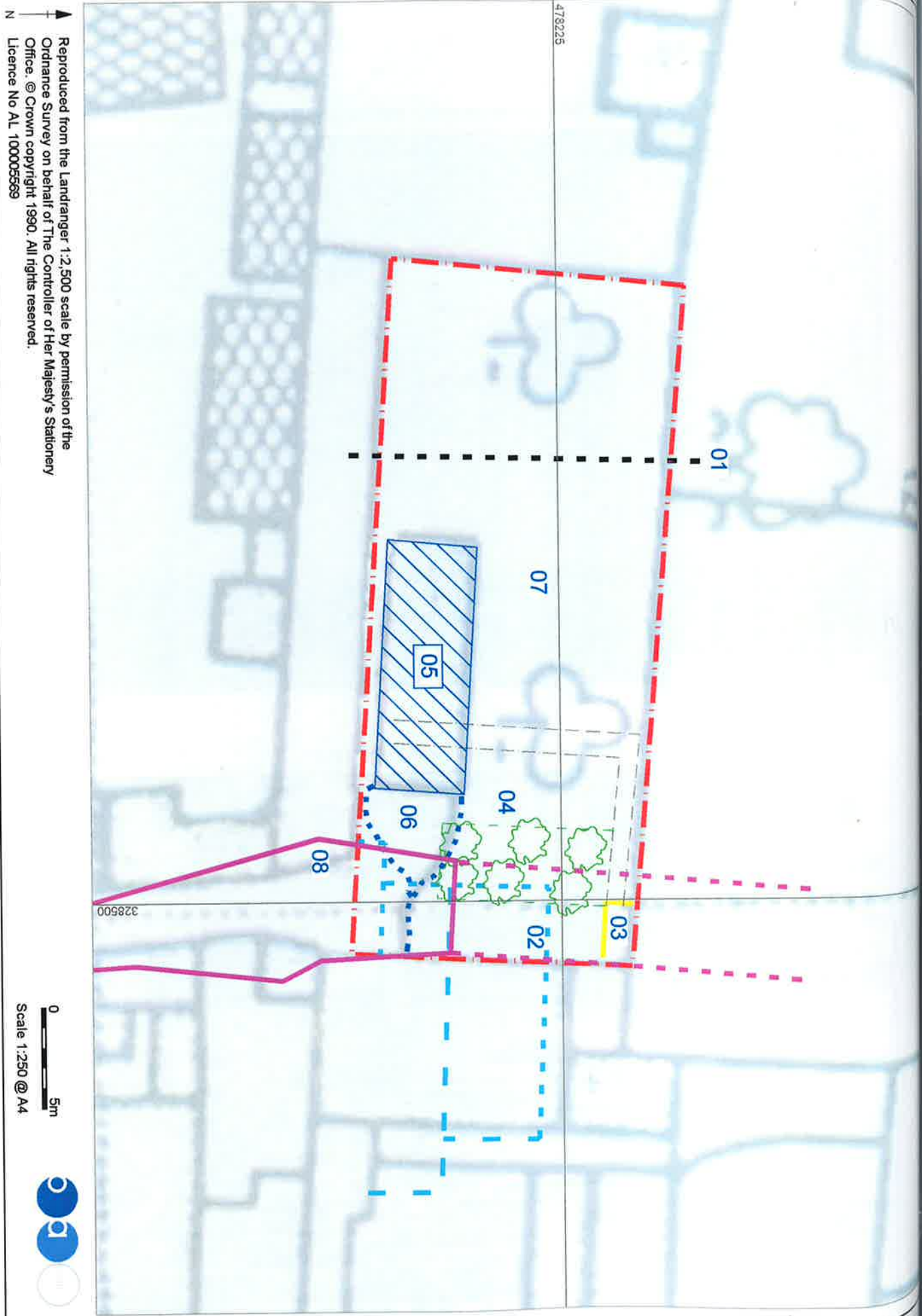


Figure 3: Plan of Gazetteer Sites



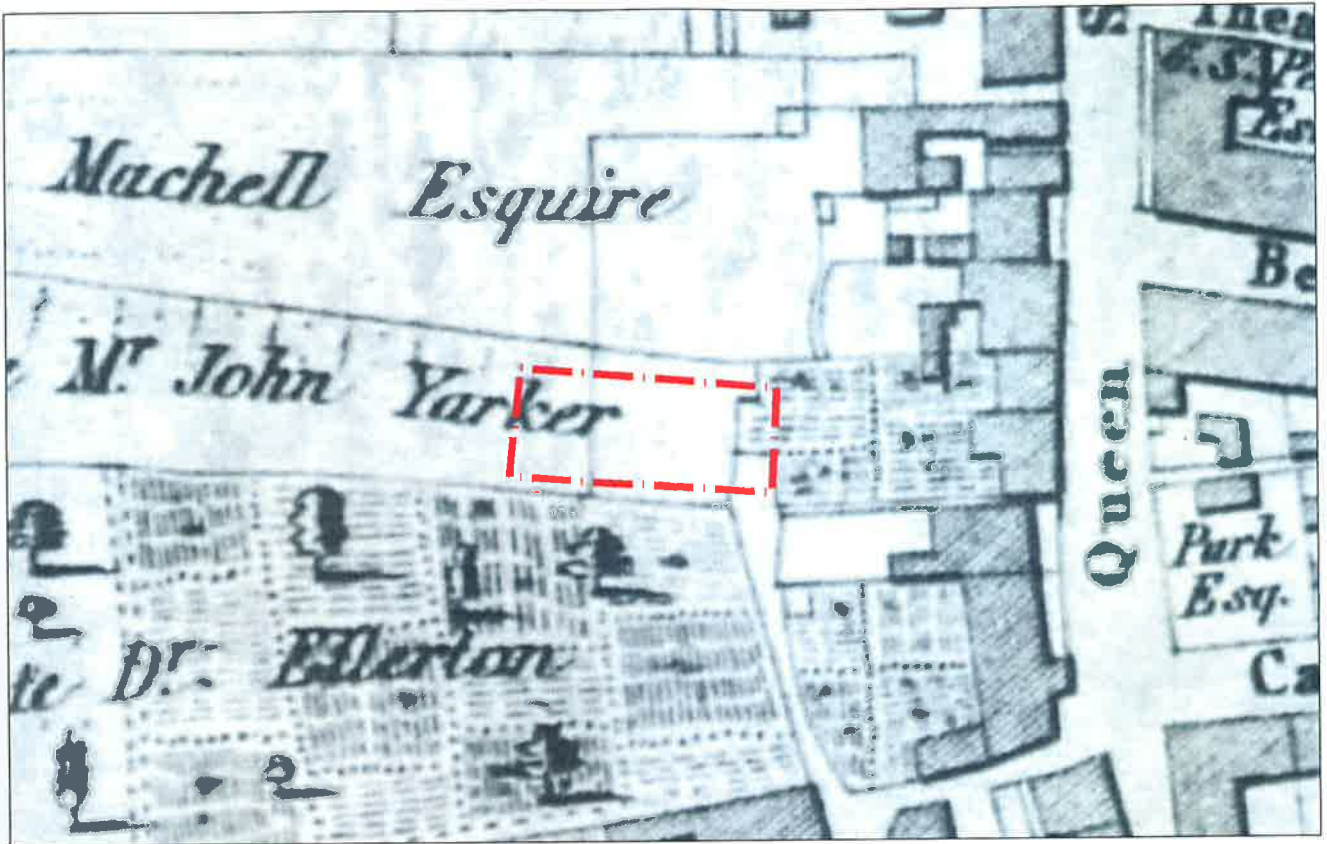


Figure 4: Extract from Wood's map, 1832

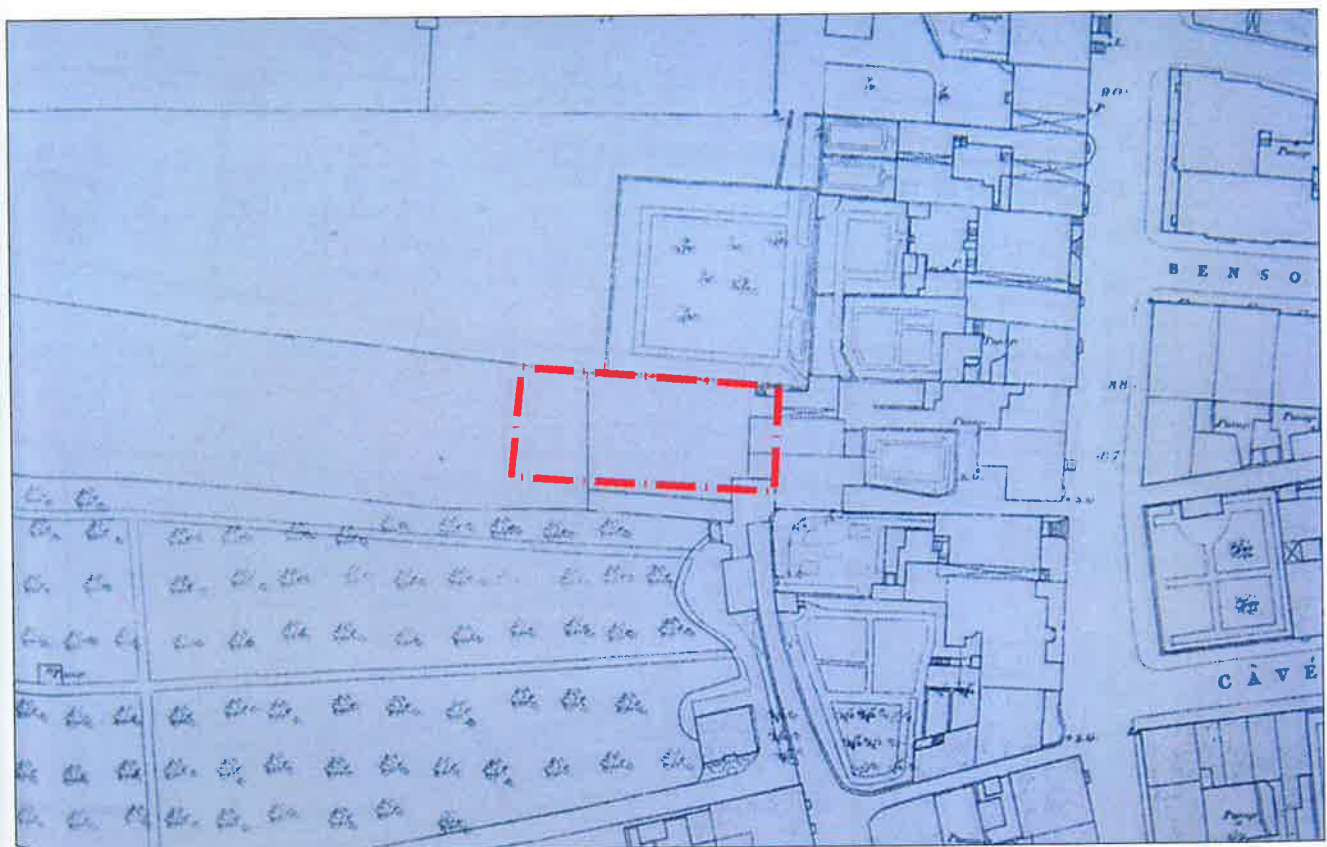


Figure 5: Extract from Ordnance Survey map, 1850, first edition 1:10560



