

SOUTHEND ROAD, PENRITH, CUMBRIA

Archaeological Desk- Based Assessment



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SUMMARY

Oxford Archaeology North was commissioned by Taylor and Hardy, acting on behalf of Lowther Manelli and Tesco, to undertake an archaeological desk-based assessment of the site of a proposed superstore and associated development adjacent to Southend Road, Penrith, Cumbria (area centred NY 5163 2987). The archaeological work, which was undertaken in December 2004 and January 2005, was requested to inform a forthcoming planning application for the proposed development.

The desk-based assessment demonstrated that the study area lies on the edge of the historic core of Penrith, and has some potential to contain buried remains of medieval tenements. The area adjoins Great Dockray market place, which has been an important feature of Penrith since the medieval period. Considerable post-medieval development is recorded along the northern and eastern edges of the area, some of which has survived as standing buildings. The archaeological and historical importance of many of these structures is reflected by their listed building status, and by their inclusion in a conservation area. The group value of the street frontage in this area has been assessed as being of regional significance, with the Two Lions public house being of national significance due to its Grade II* listed status. The potential for below ground remains in these areas is currently untested, although archaeological excavations in the vicinity have yielded artefacts and structural remains of medieval and later date.

A site visit was conducted, and the publicly accessible areas were walked. This emphasised the attractiveness and importance of the street frontage between the Two Lions public house and the Post Office. Outline proposals for development include the demolition of those parts of the existing street frontage buildings that are not listed.

The assessed significance of the remains, and the likely impact that the proposed development will have upon them, contributed to recommendations for archaeological mitigation. These include the retention of the street frontage between the Two Lions public house and the Post Office, and consultation with the relevant conservation officer. Building recording, evaluation trenching, watching brief, and site survey are also recommended.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Bob Taylor of Taylor and Hardy for commissioning the project. Thanks are also due to Jo Macintosh and Arnold Webster of Cumbria SMR, and all the staff of the County Record Office in Carlisle for their assistance with this project.

The desk-based assessment and site inspection were undertaken by Jo Dawson, with the drawings produced by Mark Tidmarsh and Kathryn Blythe. The report was edited by Ian Miller, who was also responsible for project management.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Lowther Manelli and Tesco, clients of Taylor and Hardy, Chartered Town Planners, propose to develop land to the south of Princes Street, adjacent to Southend Road, Penrith, Cumbria (area centred NY 5163 2987). A superstore with an associated car park is to be the central feature, with retail units concentrated in the north, and housing in the south (Manning Elliott 2004). In advance of the preparation and submission of a planning application for this development, Oxford Archaeology North (OA North) were commissioned by Taylor and Hardy, on behalf of their clients named above, to undertake an archaeological desk-based assessment of the site.
- 1.1.2 The desk-based assessment comprised a search of both published and unpublished records held by the Cumbria Sites and Monuments Record (SMR) in Kendal, the Cumbria County Record Office in Carlisle, and the archives and library held at OA North. In addition, a site visit was carried out in order to relate the landscape and surroundings to the results of the desk-based assessment. This report sets out the results of the desk-based assessment in the form of a short document, outlining the findings, followed by a statement of the archaeological potential and significance, and an assessment of the impact of the proposed development. Recommendations for further archaeological work associated with the proposed development are also presented. However, the details and extent of any such programme of further archaeological work would be devised by Cumbria County Council Archaeology Service, in consultation with the local Conservation Officer.

2. METHODOLOGY

2.1 PROJECT DESIGN

2.1.1 A verbal project design was submitted by OA North in response to a request from Taylor and Hardy for a desk-based assessment of a site in Penrith. The methodology employed in the compilation of the assessment 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 The principal sources of information consulted were historical and modern maps of Penrith, although published and unpublished secondary sources were also reviewed. The study area focused on the proposed development site, although information from up to 0.25km outside this was also used for background study. All archaeological sites within the study area have been included in the Site Gazetteer (*Section 4 below*). The results were analysed using the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 4 of *Planning Policy Guidance 16: Archaeology and Planning* (DoE 1990).

2.2.2 ***Cumbria County, Sites and Monuments Record (SMR)***: the Cumbria County Sites and Monuments Record (SMR) held in Kendal was consulted to establish the sites of archaeological interest already known within the study area, and the extent and number of these. The SMR is a Geographic Information System (GIS) linked to a database of all archaeological sites in Cumbria, and is maintained by Cumbria County Council. For each entry, a short note was obtained, which was added to the site gazetteer (*Section 4*) and marked on a location plan (Fig 2). There were no aerial photographs available for the proposed development area.

2.2.3 ***County Record Office, Carlisle (CRO(C))***: the County Record Office in Carlisle was visited to examine maps relating to the study area. Both published and manuscript maps were consulted, as well as secondary published sources.

2.2.4 ***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 VISIT

2.3.1 A site visit was carried out on 5th January 2005, and those parts of the proposed development area that were publicly accessible were walked. These areas comprised stretches of Castle Hill Road, Princes Street, Southend Road, and the large car park to the north of the football ground. A brief record was

made of areas of buildings and other land use over different parts of the site, and particular attention was paid to those buildings that are to be demolished according to current proposals by the client. It was not possible to make a photographic record during the visit due to adverse weather conditions.

2.4 ARCHIVE

- 2.4.1 A full professional archive has been compiled in accordance with current IFA and English Heritage guidelines (English Heritage 1991). The paper and digital archive will be deposited in Cumbria Record Office, Carlisle on completion of the project.

3. BACKGROUND

3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The proposed development site lies in the south of the town of Penrith, in Cumbria (Fig 1; area centred NGR NY 5163 2987). Prior to the changes to counties in the 1970s, Penrith lay within the county of Cumberland, close to its border with Westmorland to the south. The site itself lies on an area of relatively flat ground south of Great Dockray (Fig 2), at a height of approximately 130m above mean sea level (Ordnance Survey 1995). Dog Beck formerly ran through the centre of the site (Fig 6), but it has now been culverted west of Victoria Road (Fig 2).
- 3.1.2 Penrith lies on the south-western edge of the Eden Valley, where most of the area is underlain by sandstones and mudstones of Permo-Triassic age, which area generally covered by glacial deposits (Countryside Commission 1998, 40).

3.2 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 3.2.1 **Introduction:** the historical and archaeological background is principally compiled through secondary sources and is intended to put the results of the assessment into a wider context.
- 3.2.2 **Prehistoric Period:** prehistoric remains are fairly evenly distributed in the area surrounding the core settlement of Penrith, with slightly larger numbers having been recorded to the west (Cumbria County Council 2002, Map C). No remains have yet been identified that are of a Palaeolithic or Mesolithic date (*op cit*, 28). However, Neolithic axes have been relatively common finds (*ibid*), and King Arthur's Round Table Henge, to the south-east of Penrith, is a monument of great importance (SM 23663). It is believed to date to the end of the Neolithic or the early Bronze Age (Burl 1979, 231), with the discovery of a bronze axe implying the use of the henge during the Bronze Age.
- 3.2.3 Many Bronze Age finds such as axes, spearheads, and knives, and monuments including standing stones, cairns, and cists, are also recorded (Cumbria County Council 2002, 28). A single Iron Age and Romano-British monument, near Sceugh Farm, to the north-east of Penrith, comprises a complex of enclosures and trackways (Lambert *et al* 1996, 17; Scheduled Monument 388). The prehistoric remains closest to the proposed development area are two poorly located finds - a Bronze Age cup and ring marked stone (Frodsham 1989, 16-7; Cumbria County Council 2002, 4), and battleaxes of uncertain prehistoric date (*ibid*; Cumberland Pacquet 1818). No prehistoric remains are recorded within the proposed development area itself.
- 3.2.4 **Roman:** the line of a Roman road between Manchester and Carlisle lies to the east of Penrith, and passes through the Roman fort at Brougham, which is situated to the south-east of Penrith (Shotter 1997, 35). A large cluster of Roman landscape elements, structures, and stray finds has been recorded in

this area (Cumbria County Council 2002, 29, map D). The function of the fort was to guard the nearby crossing of the River Eamont and the junction of the Roman road from Manchester to Carlisle, with the road to York across Stainmore Pass (Allan 1994, 6). Two unstratified, and poorly located, Roman coins have been discovered within Penrith, but there is no firm evidence to suggest any significant Roman activity ever took place within the town, and certainly no evidence of settlement (Cumbria County Council 2002, 5). Unsurprisingly, therefore, there is no record of Roman remains within the proposed development area.

- 3.2.5 **Early Medieval:** although there is no documentary evidence for settlement in Penrith prior to the twelfth century, it has been suggested that the street plan indicates pre-Norman settlement, with St Andrew's church at its centre (Winchester 1979, quoted in Cumbria County Council 2002, 6). A cross-shaft fragment, dated to the late eighth to early ninth century, was found built into the wall of Tynefield House in Penrith (Richardson 1998, 32). This is of considerable importance since it is the only artefact that pre-dates the Viking domination of Penrith during the early tenth century (*ibid*). There are significant tenth century monuments within St Andrew's churchyard, and these have been scheduled (SM 23662), although they are not thought to be in their original locations (Anon 1947, 225). The monuments include the famous Giant's Thumb High Cross and Giant's Grave, the latter comprising two crosses and four hogback stones (*op cit*, 221, 225). There is no record of early medieval remains within the proposed development area.
- 3.2.6 **Medieval:** as is perhaps to be expected, the surviving remains from the medieval period are high status buildings. They include St Andrew's Church, the earliest parts of which date to the twelfth and thirteenth centuries (Pevsner 1967, 173-4), Penrith Castle, dated to the fourteenth century, Hutton Hall (Anon 1947, 219), which dates to as early as the fourteenth or fifteenth century (Pevsner 1967, 176), and the Gloucester Arms, which was formerly known as Dockray Hall and dates to the late fifteenth century (*op cit*, 177). A standing structure known as the Plague stone is on a somewhat smaller scale, but performed an important function during the great plague in 1598, when it was used to transfer corn between the town and country people (DoE 1983, map 3 item 41). Specific below ground remains listed by the SMR include the site of the late medieval friary founded in the late thirteenth century (Haswell 1903, 350; Moorhouse 1971, 137), and the site of the Old Grammar School, which was founded in the fourteenth century (Nicolson and Burn 1777, 410).
- 3.2.7 Closer to the proposed development area is the Great Dockray market (Site **01**), which was in use during the late medieval period. It was one of many market places in Penrith, each of which was used for a specific purpose (Clarke 1787, 15). The northern and eastern edges of the proposed development area were also lined with medieval tenements and their associated backlands (Cumbria County Council 2002, Map E), but these have not survived as upstanding remains.
- 3.2.8 **Post-Medieval:** most of the post-medieval archaeological remains recorded by the SMR in the immediate surroundings of the proposed development area are buildings. A silver groat of Elizabeth I (who was on the throne from 1558 to