Site boundary

0 20m  
Scale 1:1000 @ A4



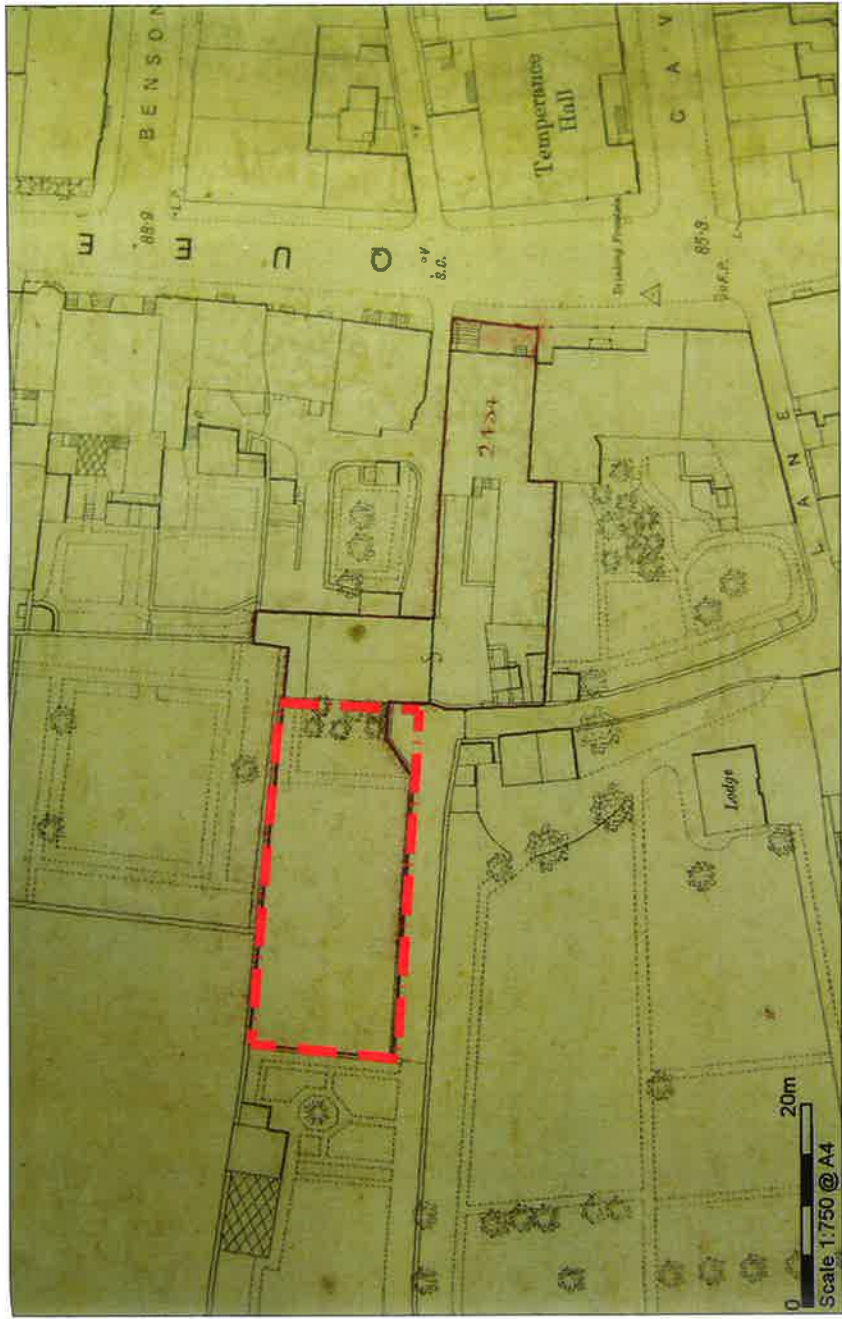


Figure 6: Extract from Ordnance Survey map, 1890, second edition, 1:2500

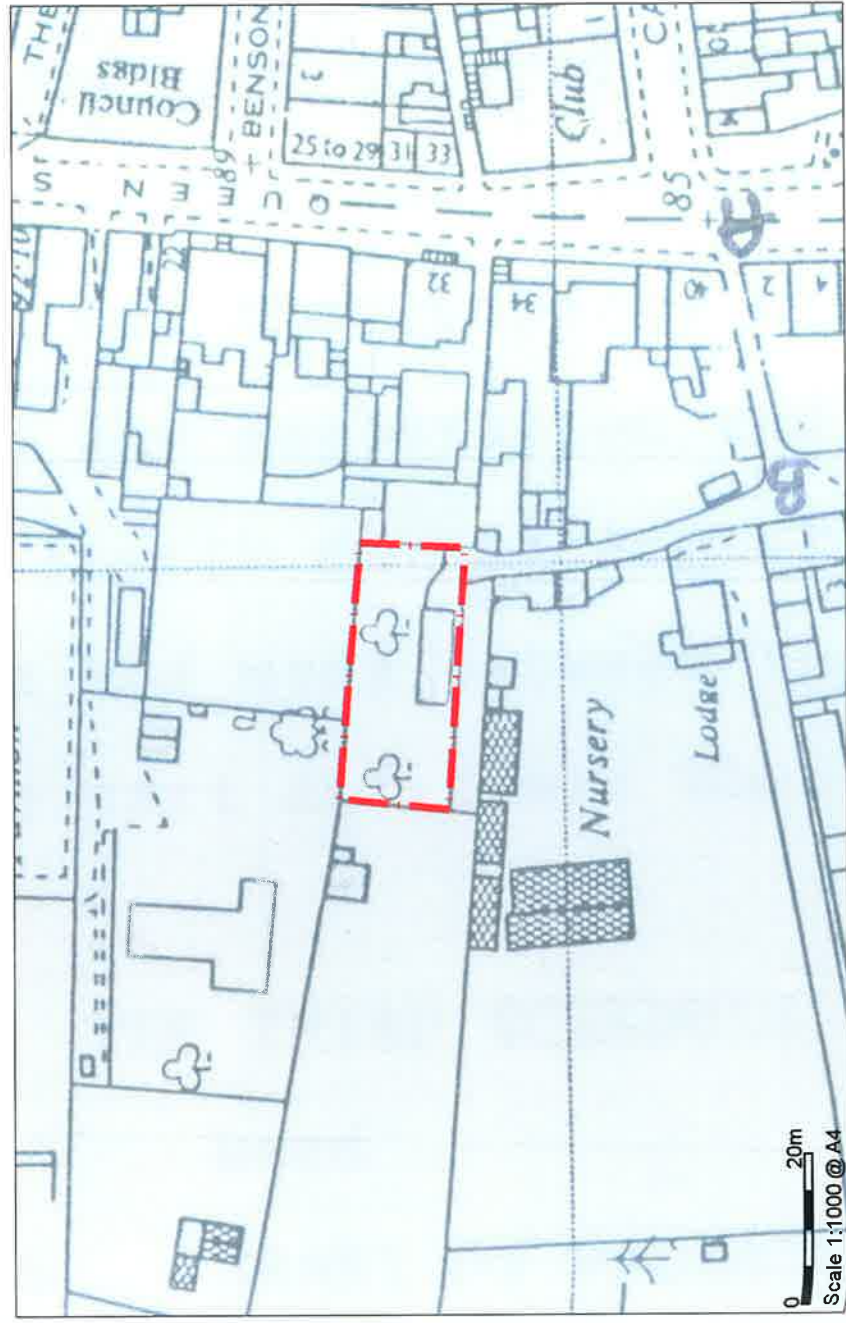
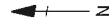


Figure 7: Extract from Ordnance Survey map, 1950, 1:2500



Site boundary



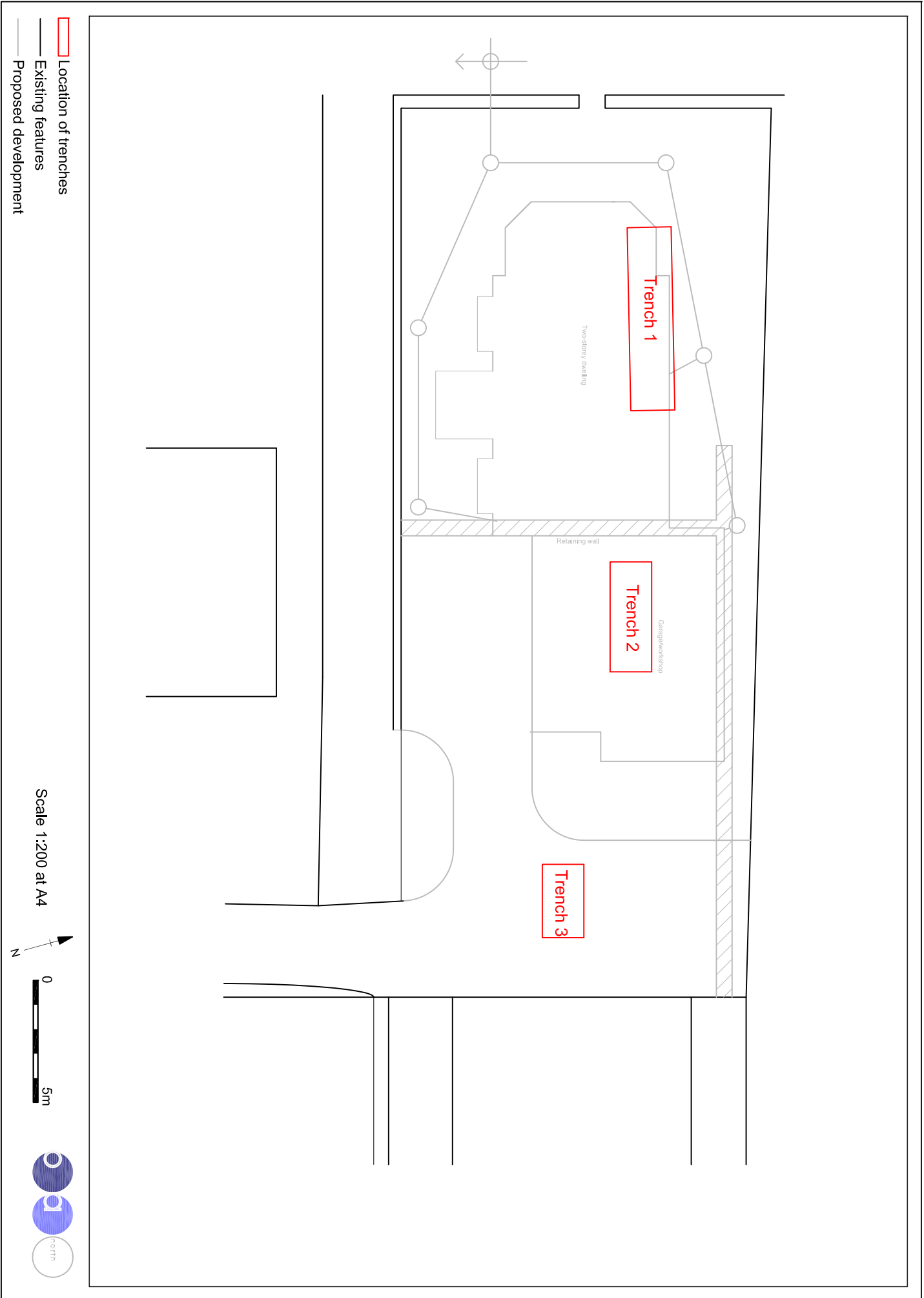


Figure 8: Trench location plan

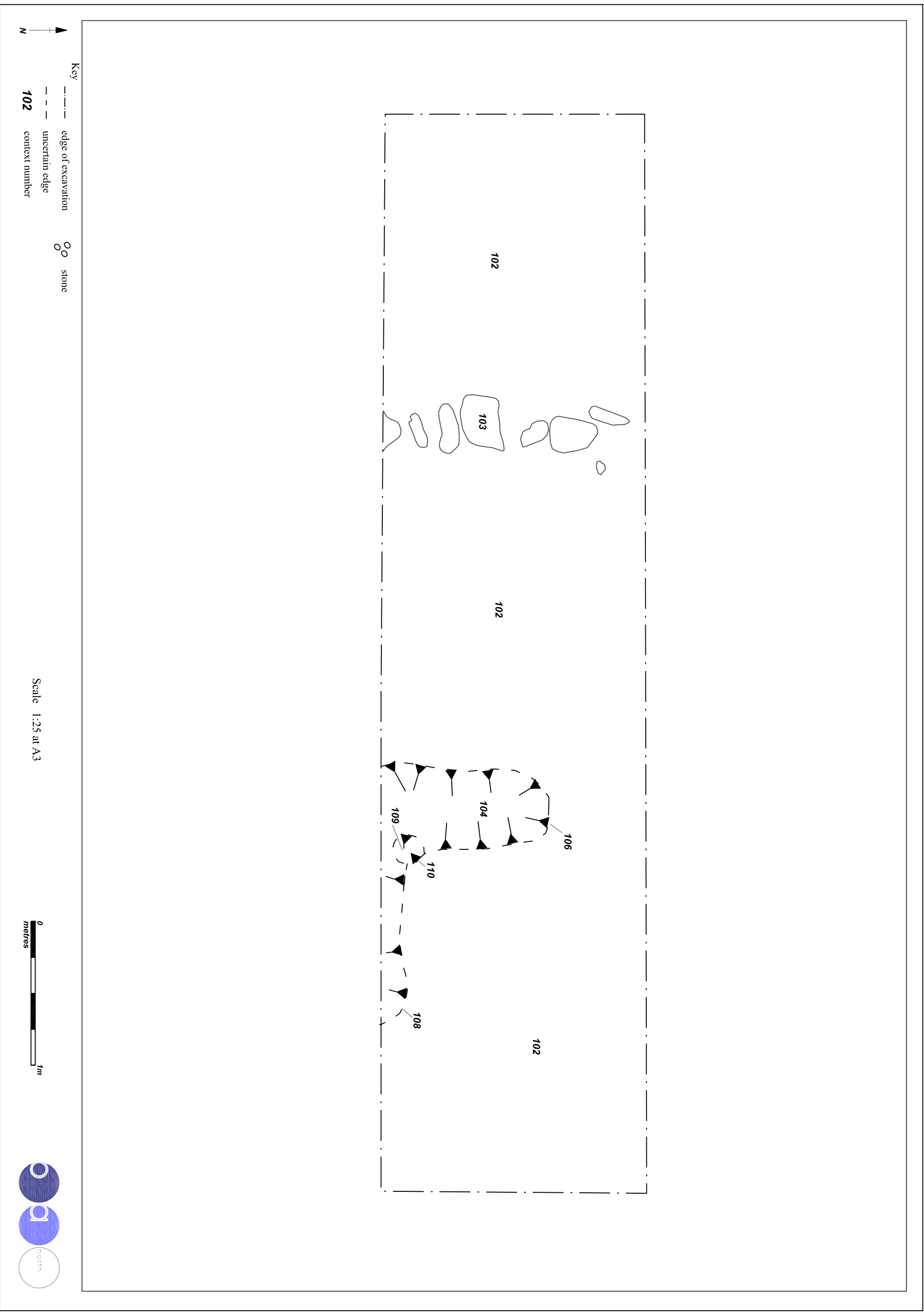


Figure 9: Plan of Trench 1

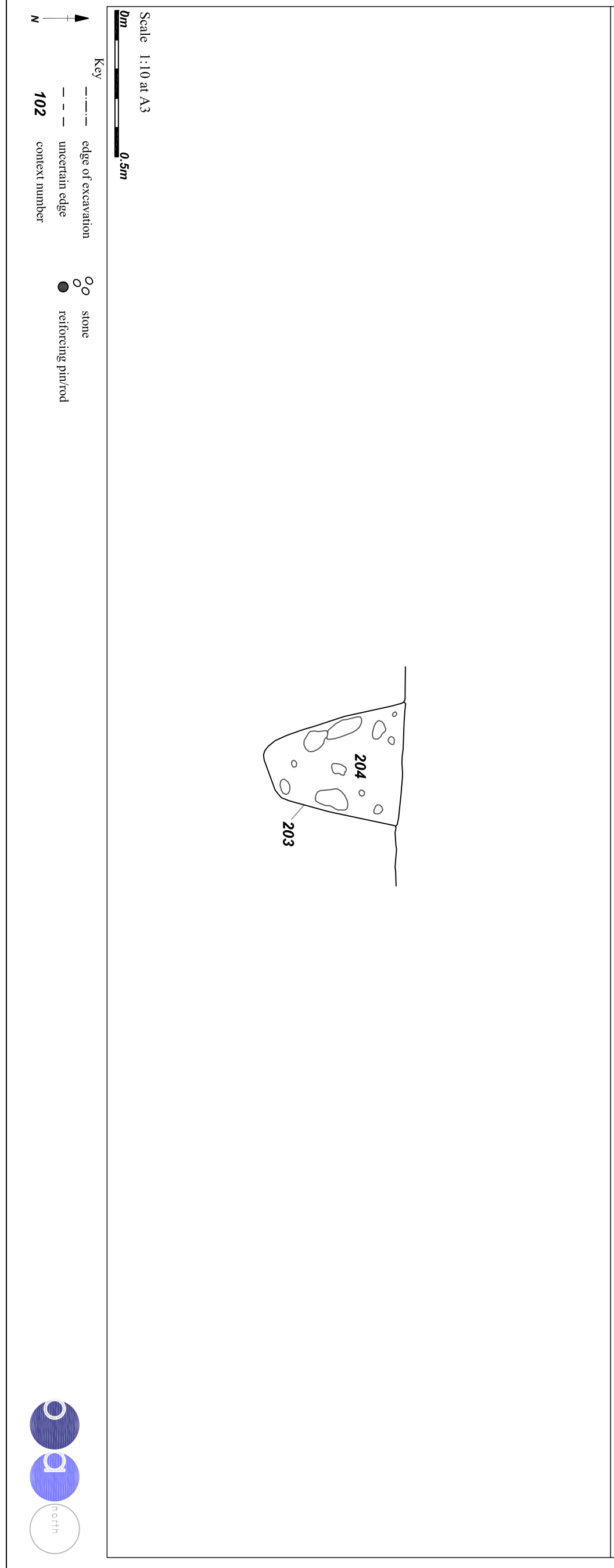
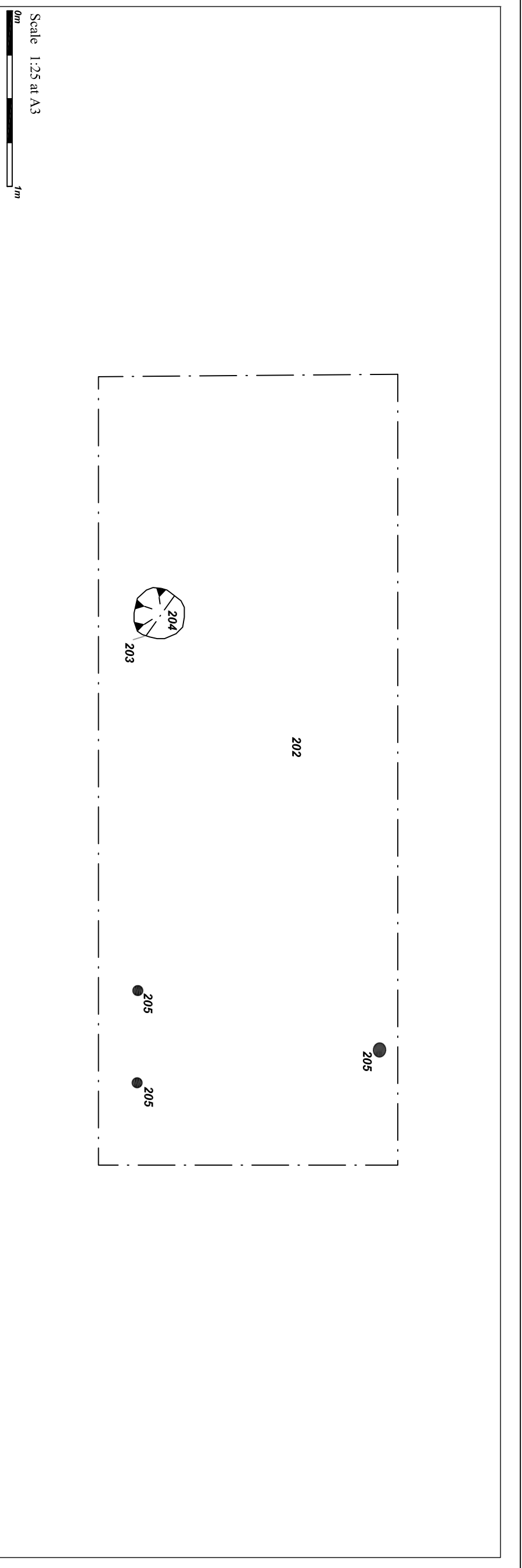
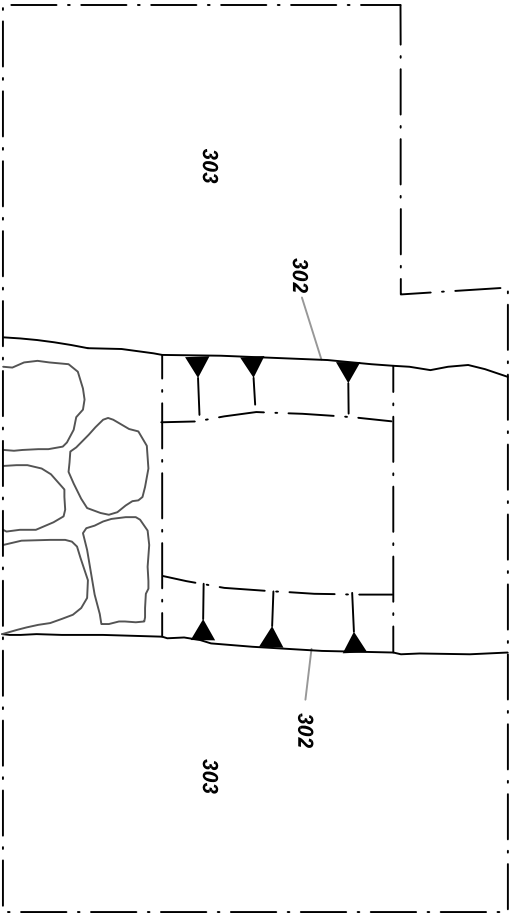


Figure 10: Plan of Trench 2 and north-east facing section through posthole 203





Key

----- edge of excavation

- - - - - uncertain edge

**102** context number

○ ○ stone

Scale 1:25 at A3

0 metres 1m



Figure 11: Plan of Trench 3