1603) was recovered during the mid-nineteenth century (Carlisle Journal 1846), but no other post-medieval finds have been recorded. The buildings range from the sixteenth century Two Lions public house, originally built as a house for Gerard Lowther (Site **07**), through to the eighteenth century George Hotel, Mansion House, and Smith's grocers (Pevsner 1967, 177), the nineteenth century Old Grammar School (Ordnance Survey c1865a) and Clint Mill (Ordnance Survey 1925a; Hopkins n.d.), and the twentieth century Regent Cinema (Ordnance Survey 1971).

- 3.2.8 The proposed development area is fairly well documented during the late post-medieval period, and it is perhaps best characterised as an area used for industrial processes and leisure activities. The industrial sites that have been recorded on maps of the area comprise a rope walk (Site **19**), mineral water works (Site **13**), smithy (Site **18**), possible foundry (Site **25**), and three timber yards (Sites **12**, **14**, and **20**). Bowling greens (Sites **06** and **08**), a common garden and orchard (Site **09**), a football ground (Site **22**), and a cricket ground (Site **24**) demonstrate the wide range of leisure facilities that have been available. The leisure centre, which is shortly to be completed, and adjoins the proposed development area to the south, continues this tradition.

3.3 MAP REGRESSION ANALYSIS

- 3.3.1 *Early County maps*: there are maps available for Cumberland before 1787, but they are of an inappropriate scale for the purpose of analysing changes occurring on the proposed development area. They have therefore been excluded from the map regression.
- 3.3.2 *Clarke 1787 (Fig 3)*: the study area is shown with buildings along its northern edge, which form part of the Constablewick of Dockray. Along its eastern edge, the buildings are part of the Constablewick of Netherend and Bridge. The bowling green (Site **06**) and Common Garden (Site **09**) are shown to have occupied the western part of the study area, and the continuation of Scumscaw Lane is parallel to Bridge Lane. The land to the west is large and open, and is known as Scumscow, owned by William Cookson.
- 3.3.3 *Wood 1820 (Fig 4)*: Wood's map provides more detail than that of Clarke, showing the divisions between individual buildings within blocks or terraces. It is unclear to what extent the buildings have changed in the 33 years since Clarke produced his map. Buildings are still shown along the northern and eastern edges of the proposed development area, and the bowling green (Site **06**) and common garden/orchard (Site **09**) also remain, although the latter is marked as being the property of Lt. Walmesly. A new road has been built parallel to Bridge Lane, to the west, which is named subsequently as Victoria Road.
- 3.3.4 *Tithe map 1849 (Fig 5)*: the tithe map for Penrith is in two parts, with Part 1 covering everything, and being the most appropriate scale to show fields, and Part 2 (Fig 5) being a larger scale version of the buildings in the town. There have been some changes made to individual buildings along the northern and eastern edges of the study area, but those areas of land that include buildings

and those that are open fields or orchards remain the same. The areas to the rear of the street frontage properties are shown to have been enclosed, and are reminiscent of medieval burgrave tails. Bridge Lane is now called Town End.

- 3.3.5 **Ordnance Survey c1865 (Figs 6 and 7):** the first edition 1:10560 map (Fig 6; Ordnance Survey 1867) shows little change to the buildings relative to the 1849 tithe map. The common garden or orchard (Site 09) has been divided into two parts, and the bowling green is still shown (Site 06). The continuation of Scumscaw Lane (Site 21) appears to bend more to the west than on the earlier maps, but it is not clear if this is as a result of more accurate mapping by the Ordnance Survey. Dog Beck (Site 11) is shown for the first time, running next to the continuation of Scumscaw Lane and along the south end of the former orchard or common garden. Town End has changed its name to South End Road, and New Road to Victoria Road. The first edition 1:2500 maps covering the site (Fig 7; Ordnance Survey c1865; Ordnance Survey 1891) are more detailed than the 1:10560 series, and label a smithy (Site 18) and three timber yards (Sites 12, 14, and 20).
- 3.3.6 **Ordnance Survey 1900 (Fig 8):** the second edition 1:2500 maps (Fig 8; Ordnance Survey 1900a and b) mark a new mineral water works (Site 13), a rope walk (Site 19), a football ground (Site 22), and a cricket ground (Site 24). Little else has changed within or close to the proposed development area.
- 3.3.7 **Ordnance Survey 1925 (Fig 9):** a new bowling green (Site 08) is shown to the south-east of the previous one (Site 06). A second football ground (Site 23) has appeared within the former cricket ground (Site 24). The land to the west of the proposed development area is no longer open - Castle Hill Road, Castle Terrace, and Castle Drive have been laid out, with houses along them.
- 3.3.8 **Ordnance Survey c1938 (Fig 10):** more new houses and roads have been constructed near Castle Park, and a large building appears to be in the process of construction to the north-east of the original football ground. Little else has changed since the previous map.
- 3.3.9 **Ordnance Survey 1957:** this is the first National Grid plan of the site, and it is published at a scale of 1:10560. The study area is essentially unchanged, but electricity pylons have been erected just to the north of Victoria Nursery. The second football ground (Site 23) has been replaced with allotment gardens.
- 3.3.10 **Ordnance Survey 1967-8 (Fig 11):** a number of significant changes have taken place since the previous mapping. The boundary between the football ground (Site 22) and the former allotment gardens has been removed, and the area appears to be in use as a rugby ground, with a rugby club building on Castle Hill Road. A tennis court has been built to the south-west of the second bowling green (Site 08). A large garage has been built to the east of the football ground (Site 22). The land to the west of Wetheriggs Lane has been developed, and two secondary schools have been built between Wetheriggs Lane and Bridge Lane.
- 3.3.11 **Ordnance Survey 1970-1:** the recently constructed tennis court is no longer visible, and neither is the boundary of the southern bowling green (Site 08).