Plate 1: The orchards and glasshouses in the plots to the south of Queen Street, with The Gardens in the centre of the plots, taken some time before 1965, when the A590 was built (Ashburner 1992-3, 89), from a photo published by Randall (2003, 10)

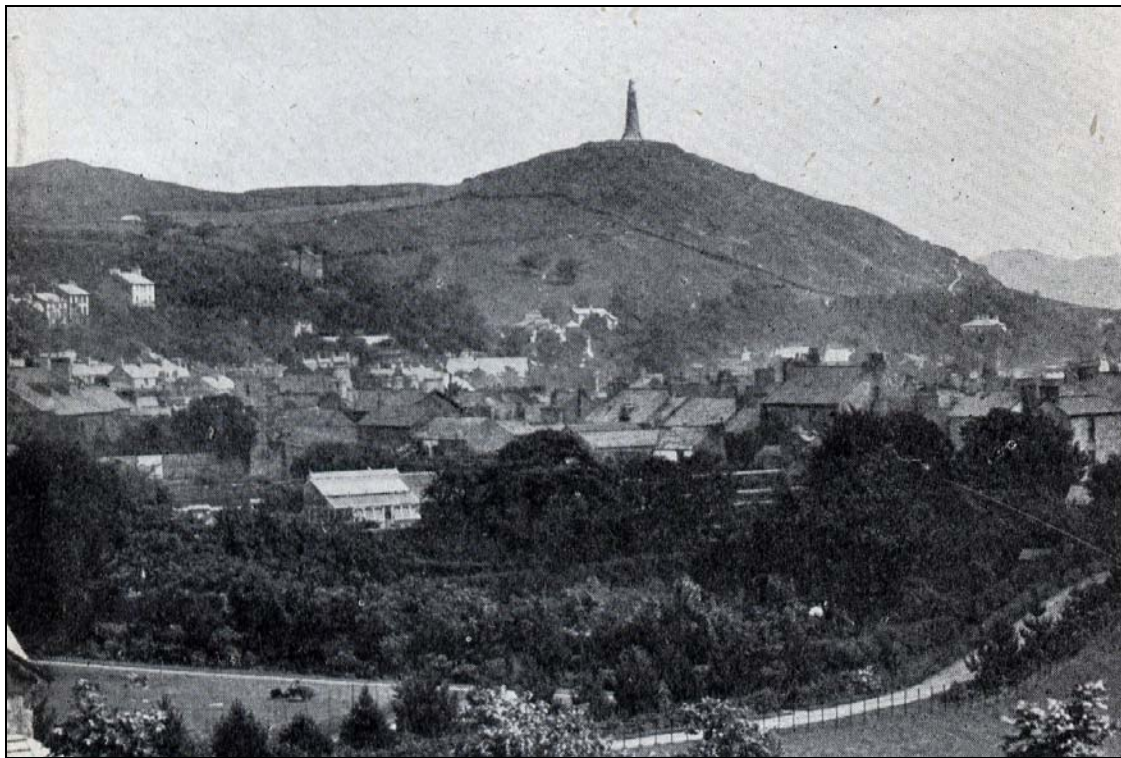


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Plate 3: North-eastern end of proposed development area, with trench and rubble from barn along part of eastern boundary, facing east



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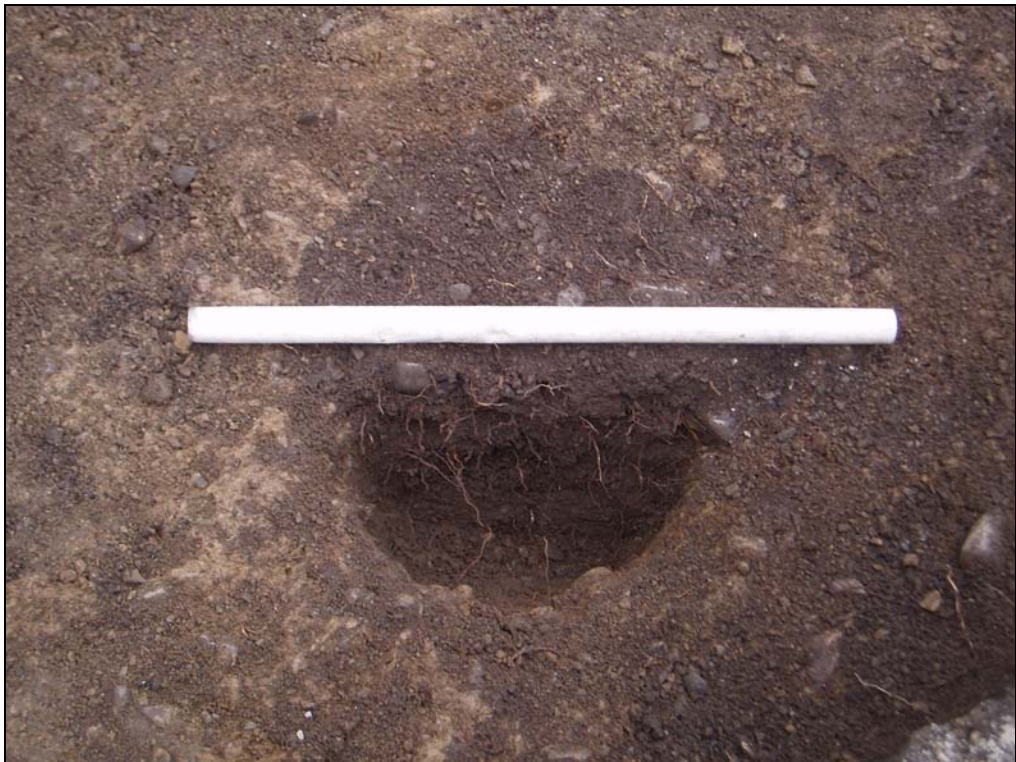