Little else has changed, as is to be expected over a period of around three years.

3.4 ARCHAEOLOGICAL INTERVENTIONS

- 3.4.1 A series of archaeological excavations have been undertaken in Penrith within 500m of the proposed development area. A small amount of pottery and a wall, all dated to the medieval period, were discovered during excavations in 1970 aimed at recovering evidence of the former friary (Cumbria County Council 2002, 3). The excavation took place in the Friargate area, which lies some 200m north-east of the present study area.
- 3.4.2 Graves were uncovered in 1976 during excavations, which remain unpublished, carried out near the old Grammar School (*ibid*), located approximately 200m north of the proposed development area. In 1990, excavations were carried out by LUAU very close to the old Grammar School, on the site of the Butter Market, during which both medieval and post-medieval activity was identified (Newman *et al* 2000, 105). A second excavation was undertaken by LUAU in 2000 near Penrith Railway Station, approximately 300m west of the proposed development area (Cumbria County Council 2002, 3). A retaining wall on the southern side of the castle moat was discovered, raising the possibility that the moat continues to the north-west (*ibid*).
- 3.4.2 The excavations of most relevance to the present study area were those carried out at the Butter Market, and also at 23 Stricklandgate. The Stricklandgate excavations were carried out in 2001 by Headland Archaeology (Cumbria County Council 2002, 3), approximately 600m north-west of the proposed development area. These excavations revealed the buried remains of tenements that dated from the late eighteenth century, and provided important information of the development of the post-medieval housing stock in Penrith (*ibid*). It seems likely that the present study area may contain similar buried remains, and has a potential to furnish a greater understanding of such buildings. The area around the market at Great Dockray may also have been similar to the area around the Butter Market. The excavators of the latter site concluded that building in stone was a post-medieval development in Penrith (Newman *et al* 2000, 128), with earlier structures being timber-built (*op cit*, 127).

3.5 SITE VISIT

- 3.5.1 **Introduction:** the proposed development area is relatively flat, and it is bounded by Castle Hill Road to the west, and Princes Street fronting onto Great Dockray to the north. To the east it is bounded by Southend Road, Bridges Shoes, the Conservative Club, and Victoria Road, and to the south by the leisure centre under construction. A playing field, car park, and football club lie within these bounds.

- 3.5.2 **Penrith Castle:** Penrith Castle is the closest Scheduled Monument, and it could not be seen from the proposed development area when the site visit was conducted. This would appear to confirm that Penrith Castle's setting would not be affected by the proposals.
- 3.5.3 **Castle Hill Road:** the houses along Castle Hill Road date to the twentieth century, as is confirmed by the map evidence. The south-western corner of the boundary of the proposed development area lies slightly to the south of where Wetheriggs Rise meets Castle Hill Road.
- 3.5.4 **Great Dockray and the Princes Street frontage:** the frontage all around Great Dockray market place is attractive, and important to the area. The buildings on Princes Street between the Two Lions and the Post Office vary in roof height, and they were clearly not all built as a single terrace. They are, however, similar to each other in style and date, and are worth preserving as an attractive street frontage. Two Lions itself is boarded up, and is obviously not open to the public. Its yard is not closed off, however, and walking through the buildings on the east side in particular were in need of some repair. There is a possible public right of way through a passage running beneath part of the first floor of the Two Lions, and this leads to the car park.
- 3.5.5 **Southend Road and Southend Terrace:** the parts of Southend Road which will be affected by the proposals includes Southend Terrace, where the proposed development will affect all the surrounding area, and the garage to the south. On Southend Terrace, the two buildings fronting onto Southend Road remain, with individual back gardens separated by a line of trees. On the outer edge of each garden is a single storey shed. The four buildings with their gardens shown on the 1967 and 1968 Ordnance Survey maps, labelled Southend Terrace, are no longer extant, and the footprints have been incorporated into the car park. The garage frontage appeared to be modern, and examination of the northern and western blocks showed that they dated to the twentieth century. The narrow building immediately to the south-west appeared slightly earlier, either nineteenth or early twentieth century, with a double pitched slate roof. This structure may be associated with the football club rather than the garage.
- 3.5.6 **Leisure centre construction site:** construction work is currently being undertaken on the new leisure centre, and on the ground immediately to the south-west of it, as far as Castle Hill Road.
- 3.5.7 **Playing field, football club, and car park:** the south-western portion of the proposed development area is currently an open playing field with goal posts on it. Penrith Football Club's enclosed football ground lies immediately to the north-east. An extensive car park occupies the area to the north of the football ground and playing field. This car park is bounded by a wall along Castle Hill Road, and along the north-west by the BBC Club (or what is marked as such on the 1967 and 1968 Ordnance Survey maps) and its garden, and the former bowling green south-west of the Two Lions, which is now wasteland. Along its eastern side is the rear of the Post Office, and to the south-east of this are public toilets with an overhanging roof.

4. GAZETTEER OF SITES

Site number 01
Site name Great Dockray
NGR NY 51536 30022
Site type Market
Period Late medieval - post-medieval
SMR No -
Statutory Designation -
Sources Clarke 1787a, Ordnance Survey c1865a and c1865b
Description
 On Clarke's map of 1787, Great Dockray is designated as the beast market. According to the Ordnance Survey, by the mid-nineteenth century it was the cheese and pork market (c1865a and b).
Assessment
 The site lies to the north of the proposed development, and will not be affected.

Site number 02
Site name The White Horse Public House
NGR NY 51545 29983
Site type Building
Period Post-medieval
SMR No LB SMR 25304
Statutory Designation - Grade II Listed Building
Sources DoE 1983, Map 3, Item 98
Description
 The White Horse Public House is an early nineteenth century three-storey building, with pebbledash over stone. It has a segmental arched entrance, four sash windows on each floor (with one double on the ground floor), all in plain stone architraves without glazing bars. There is an inserted three-light window on the ground floor.
Assessment
 The site lies on the edge of the proposed development, and may be affected directly or in terms of its setting.

Site number 03
Site name No 8 Great Dockray
NGR NY 51566 29993
Site type Building
Period Post-medieval
SMR No LB SMR 25302
Statutory Designation - Grade II Listed Building
Sources DoE 1983, Map 3, Item 96
Description
 Number 8 Great Dockray is an early nineteenth century two-storey building with scored stucco, and has a panelled door with a fanlight. It has two sash windows on each floor in plain stone architraves without glazing bars.
Assessment
 The site lies on the edge of the proposed development, and may be affected directly or in terms of its setting.

Site number 04
Site name Nos. 5, 6, and 7 Great Dockray
NGR NY 51573 30000
Site type Buildings
Period Post-medieval
SMR No LB SMR 25301

Statutory Designation - Grade II Listed Building**Sources** DoE 1983, Map 1, Item 95**Description**

Numbers 5, 6, and 7 Great Dockray are two storeys in height and were built in the eighteenth century of scored stucco. They have two panelled doors with fanlights, and a yard entry. They have four sash windows down and six up, in plain architraves and without glazing bars.

Assessment

The site lies on the edge of the proposed development, and may be affected directly or in terms of its setting.

Site number 05**Site name** No 4 Great Dockray**NGR** NY 51590 30003**Site type** Building**Period** Post-medieval**SMR No** LB SMR 25300**Statutory Designation - Grade II Listed Building****Sources** DoE 1983, Map 1, Item 94**Description**

Number 4 Great Dockray is a three-storey eighteenth century scored stucco building. It has a panelled door in a plain architrave and a small shop window with a cornice. It has one twelve-paned sash window on the first floor and one nine-paned sash window on the top floor.

Assessment

The site lies on the edge of the proposed development, and may be affected directly or in terms of its setting.

Site number 06**Site name** Former Bowling Green associated with the Two Lions Inn**NGR** NY 51545 29964**Site type** Bowling green**Period** Post-medieval**SMR No** -**Statutory Designation -****Sources** Clarke 1787a, Wood 1820, CRO(C) DRC/8/150 1843 and 1849, Ordnance Survey c1865a; Anon c1920**Description**

The bowling green is first shown on a map from 1787 (Clarke 1787a), and it continued in this location until the later nineteenth century (Ordnance Survey c1865a), before moving further south (Site 08). A guide to Penrith from around the 1920s suggested that the origins of the bowling green stretched back to the early eighteenth century: *Penrith Subscription [Bowling] Club is one of the oldest institutions in the town, and its existence can be traced back for some two hundred years. The ground is situated near the centre of the town, behind the Two Lions' Hotel, in Great Dockray* (Anon c1920, 11).

In 1843, John Atkinson owned and occupied the building now known as the Two Lions Public House (Site 07), and also the bowling green adjoining it to the west (CRO(C) DRC/8/150 1843, 2; CRO(C) DRC/8/150 1849; Fig 5 number 437). Taylor (1892, 258) indicates a similar link between the Two Lions building and the bowling green: *The pleasance and the grounds behind the house have been used for several generations as a well-kept public bowling-green.*

Assessment

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

Site number 07**Site name** Two Lions Public House**NGR** NY 51560 29970**Site type** House, Public House**Period** Post-medieval**SMR No** 4994, LB SMR 25303**Statutory Designation** Grade II* Listed Building

Sources Taylor 1892; DoE 1983, Map 3 Item 97

Description

The Two Lions Public House was previously known as the Two Lions Inn or Bowling Green Inn (Taylor 1892, 255). It was built in 1585 for Gerard Lowther, and is separated from the street by a front courtyard that was formerly closed by a gateway flanked by gate lodges (*ibid*). By the end of the nineteenth century at least, an extension had been added to the back of the house (*op cit*, 256).