Plate 8: Posthole feature *203*, facing north-east



Plate 9: Trench 3, facing east, showing service trench, **302**

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## APPENDIX 1: PROJECT BRIEF

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## **1. SITE DESCRIPTION AND SUMMARY**

**Site:** Land to the rear of Sefton House Hotel, Queen Street, Ulverston

**Grid Reference:** SD 2848 7822

**Planning Application No.:** 5/05/0286

**Area:** 520 square metres

*Detailed proposals and tenders are invited from appropriately resourced, qualified and experienced archaeological contractors to undertake the archaeological project outlined by this Brief and to produce a report on that work. The work should be under the direct management of either an Associate or Member of the Institute of Field Archaeologists, or equivalent. Any response to this Brief should follow IFA Standard and Guidance for Archaeological Field Evaluations, 1994. No fieldwork may commence until approval of a specification has been issued by the County Historic Environment Service.*

## **2. PLANNING BACKGROUND**

- 2.1 Cumbria County Council's Historic Environment Service (CCCHES) has been consulted by South Lakeland District Council regarding a planning application for a dwelling and double garage at land to the rear of Sefton House Hotel, Queen Street, Ulverston.
- 2.3 The scheme affects an area considered to have a high archaeological potential and consequently a condition has been placed on planning consent requiring a scheme of archaeological work to be undertaken at the site. The first phase of this work will be an archaeological evaluation to assess the nature and potential of the site. This Brief deals solely with this phase.
- 2.4 This advice is given in accordance with guidance given in Planning Policy Guidance note 16 (Archaeology and Planning) and with policy C19 of the South Lakeland Local Plan.

## **3. ARCHAEOLOGICAL BACKGROUND**

- 3.1 The site is located within the historic core of Ulverston, adjacent to an area characterised by the Extensive Urban Survey as a block of medieval tenements, and as such is designated as having a high archaeological importance.

## **4. SCOPE OF THE PROJECT**

### **4.1 Objectives**

- 4.1.1 The evaluation should aim to determine, the location, extent, date, character, condition, significance and quality of any surviving archaeological remains liable to be threatened by the proposed development. An adequate representative sample of all areas where archaeological remains are potentially threatened should be studied.

### **4.2 Work Required**

- 4.2.1 A desk-based assessment of the existing resource, to be undertaken before any work commences on site. This should include an assessment of primary and secondary maps and documents relating to the site, to set the evaluation results in their geographical, topographical, archaeological and historical context. Records held by the County Historic Environment Record and County Records Office should be consulted.
- 4.2.2 A visual inspection of the site. This should include a walkover of the site noting any surface features of potential archaeological interest, areas of potentially significant disturbance, and hazards and constraints to undertaking further archaeological work on site (including the siting of live services, Tree Preservation Orders and public footpaths).

- 4.2.3 The excavation of a series of linear trial trenches and/or test-pits to adequately sample the threatened available area, and the investigation and recording of deposits and features of archaeological interest identified within those trenches. All features must be investigated and recorded unless otherwise agreed with the County Historic Environment Service. Initial topsoil removal can be undertaken by machine, but subsequent cleaning and investigation must be by hand. A minimum sample of 5% of the total site area should be investigated.
- 4.2.4 The evaluation should provide a predictive model of surviving archaeological remains detailing zones of relative importance against known development proposals. An impact assessment should also be provided, wherever possible.
- 4.2.5 The following analyses should form part of the evaluation, as appropriate. If any of these areas of analysis are not considered viable or appropriate, their exclusion should be justified in the subsequent report.
- A suitably qualified specialist should assess the environmental potential of the site through the examination of suitable deposits, including: (1) soil pollen analysis and the retrieval of charred plant macrofossils and land molluscs from former dry-land palaeosols and cut features, and; (2) the retrieval of plant macrofossils, insect, molluscs and pollen from waterlogged deposits.
  - Advice is to be sought from a suitably qualified specialist in faunal remains on the potential of sites for producing bones of fish and small mammals. If there is potential, a sieving programme should be undertaken. Faunal remains, collected by hand and sieved, are to be assessed and analysed, if appropriate.
  - The advice from a suitably qualified soil scientist should be sought on whether a soil micromorphological study or any other analytical techniques will enhance understanding site formation processes of the site, including the amount of truncation to buried deposits and the preservation of deposits within negative features. If so, analysis should be undertaken.

## **5. SPECIFICATION**

- 5.1 Before the project commences a project proposal must be submitted to, and approved by, the County Historic Environment Service.
- 5.2 Proposals to meet this Brief should take the form of a detailed specification prepared in accordance with the recommendations of *The Management of Archaeological Projects*, 2<sup>nd</sup> ed. 1991, and must include:
- ❖ A description of the excavation sampling strategy and recording system to be used
  - ❖ A description of the finds and environmental sampling strategies to be used
  - ❖ A description of the post excavation and reporting work that will be undertaken
  - ❖ Details of key project staff, including the names of the project manager, site supervisor, finds and environmental specialists and any other specialist sub-contractors to be employed
  - ❖ Details of on site staffing, expressed in terms of person days
  - ❖ A projected timetable for all site work and post excavation work
- 5.3 The specification should identify the proposed locations of trial trenches. Final trench locations will however be determined following the desk-based assessment and must be agreed with the County Historic Environment Service.
- 5.4 Any significant variations to the proposal must be agreed by the County Historic Environment Service in advance.

## **6. REPORTING AND PUBLICATION**

- 6.1 The archaeological work should result in a report, this should include as a minimum:
- ❖ A site location plan, related to the national grid
  - ❖ A front cover/frontispiece which includes the planning application number and the national grid reference of the site

- ❖ The dates on which the fieldwork was undertaken
  - ❖ A concise, non-technical summary of the results
  - ❖ An explanation of any agreed variations to the brief, including justification for any analyses not undertaken (see 4.2.5)
  - ❖ A description of the methodology employed, work undertaken and the results obtained
  - ❖ Plans and sections at an appropriate scale showing the location and position of deposits and finds located
  - ❖ A list of, and dates for, any finds recovered and a description and interpretation of the deposits identified
  - ❖ A description of any environmental or other specialist work undertaken and the results obtained
- 6.2 Three copies of the report should be deposited with the County Historic Environment Record within two months of completion of fieldwork. This will be on the understanding that the report will be made available as a public document through the County Historic Environment Record.
- 6.3 Should further archaeological work result from the evaluation, the results of the evaluation will need to be made available for inclusion in a summary report to a suitable regional or national archaeological publication.
- 6.4 Recommendations concerning any subsequent mitigation strategies and/or further archaeological work following the results of the field evaluation should **not** be included in the report. Such recommendations are welcomed by the County Historic Environment Service, and may be outlined in a separate communication.
- 6.5 Cumbria HER is taking part in the pilot study for the Online Access to Index of Archaeological Investigations (OASIS) project. The online OASIS form at <http://ads.ahds.ac.uk/project/oasis> must therefore also be completed as part of the project. Information on projects undertaken in Cumbria will be made available through the above website, unless otherwise agreed.

## 7. THE ARCHIVE

- 7.1 An archive must be prepared in accordance with the recommendations of *The Management of Archaeological Projects*, 2<sup>nd</sup> ed. 1991, and arrangements made for its deposit with an appropriate repository. A copy shall also be offered to the National Monuments Record.
- 7.2 The landowner should be encouraged to transfer the ownership of finds to a local or relevant specialist museum. The museum's requirements for the transfer and storage of finds should be discussed before the project commences.
- 7.3 The County Historic Environment Service must be notified of the arrangements made.

## 8. PROJECT MONITORING

- 8.1 One weeks notice must be given to the County Historic Environment Service prior to the commencement of fieldwork.
- 8.2 Fieldwork will be monitored by the Assistant Archaeologist on behalf of the local planning authority.

## 9. FURTHER REQUIREMENTS

- 9.1 It is the archaeological contractor's responsibility to establish safe working practices in terms of current health and safety legislation, to ensure site access and to obtain notification of hazards (eg. services, contaminated ground, etc.). **The County Historic Environment Service bears no responsibility for the inclusion or exclusion of such information within this Brief or subsequent specification.**
- 9.2 All aspects of the evaluation shall be conducted in accordance with the Institute of Field Archaeologist's *Code of Conduct* and the IFA's *Standard and Guidance for Archaeological Field Evaluations*.

- 9.3 Human remains must be left *in situ*, covered and protected when discovered. No further investigation should normally be permitted beyond that necessary to establish the date and character of the burial, and the County Historic Environment Service and the local Coroner must be informed immediately. If removal is essential, it can only take place under appropriate Home Office and environmental health regulations.
- 9.4 The involvement of the County Historic Environment Service should be acknowledged in any report or publication generated by this project.