Assessment

The building and part of its forecourt lie within the proposed development area, and will be directly affected.

Site number 08

Site name Later Bowling Green associated with the Two Lions Inn

NGR NY 51575 29945

Site type Bowling green

Period Post-medieval

SMR No -

Statutory Designation -

Sources Ordnance Survey 1925a; Ordnance Survey c1938

Description

Penrith Subscription Bowling Club laid out a new, or possibly an additional, bowling green sometime before 1925 (Ordnance Survey 1925a). A clubhouse was constructed on the north-west side of the new green (*ibid*). Neither the clubhouse nor the bowling green appear on maps after around 1938 (Ordnance Survey c1938).

Assessment

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

Site number 09

Site name Common Garden and Orchard, east of Scumscaw Lane

NGR NY 51559 29895

Site type Common Garden or Orchard

Period Post-medieval

SMR No -

Statutory Designation -

Sources Clarke 1787a; Wood 1820; CRO(C) DRC/8/150 1843; CRO(C) DRC/8/150 1849; Ordnance Survey c1865a

Description

An area of 'Common Garden' planted with trees is shown to the east of Scumscaw Lane in 1787 (Clarke 1787a). In 1820 it is depicted more densely planted with trees, and Lieutenant Walmsley is given as the owner (Wood 1820). Examination of the tithe map and its apportionment shows that William Irving owned and occupied the garden and orchard in 1843 (CRO(C) DRC/8/150 1843, 20; CRO(C) DRC/8/150 1849). By around 1865 the garden has been divided in two (Ordnance Survey c1865a), and the eastern half later becomes a bowling green (Site 08).

Assessment

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

Site number 10

Site name Scumscaw Lane, now known as Castle Hill Road

NGR NY 51522 29894

Site type Road

Period Post-medieval

SMR No -

Statutory Designation -

Sources Clarke 1787a; Wood 1820

Description

Scumscow or Scumscaw was an area of open land to the west of the current Castle Hill Road, and Scumscaw Lane ran between Scumscaw and the Common Garden (Site 09) to the east. Scumscaw Lane dates back to at least 1787, when it was shown on Clarke's map (Clarke 1787a), and it was first named

in 1820 (Wood). This stretch of road is presumably now known as Castle Hill Road, which continues to the south.

Assessment

The site lies along the north-western edge of the proposed development area, and may be affected.

Site number 11
Site name Dog Beck, Penrith
NGR NY 51593 29841
Site type Stream, culverted stream
Period Post-medieval
SMR No -
Statutory Designation -
Sources Ordnance Survey c1865a; Ordnance Survey 1971

Description

This stream or drain was first depicted on contemporary mapping in around 1865 (Ordnance Survey c1865a). It is possible that it was too small to be shown on Clarke's and Wood's maps, which preceded the first Ordnance Survey map. It appears to have been culverted by 1971 (Ordnance Survey).

Assessment

The site cuts through the proposed development area, and will be directly affected.

Site number 12
Site name Timber Yard, west of Crown Square, Penrith
NGR NY 51641 29966
Site type Timber yard
Period Post-medieval
SMR No -
Statutory Designation -
Sources Ordnance Survey c1865a

Description

A timber yard is shown on the west side of Crown Square in around 1865 (Ordnance Survey c1865a). Other timber yards are shown on Dog Beck (Site 14) and further south along Southend Road (Site 20).

Assessment

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

Site number 13
Site name Mineral Water Works, Dog Beck, Penrith
NGR NY 51643 29906
Site type Mineral Water Works
Period Post-medieval
SMR No -
Statutory Designation -
Sources Ordnance Survey 1900a; Ordnance Survey c1938; Anon c1930, 54

Description

A Mineral Water Works is shown on the 1900 Ordnance Survey map (Ordnance Survey 1900a) on the site of a former timber yard (Site 14). The buildings appear to remain the same until at least 1938 (Ordnance Survey c1938). A guide to Penrith from the 1930s included the following advert, which may relate to the mineral water works: *Familiar Proverb Retold* – "It's a long lane that has no Motor Bus," and it's an isolated country Inn that has not Arnisons High-class Mineral Waters. Our specialities: Stone Ginger, Dry Ginger, Home-brewed Hop Bitters. Telephone Penrith 197, Address:- Southend Road, Penrith (Anon c1930, 54).

Assessment

It is not clear exactly which buildings were used for the mineral water works, or what land was associated with them. The site lies on the edge of the proposed development area, and may be affected.

Site number 14
Site name Timber Yard, Dog Beck, Penrith

NGR NY 51658 29922
Site type Timber yard
Period Post-medieval
SMR No -
Statutory Designation -
Sources Ordnance Survey c1865a; Ordnance Survey 1900a

Description

A timber yard is shown on the north side of Dog Beck (Site **11**) in around 1865 (Ordnance Survey c1865a). A mineral water works (Site **13**) was constructed on the site of the timber yard some time before 1900 (Ordnance Survey 1900a). Other timber yards are shown on the west side of Crown Square (Site **12**) and further south along Southend Road (Site **20**).

Assessment

The site lies just outwith the proposed development area, and should not be affected.