## 10. FURTHER INFORMATION

For further information regarding this brief, contact

Jeremy Parsons  
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Email: [Jeremy.Parsons@cumbriacc.gov.uk](mailto:Jeremy.Parsons@cumbriacc.gov.uk)

For further information regarding the County Historic Environment Record, contact

Jo Mackintosh  
Historic Environment Records Officer  
Cumbria County Council  
County Offices  
Kendal  
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Tel: 01539 773432  
Email: [jo.mackintosh@cumbriacc.gov.uk](mailto:jo.mackintosh@cumbriacc.gov.uk)

*As part of our desire to provide a quality service to all our clients we would welcome any comments you may have on the content or presentation of this design brief. Please address them to the Assistant Archaeologist at the above address.*



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## APPENDIX 2: PROJECT DESIGN

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### 1. INTRODUCTION

#### 1.1 PROJECT BACKGROUND

1.1.1 Rona and Maurice Glaister (hereafter the 'client') has requested that Oxford Archaeology North (OA North) submit proposals for an archaeological investigation of an area of land to the rear of the Sefton House Hotel, 34 Queen Street, Ulverston, Cumbria (NGR SD 2848 7822). The client is looking to construct a dwelling and double garage (planning application reference 5/05/0286). Consequently, the local planning authority, South Lakeland District Council, has been advised by Cumbria County Council's Historic Environment Service (CCCHES) that a scheme of archaeological work will be required in the form of a desk-based assessment and evaluation trenching.

1.1.2 The site is within an area of high archaeological potential due to its position within the historic core of Ulverston, and is adjacent to an area of medieval tenements as characterised by the Extensive Urban Survey.

1.1.3 Therefore, the intention of the archaeological investigation is to identify the impact of the proposed development on any surviving archaeological remains, in order that mitigation can be highlighted at an early stage prior to development. The following proposals for the required scheme of archaeological work has been prepared in accordance with a brief provided by CCCHES.

#### 1.2 OXFORD ARCHAEOLOGY NORTH

1.2.1 Oxford Archaeology North has considerable experience of sites of all periods, having undertaken a great number of small and large scale projects throughout Northern England during the past 24 years. Evaluations, assessments, watching briefs and excavations have taken place within the planning process, to fulfil the requirements of clients and planning authorities, to very rigorous timetables.

1.2.2 OA North has the professional expertise and resources to undertake the project detailed below to a high level of quality and efficiency. OA North is an **Institute of Field Archaeologists (IFA) registered organisation, registration number 17**, and all its members of staff operate subject to the IFA Code of Conduct (1994).

### 2 OBJECTIVES

2.1 The assessment aims to evaluate the known archaeological resource and potential for further archaeological deposits, in order to determine their extent, nature and significance of the remains that may be threatened by the proposed development. To this end, the following programme has been designed to provide information as to whether further investigation is required prior to the development taking place. The required stages to achieve these ends are as follows:

2.2 **Desk-based assessment:** to provide a desk-based assessment of the site to identify the archaeological potential prior to any development and provide a context for any remains that may be located during trenching (in accordance with the IFA standards (1999a)).

2.3 **Visual Inspection Survey:** to undertake a site inspection to relate the desk-based assessment findings, and identify areas available for evaluation or any areas of disturbance.

2.4 **Archaeological Evaluation:** to implement a programme of trial trenching examining a minimum 5% of the proposed development area, to evaluate any archaeological deposits and features (in accordance with the IFA standards (1999b)).

2.5 **Report and Archive:** a report will be produced for the client within eight weeks, unless a report submission deadline is agreed with the client at the time of commission. An archive will be produced to English Heritage guidelines (MAP 2 (1991)).

### 3 METHOD STATEMENT

#### 3.1 DESK-BASED ASSESSMENT

- 3.1.2 **Introduction:** a desk-based assessment is usually undertaken as the first stage of a programme of archaeological recording, prior to further intrusive investigation in the form of trenching. It is not intended to reduce the requirement for evaluation, excavation or preservation of known or presumed archaeological deposits, but it will provide an appraisal of archaeological constraints and a guide to any requirement for further archaeological work.
- 3.1.3 The following will be undertaken as appropriate, depending on the availability of source material. The level of such work will be dictated by the time scale of the project. The results will be analysed using the set of criteria used to assess the national importance of an ancient monument (DoE 1990). This aids in the presentation of the significance or otherwise of the site, and assessment during the planning process.
- 3.1.4 **Documentary and Cartographic Material:** this work will include consultation of the Cumbria County Historic Environment Record (CHER, formerly the Sites and Monuments Record (SMR)) in Kendal, as well as the County Records Office in Barrow. A review of all known and available resources of information relating to the site of the proposed development, and the study area consisting of 0.5km radius centred on the site. The aim of this is to give consideration not only to the application site, but also its setting in terms of historical and archaeological contexts. These include;
- published and unpublished documentary sources
  - data held in local and national archaeological databases
  - printed and manuscript maps
  - place and field-name evidence
  - evidence for township, ecclesiastical and other ancient boundaries
  - other photographic/illustrative evidence
- 3.1.5 **Cumbria HER:** the CHER is a database of known archaeological sites within the County. It also holds an extensive library of published materials for consultation.
- 3.1.6 **County Record Office, Barrow:** the office in Barrow holds the main source of primary documentation, both maps and documents, for the site and its surrounding area.
- 3.1.7 **Map regression analysis:** a cartographic analysis will be undertaken to:
- to aid investigation of the post-medieval occupation and land-use of the area and its development through to its modern-day or most recent use. This provides one method of highlighting areas of potential archaeological interest,
  - locate areas where any recent developments on site, of which there is no longer any evidence, may have impeded or disturbed below-ground archaeological remains.
- 3.1.8 Particular emphasis will be on the early cartographic evidence and will include estate maps, tithe maps, and Ordnance Survey maps through to present mapping where possible.
- 3.1.9 **Visual Inspection:** following the desk-based assessment the site will be visited in order to relate the existing topography and land use to research findings, and assess evidence not available through documentary sources. It will also provide an understanding for areas of impact by the proposed redevelopment or areas of disturbance.
- 3.1.10 A visual inspection of the site will be undertaken to;
- relate the existing landscape to any research findings and note any features of potential archaeological interest.
  - identify any areas of potentially significant disturbance to surviving archaeological remains.

- identify any hazards and constraints to undertaking further archaeological work on site, i.e. evaluation trenching (including the siting of live services and Tree Preservation Orders).

### 3.2 EVALUATION

- 3.2.1 The programme of trial trenching will establish the presence or absence of any previously unsuspected archaeological deposits and, if established, will then test their date, nature, depth and quality of preservation. In this way, it will adequately sample the threatened available area.
- 3.2.2 **Trenches:** the evaluation is required to examine a minimum of 5% of the total study area, which is approximately 520m<sup>2</sup>. Therefore, this requires the excavation of 26m<sup>2</sup>, which equates to the excavation of either a single trench, or a series of trenches/testpits equating to 1.7m in width (the width of a typical excavator bucket), and 15m in length. However, the exact configuration of the trench/es and location will be determined by the desk-based assessment and visual inspection. Subject to the assessment, there may also be additional areas of disturbed land, which are inappropriate for evaluation and hence may reduce the overall area requiring evaluation trenching.
- 3.2.3 **Methodology:** the topsoil will be removed by machine (fitted with a toothless ditching bucket) under archaeological supervision to the surface of the first significant archaeological deposit. This deposit will be cleaned by hand, using either hoes, shovel scraping, and/or trowels depending on the subsoil conditions, and inspected for archaeological features. All features of archaeological interest must be investigated and recorded unless otherwise agreed by CCHES. The trenches will not be excavated deeper than 1.20m to accommodate health and safety constraints; any requirements to excavate below this depth will involve recosting.
- 3.2.4 Any concrete surfaces that require breaking out will be done so under OA North supervision, with a breaking arm mounted on the mechanical excavator. The cost will be subject to a variation for plant hire, breakers and any additional staff to supervise the work.
- 3.2.5 All trenches will be excavated in a stratigraphical manner, whether by machine or by hand. Trenches will be located by use of GPS equipment which is accurate to +/- 0.25m, altitude information will be established with respect to Ordnance Survey Datum.
- 3.2.6 Any investigation of intact archaeological deposits will be exclusively manual. Selected pits and postholes will normally only be half-sectioned, linear features will be subject to no more than a 10% sample, and extensive layers will, where possible, be sampled by partial rather than complete removal. It is hoped that in terms of the vertical stratigraphy, maximum information retrieval will be achieved through the examination of sections of cut features. All excavation, whether by machine or by hand, will be undertaken with a view to avoiding damage to any archaeological features, which appear worthy of preservation *in situ*.
- 3.2.7 All information identified in the course of the site works will be recorded stratigraphically, using a system, adapted from that used by Centre for Archaeology Service of English Heritage, with sufficient pictorial record (plans, sections, colour slides and monochrome contacts) to identify and illustrate individual features. Primary records will be available for inspection at all times.
- 3.2.8 Results of all field investigations will be recorded on *pro forma* context sheets. The site archive will include both a photographic record and accurate large scale plans and sections at an appropriate scale (1:50, 1:20 and 1:10). All artefacts and ecofacts will be recorded using the same system, and will be handled and stored according to standard practice (following current Institute of Field Archaeologists guidelines) in order to minimise deterioration.
- 3.2.9 **Environmental Sampling:** environmental samples (bulk samples of 30 litres volume, to be sub-sampled at a later stage) will be collected from stratified undisturbed deposits and will particularly target negative features (gullies, pits and ditches). An assessment of the environmental potential of the site will be undertaken through the examination of suitable deposits by the in-house palaeoecological specialist, who will examine the potential for further analysis.
- 3.2.10 The assessment would be undertaken in line with English Heritage guidelines (2001) and will include soil pollen analysis and the retrieval of charred plant macrofossils and land molluscs

from former dry-land palaeosols and cut features. In addition, the samples would be assessed for plant macrofossils, insect, molluscs and pollen from waterlogged deposits. The costs for the palaeoecological assessment are defined as a contingency and will only be called into effect if good deposits are identified and will be subject to the agreement of CCCHES and the client.