Site number **15**
Site name Post Office, Crown Square, Penrith
NGR NY 51654 29986
Site type Post Office, General Post Office, Penrith
Period Post-medieval
SMR No -
Statutory Designation -
Sources Ordnance Survey c1865a; Ordnance Survey 1925a

Description

A Post Office is shown directly opposite the building on the corner between Crown Square and Princes Street in around 1865 (Ordnance Survey c1865a). By 1925, the General Post Office is marked as being in the building to the south east of the former Post Office building (Ordnance Survey 1925a).

Assessment

Both the Post Office and the General Post Office buildings lie within the proposed development area, and will be directly affected.

Site number **16**
Site name Conservative Club, Crown Square
NGR NY 51663 29960
Site type Building
Period Post-medieval
SMR No LB SMR 25272
Statutory Designation - Grade II Listed Building
Sources DoE 1983, Map 3, Item 67

Description

The Conservative Club is an early nineteenth century three-storey building with an ashlar slate roof and bands. It has a central doorway with pilasters and a cornice, two sash windows on the ground floor, three twelve-paned sashes on the first floor, and three nine-paned sashes on the top floor.

Assessment

The site lies on the edge of the proposed development, and may be affected directly or in terms of its setting.

Site number **17**
Site name Red Coach Restaurant, No 20 Southend Road
NGR NY 51694 29902
Site type Building
Period Post-medieval
SMR No LB SMR 25390
Statutory Designation - Grade II Listed Building
Sources DoE 1983, Map 3, Item 211

Description

The Red Coach Restaurant is an early nineteenth century two-storey building with a hipped slate roof, and is roughcast and colour-washed, and has quoins. It has a central glazed doorway flanked by two-

storeyed bay windows, each with three twelve-paned sashes divided by Tuscan half-columns and with a plain frieze.

Assessment

The site lies on the edge of the proposed development, and may be affected directly or in terms of its setting.

Site number	18
Site name	Smithy, Southend Road, Penrith
NGR	NY 51733 29846
Site type	Smithy
Period	Post-medieval
SMR No	-
Statutory Designation -	
Sources	Ordnance Survey c1865a; Clarke 1787a; Ordnance Survey 1971

Description

A smithy is shown on the Ordnance Survey first edition 1:2500 map (Ordnance Survey c1865a). The building appears to date to at least the late eighteenth century (Clarke 1787a). A large garage was shown on the site in 1971, and it is not clear if the smithy was demolished or if the garage incorporated the earlier buildings (Ordnance Survey 1971).

Assessment

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

Site number	19
Site name	Rope walk, south-west of Southend Road, Penrith
NGR	NY 51748 29783
Site type	Rope walk and associated buildings
Period	Post-medieval
SMR No	-
Statutory Designation -	
Sources	Ordnance Survey 1900a and b

Description

A rope walk with associated buildings is shown on the edge of the cricket ground (Site **24**) in 1900 (Ordnance Survey 1900a and b). It is not shown on maps earlier or later than this date.

Assessment

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

Site number	20
Site name	Timber Yard, Southend Road, Penrith
NGR	NY 51771 29801
Site type	Timber yard
Period	Post-medieval
SMR No	-
Statutory Designation -	
Sources	Ordnance Survey c1865a; Ordnance Survey 1900a and b

Description

A timber yard is shown on the west side of Southend Road in around 1865 (Ordnance Survey c1865a). A rope walk (Site **19**) was constructed at the north end of the timber yard some time before 1900 (Ordnance Survey 1900a and b). Other timber yards are shown on the west side of Crown Square (Site **12**) and on Dog Beck (Site **14**).

Assessment

The north end to the site lies within the proposed development area, and will be directly affected.

Site number	21
Site name	Continuation of Scumscaw Lane, Penrith
NGR	NY 51575 29668
Site type	Road

Period Post-medieval
SMR No -
Statutory Designation -
Sources Clarke 1787a; Wood 1820; Ordnance Survey c1865a; Ordnance Survey 1891

Description

It would appear from comparisons of late eighteenth and early nineteenth century maps (Clarke 1787a and Wood 1820) with later nineteenth century maps (Ordnance Survey c1865a and Ordnance Survey 1891) that the continuation of Scumscaw Lane used to be aligned further east than Castle Hill Road. It is not clear if the line of the road was indeed moved during the nineteenth century, or if the disparity is due simply to inaccurate early mapping.

Assessment

If the road ran to the east of the line of Castle Hill Road, then it would lie within the proposed development area, and would be directly affected.

Site number 22
Site name Football Ground, south of Dog Beck, Penrith
NGR NY 51617 29825
Site type Football ground with grandstand
Period Post-medieval
SMR No -
Statutory Designation -
Sources Ordnance Survey 1900a and b; Ordnance Survey 1971

Description

A football ground with a grandstand along its south-west side is shown on maps from 1900 to 1971 (Ordnance Survey 1900a and b; Ordnance Survey 1971).

Assessment

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

Site number 23
Site name Former Football Ground, Penrith
NGR NY 51634 29681
Site type Football ground
Period Post-medieval
SMR No -
Statutory Designation -
Sources Ordnance Survey 1925b; Ordnance Survey c1938; Ordnance Survey 1971

Description

A football ground with no associated buildings is shown on Ordnance Survey maps between 1925 and 1938. It no longer exists (Ordnance Survey 1971).