- 3.2.11 Advice will also be sought as to whether a soil micromorphological study or any other analytical techniques will enhance the understanding of the site formation processes, including the amount of truncation to buried deposits and the preservation of deposits within negative features. Should this be required the costs for analysis have been provided as a contingency.
- 3.2.12 **Faunal remains:** if there is found to be the potential for discovery of bones of fish and small mammals a sieving programme will be carried out. These will be assessed as appropriate by OA North's specialist in faunal remains, and subject to the results, there may be a requirement for more detailed analysis. A contingency has been included for the assessment of such faunal remains for analysis.
- 3.2.13 **Human Remains:** any human remains uncovered will be left *in situ*, covered and protected. No further investigation will continue beyond that required to establish the date and character of the burial. CCCHES and the local Coroner will be informed immediately. If removal is essential the exhumation of any funerary remains will require the provision of a Home Office license, under section 25 of the Burial Act of 1857. An application will be made by OA North for the study area on discovery of any such remains and the removal will be carried out with due care and sensitivity under the environmental health regulations. Any delays caused by unforeseen and complex excavation of inhumations may be subject to a variation to the cost of the contract and will be agreed with the client.
- 3.2.14 **Treatment of finds:** all finds will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the United Kingdom Institute for Conservation (UKIC) *First Aid For Finds*, 1998 (new edition) and the recipient museum's guidelines.
- 3.2.15 **Treasure:** any gold and silver artefacts recovered during the course of the excavation will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996. Where removal cannot take place on the same working day as discovery, suitable security will be employed to protect the finds from theft.
- 3.2.16 All identified finds and artefacts will be retained, although certain classes of building material can sometimes be discarded after recording if an appropriate sample is retained on advice from the recipient museum's archive curator.
- 3.2.17 **Contingency plan:** a contingency costing may also be employed for unseen delays caused by prolonged periods of bad weather, vandalism, discovery of unforeseen complex deposits and/or artefacts which require specialist removal, use of shoring to excavate important features close to the excavation sections etc. This has been included in the Costings document and would be in agreement with the client.
- 3.2.18 The evaluation will provide a predictive model of surviving archaeological remains detailing zones of relative importance against known development proposals. In this way, an impact assessment will also be provided.

### 3.3 REPORT

- 3.3.1 One bound and one unbound copy of a written synthetic report will be submitted to the client, and three copies to the Cumbria HER within eight weeks of completion of the final report. The report will include;
- a site location plan related to the national grid
  - a front cover to include the planning application number and the NGR
  - a concise, non-technical summary of the results
  - the circumstances of the project and the dates on which the fieldwork was undertaken
  - description of the methodology, including the sources consulted

- a summary of the historical background of the study area
- an interpretation of the results and their significance, using the ‘Secretary of State’s criteria for scheduling ancient monuments’ included as Annex 4 of PPG 16 (DoE 1990)
- appropriate plans showing the location and position of features or sites located
- a statement, where appropriate, of the archaeological implications of the proposed development
- monochrome and colour photographs as appropriate
- a copy of this project design, and indications of any agreed departure from that design
- the report will also include a complete bibliography of sources from which data has been derived, and a list of any further sources identified but not consulted
- plans and sections showing the positions of deposits and finds
- an index to the project archive

3.3.2 **Confidentiality:** all internal reports to the client are designed as documents for the specific use of the client, for the particular purpose as defined in the project brief and project design, and should be treated as such. They are not suitable for publication as academic documents or otherwise without amendment or revision.

### 3.4 ARCHIVE

3.4.1 The results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with Appendix 3 of the current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991) and UKIC (1990). This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the HER (the index to the archive and a copy of the report). OA North practice is to deposit the original record archive of projects (paper, magnetic and plastic media) with the County Record Office.

## 4. HEALTH AND SAFETY

4.1 OA North provides a Health and Safety Statement for all projects and maintains a Unit Safety policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers (1997). A written risk assessment will be undertaken in advance of project commencement and copies will be made available on request to all interested parties.

4.2 **Services:** full regard will, of course, be given to all constraints (services etc) during the watching brief as well as to all Health and Safety considerations. OA North provides a Health and Safety Statement for all projects and maintains a Unit Safety policy. As a matter of course the Unit uses a U-Scan device prior to any excavation to test for services, however, this is only an approximate location tool.

4.3 Any **drawings or knowledge of live cables or services** that may pose a risk to OA North staff during evaluation must be made known to the project manager of OA North before site work. This will ensure the risk is dealt with appropriately.

4.4 **Contamination:** any known contamination issues or any specific health and safety requirements on site should be made known to OA North by the client or main contractor on site to ensure all procedures can be met.

4.5 Should areas of previously unknown contamination be encountered on site the works will be halted and a revision of the risk assessment carried out. Should it be necessary to supply additional PPE or other contamination avoidance equipment this will be costed as a variation.

4.6 A portable toilet with hand washing facilities, as required for health and safety regulations, has been costed as a contingency, as the client may wish to provide their own arrangements. This will be located on or adjacent to the site.

5. OTHER MATTERS

- 5.1 **Access:** liaison for basic site access will be undertaken through the client and it is understood that there will be access for both pedestrian and plant traffic to the site.
- 5.2 **Reinstatement:** it is understood that there will be no requirement for reinstatement of the ground beyond backfilling. The ground will be backfilled so that the topsoil is laid on the top, and the ground will be roughly graded with the machine. Should there be a requirement by the client other than that stated this will involve recosting.
- 5.3 **Fencing/hoarding requirements:** it is assumed that the client will arrange for the site to be protected from public access. However, if this is not possible it is the client's responsibility to inform OA North prior to commencement of site works. Should heras fencing or similar be required this will be arranged and costed as a variation.

6. WORK TIMETABLE

- 6.1 **Desk-based assessment:** approximately five days will be required for this element.
- 6.2 **Visual Inspection:** approximately one day will be required to complete this element, which would be undertaken at the same time as the desk-based assessment.
- 6.3 A trench location plan will be drawn up following the results of the desk-based assessment, to be agreed by CCCHES.
- 6.4 **Evaluation Trenching:** approximately two days will be required to complete this element, depending on the ground coverage and trench or test pit configuration (see 3.2.4, above).
- 6.5 **Report and Archive:** the report and archive will be produced following the completion of all the fieldwork. The final report will be available within eight weeks of completion of the fieldwork, and the archive deposited within six months.
- 6.6 OA North would require a formal written agreement 5 days to one week before commencement in order to notify CCCHES and schedule the work as above.

7. STAFFING

- 7.1 The project will be under the direct management of **Emily Mercer BA (Hons) MSc AIFA** (OA North Senior Project Manager) to whom all correspondence should be addressed.
- 7.2 The desk-based assessment will be undertaken by **Jo Dawson** (OA North supervisor) who is very experienced in such work and capable of carrying out projects of all sizes.
- 7.3 The evaluation will be supervised by either an OA North project officer or supervisor experienced in this type of project. Due to scheduling requirements it is not possible to provide these details at the present time. All OA North project officers and supervisors are experienced field archaeologists capable of carrying out projects of all sizes.
- 7.4 Assessment of the finds from the evaluation will be undertaken under the auspices of OA North's in-house finds specialist **Christine Howard-Davis** (OA North finds manager). Christine has extensive knowledge of finds from many periods, although she does have considerable experience with Roman finds, being involved with the excavations at Ribchester and at present with the Carlisle Millennium Project.
- 7.5 Assessment of any palaeoenvironmental samples will be undertaken by or under the auspices of **Elizabeth Huckerby MSc** (OA North project officer). Elizabeth has extensive knowledge of the palaeoecology of the North West through her work on the English Heritage-funded North West Wetlands Survey.

8. INSURANCE

- 8.1 OA North has a professional indemnity cover to a value of £2,000,000; proof of which can be supplied as required.

## BIBLIOGRAPHY

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English Heritage, 2001 *Environmental Archaeology: a guide to the theory and practice of environmental methods from sampling and recovery to post-excavation*, London

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Institute of Field Archaeologists, 1999a *Standard and guidance for archaeological Desk-Based Assessments*

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SCAUM (Standing Conference of Archaeological Unit Managers), 1997 *Health and Safety Manual*, Poole

United Kingdom Institute for Conservation (UKIC), 1990 *Guidelines for the preparation of archives for long-term storage*, London

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### APPENDIX 3: CONTEXT LIST

<b>Context</b>	<b>Description</b>	<b>Depth encountered</b>
<b>100</b>	Slag hardcore surface deposit	0.00m
<b>101</b>	Topsoil/garden soil	0.15m
<b>102</b>	Natural geology	0.45 to 0.60m
<b>103</b>	Wall footing or boundary on north/south alignment	0.35m
<b>104</b>	Fill of natural feature <b>106</b>	0.50m
<b>105</b>	Fill of natural feature <b>106</b>	0.69m
<b>106</b>	Cut caused by root action	0.50m
<b>107</b>	Fill of natural feature <b>108</b>	0.60m
<b>108</b>	Cut caused by root action	0.60m
<b>109</b>	Fill of natural feature <b>110</b>	0.55m
<b>110</b>	Cut caused by root action	0.55m
<b>200</b>	Slag hardcore surface deposit	0.00m
<b>201</b>	Topsoil/garden soil	0.15m
<b>202</b>	Natural geology	0.50 to 0.55m
<b>203</b>	Posthole cut	0.52m
<b>204</b>	Mid-brown silty sand fill of <b>203</b>	0.52m
<b>205</b>	Steel pin group driven into <b>202</b>	0.20m
<b>300</b>	Slag hardcore surface deposit	0.00m
<b>301</b>	Topsoil/garden soil	0.20m
<b>302</b>	Service cut/drain backfill	0.20m
<b>303</b>	Natural geology	0.70m



## APPENDIX 4: FINDS SUMMARY

Object record	Context	Quantity	Material	Description	Date range
1000	<b>101</b>	3	Ceramic	Clay tobacco pipe stem fragments, medium-sized bore	Late eighteenth – early twentieth century
1001	<b>101</b>	2	Ceramic	White earthenware factory-produced slipware hollowware fragments with blue slip coating on exterior, one from jug or tankard with handle terminal scar	Late eighteenth – twentieth century
1001	<b>101</b>	2	Ceramic	White earthenware base fragments	Late eighteenth – twentieth century
1001	<b>101</b>	2	Ceramic	Refitting white earthenware plate rim fragments, relief-moulded, with blue transfer-printed floral border	Nineteenth century
1001	<b>101</b>	1	Ceramic	Brown-glazed grey stoneware hollowware fragment with beaded rouletting	Nineteenth – twentieth century
1001	<b>101</b>	1	Ceramic	Beige-glazed cream-coloured stoneware coarseware fragment	Nineteenth – early twentieth century
1001	<b>101</b>	5	Ceramic	Black-glazed red earthenware hollowware fragments from pancheons and crocks	Late seventeenth – early twentieth century
1001	<b>101</b>	1	Ceramic	Red earthenware flower pot rim	Late eighteenth – twentieth century
1002	<b>101</b>	4	Ceramic	Brick corner and fragments, corner from unfrogged brick with white mortar attached	Eighteenth – early twentieth century
1003	<b>101</b>	5	Clay?	Small, soft fragments, all with one flat, smooth surface, mid-brown in colour	Not closely datable
1004	<b>101</b>	3	Glass	Very light turquoise flat, plain window pane fragments	Nineteenth – early twentieth century
1004	<b>101</b>	1	Glass	Very light turquoise bottle or vessel fragment	Nineteenth – early twentieth century
1005	<b>101</b>	1	Iron	Flat head screw	Late eighteenth – twentieth century
1005	<b>101</b>	1	Iron	Fixed position handle from box or small drawer, screw present at one end	Late eighteenth – twentieth century
1006	<b>101</b>	1	Plastic	Burnt colourless-white tube, possibly part of toy?	Twentieth century
1007	<b>101</b>	2	Bone	Mammal fragments, no butchery marks	Not closely datable
1008	<b>101</b>	1	Wood	Burnt fragment, with iron staining	Not closely datable
1009	<b>107</b>	1	Ceramic	Tin-glazed earthenware fragment with <i>bianco sopra bianco</i> decoration? White on a very pale olive glaze, body buff-coloured, possibly unglazed underneath? (or may have flaked off)	Eighteenth century
1010	<b>201</b>	1	Glass	Very light turquoise bottle fragment	Nineteenth – early twentieth century
1010	<b>201</b>	1	Glass	Olive green bottle fragment	Eighteenth – twentieth century

Object record	Context	Quantity	Material	Description	Date range
1011	201	3	Ceramic	Red earthenware flower pot fragments	Late eighteenth – twentieth century
1011	201	2	Ceramic	Black-glazed red earthenware coarseware fragments	Late seventeenth – early twentieth century
1011	201	3	Ceramic	White earthenware, including plate base fragment	Nineteenth – twentieth century
1011	201	2	Ceramic	Refitting pearlware dinnerware dish base fragments with blue transfer-printed 'Forest Landscape' pattern	Late eighteenth – early nineteenth century?
1012	201	3	Ceramic	Red earthenware brick fragments, no surfaces present	Not closely datable
1013	201	4	Bone	Mammal fragments	Not closely datable
1014	201	1	Copper alloy	Squashed ring with ridges or screw thread inside and vertical and horizontal grooves outside	Late eighteenth – twentieth century
1015	201	1	Iron	Very corroded nail	Not closely datable
1015	201	2	Iron	Circular cross-section bar, snapped	Late eighteenth – twentieth century
1016	201	1	Iron	Large circular cross-section bar with a square nut on one end with string and wire round it, other end apparently the same although very concreted. Not railing, but similar size	Late eighteenth – twentieth century
1017	204	2	Ceramic	Red earthenware brick fragments	Eighteenth – early twentieth century?
1018	204	1	Ceramic	Mottledware fragment	Late seventeenth – early eighteenth century
1019	300	3	Ceramic	Hand-made red earthenware bricks 60mm-65mm thick, 95mm-105mm wide	Eighteenth – early nineteenth century?
1019	300	2	Ceramic	Gritty red earthenware bricks, frogged on both sides, no maker's mark, 75mm thick, 100mm-110mm wide	Late eighteenth – early twentieth century?
1020	300	1	Ceramic	White earthenware wall or similar tile fragment	Late nineteenth – twentieth century
1021	300	1	Glass	Very light turquoise flat window pane fragment	Nineteenth – early twentieth century
1022	300	1	Ceramic	Black-glazed red earthenware coarseware fragment	Late seventeenth – early twentieth century
1023	300	1	Iron	Smallish circular cross-section rod with larger moulded ends	Late eighteenth – twentieth century
1023	300	1	Iron	Long rectangular cross-section rod with pointed end	Eighteenth – early twentieth century
1024	300	1	Plastic	Margarine (?) tub, white with blue, orange and green printing, 'Reg des 994668 / 161-13' embossed on base	Twentieth century

Object record	Context	Quantity	Material	Description	Date range
1025	301	21	Ceramic	Red earthenware flower pot fragments, including one base and two rims	Late eighteenth – twentieth century
1025	301	1	Ceramic	Pearlware plate base with recessed footrim	Late eighteenth – early nineteenth century
1025	301	1	Ceramic	White earthenware base fragment	Late eighteenth – twentieth century
1025	301	1	Ceramic	Pearlware plate rim with relief-moulded and blue painted shell edge	Late eighteenth – early nineteenth century
1025	301	1	Ceramic	Pearlware (?) 'Willow' transfer-printed fragment	Nineteenth century
1025	301	1	Ceramic	White earthenware jug or similar vessel handle with brown transfer-printed pattern	Late nineteenth – early twentieth century
1025	301	1	Ceramic	White earthenware hollow-ware fragment with orange painted enamel	Late eighteenth – early nineteenth century?
1026	301	3	Glass	Very light turquoise flat plain window pane fragments	Nineteenth – early twentieth century
1027	301	2	Ceramic	Red earthenware brick fragments	Eighteenth – early twentieth century?
1028	301	2	Bone	Mammal fragments	Not closely datable
1029	301	1	Iron	Spike, rectangular cross-section	Late eighteenth – twentieth century
1030	301	1	Copper alloy	George III halfpenny 1799, fairly worn and corroded	1799
1032	302	4	Ceramic	Clay tobacco pipe stem fragments, narrow bore	Late eighteenth – early twentieth century
1033	302	4	Bone	Mammal fragments, butchered x 2, refitting and gnawed x 2	Not closely datable
1034	302	3	Ceramic	Partly refitting creamware (?) jug handle fragments	Late eighteenth – nineteenth century
1034	302	4	Ceramic	Refitting creamware (?) pie dish rims x 2, other creamware (?) fragments x 2	Late eighteenth – nineteenth century
1034	302	3	Ceramic	Red earthenware flower pot fragments	Late eighteenth – twentieth century
1034	302	2	Ceramic	Black-glazed red earthenware pancheon rim and hollow-ware fragment	Late seventeenth – early twentieth century
1034	302	2	Ceramic	Fine brown-glazed red earthenware hollow-ware fragments	Late seventeenth – early twentieth century
1034	302	1	Ceramic	Brown-glazed red earthenware dish (?) rim with white slip-coated interior and brown tortoiseshell glaze	Eighteenth – early nineteenth century
1034	302	1	Ceramic	Brown-glazed red earthenware hollowware fragment	Late seventeenth – early twentieth century

Object record	Context	Quantity	Material	Description	Date range
1034	302	1	Ceramic	Very fine brown-glazed grey-bodied stoneware hollowware fragment	Late seventeenth – eighteenth century?
1034	302	1	Ceramic	Rough mid-brown-glazed light brown stoneware hollow-ware fragment	Eighteenth – early twentieth century
1034	302	1	Ceramic	Finely-potted pearlware hollowware indented scalloped rim, with blue 'Willow' transfer-printed pattern	Early nineteenth century
1034	302	1	Ceramic	Porcelain saucer base with blue 'Broseley' transfer-printed pattern	Late eighteenth – early nineteenth century
1034	302	1	Ceramic	Pearlware plate base with recessed footrim and blue transfer-printed landscape pattern with geranium leaf border	Early nineteenth century
1034	302	1	Ceramic	White earthenware bowl fragment with factory-produced brown and blue slip stripes	Late eighteenth – early twentieth century
1034	302	1	Ceramic	Creamware hollow-ware fragment, with rouletted decoration filled with brown slip	Late eighteenth – early nineteenth century
1035	302	1	Glass	Greenish turquoise window pane fragment from crown glass, with edge of pontil mark present	Seventeenth – early twentieth century
1035	302	1	Glass	Dark olive green bottle neck	Eighteenth – early nineteenth century
1035	302	1	Glass	Dark olive green bottle base	Late eighteenth – early nineteenth century
1035	302	1	Glass	Dark olive green bottle (?) fragment	Not closely datable