Assessment

The northern edge of the site lies within the proposed development area, and will be directly affected.

Site number 24
Site name Cricket Ground, beneath Penrith Leisure Centre, Penrith
NGR NY 51683 29714
Site type Cricket ground
Period Post-medieval
SMR No -
Statutory Designation -
Sources Ordnance Survey 1900b

Description

A cricket ground with an associated pavillion in the south-west is shown in 1900 (Ordnance Survey 1900b). It does not appear on any earlier or later maps.

Assessment

The northern edge of the site lies within the proposed development area, and will be directly affected.

Site number 25
Site name Foundry Field, beneath Penrith Leisure Centre, Penrith
NGR NY 51683 29714
Site type Field name, possible foundry
Period Post-medieval
SMR No -
Statutory Designation -
Sources CRO(C) TIR 4/90 1910

Description

The 1910 Valuation lists the buildings and land named Foundry Field as occupied by John H and T Siddle, and owned by the Earl of Lonsdale (CRO(C) TIR 4/90 1910, 124). It is possible that there was a foundry in the general area at some stage.

Assessment

The northern edge of the site lies within the proposed development area, and will be directly affected.

Site number 26
Site name Late medieval tenements, Princes Street, Southend Road, Southend Terrace, and Victoria Road
NGR NY 51624 30014
Site type Late medieval tenements and lands, post-medieval buildings, both extant and demolished
Period Late medieval and post-medieval
SMR No Within HER SMR Hazard Area for Penrith
Statutory Designation -
Sources Cumbria County Council 2002; Taylor 1892

Description

Late medieval tenements are shown by the Extensive Urban Survey, running along Princes Street and Southend Road (Cumbria County Council 2002). The HER SMR Hazard Area for Penrith also includes all of Princes Street, and Southend Road as far south as the smithy (Site 18). The oldest known surviving building within this area is the Two Lions Public House (Site 07), which was built in the late sixteenth century (Taylor 1892, 255). The site visit has shown the Princes Street frontage between the Two Lions and the Post Office to be attractive, and important for the area. Although their functions are not specified on the maps, many post-medieval buildings close to Southend Road, Victoria Road, and Princes Street have been demolished during the twentieth century, and are included within this site.

Assessment

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

Site number 27
Site name Conservation Area, Penrith
NGR NY 51604 29981
Site type Conservation Area
Period Post-medieval
SMR No -
Statutory Designation Conservation Area
Sources HER

Description

The conservation area covering Penrith Castle and market places includes Princes Street, and Southend Road as far south as the northern edge of the football ground (Site 22). The west side of Victoria Road is also included.

Assessment

Part of the conservation area lies within the proposed development area, and will be directly affected. The setting of adjacent parts of the conservation area may also be affected.

5. SIGNIFICANCE OF THE REMAINS

5.1 INTRODUCTION

- 5.1.1 In total, 27 sites of archaeological potential were identified within the study area. Of these, nine were previously recorded by the SMR (Sites **02-05**, **07**, **16**, **17**, **26**, and **27**), and the remaining sites (Sites **01**, **06**, **08-15**, and **18-25**) were identified from cartographic sources.
- 5.1.2 Seven of the sites identified were listed buildings (Sites **02-05**, **07**, **16**, and **17**), of which one is situated within the boundary of the proposed development area (Site **07**). Part of the SMR hazard area for Penrith (Site **26**) also lies within this boundary, as does part of the Penrith conservation area (Site **27**). The detailed results of the assessment are shown in the Site Gazetteer (*Section 4 above*), and an outline is presented in Table 1, below.

Period	No of sites	Sites
Prehistoric, Roman, Early Medieval	0	
Late Medieval	2	Great Dockray (Site 01) and Late medieval tenements (Site 26)
Post-medieval	25	Buildings (Sites 02-05 , 16 , and 17), bowling greens (Sites 06 and 08), Two Lions public house (Site 07), Common garden and orchard (Site 09), Scumscaw Lane and its continuation (Sites 10 and 21), Dog Beck (Site 11), Timber yards (Sites 12 , 14 , and 20), Mineral Water Works (Site 13), Post Office (Site 15), Smithy (Site 18), Rope Walk (Site 19), Football grounds (Site 22 and 23), Cricket ground (Site 24), Foundry field (Site 25), Tenements (Site 26), and Conservation area (Site 27)

Table 1: Number of sites by period

5.2 CRITERIA

- 5.2.1 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 listed previously (*Section 4 above*) were each considered using the criteria, with the results below.
- 5.2.2 **Period:** the late medieval and post-medieval tenements (Site **26**) are significant to their period since they would presumably have been typical of the types of domestic and commercial buildings in Penrith when they were built. The Two Lions public house (Site **07**) was built in the sixteenth century

for Gerard Lowther. As a sixteenth century high status dwelling with associated structures and grounds on the edge of Penrith it is significant for its period. Several of the industrial sites can also be considered important under this criterion: the rope walk (Site 19), which may have employed powered winding gear, the mineral water works (Site 13), and the smithy (Site 18).

- 5.2.3 **Rarity:** mineral water works, such as Site 13, are poorly represented in the archaeological record. A site of this type was recently excavated on Hardman Street, Deansgate, Manchester (UMAU 2004), and caused considerable archaeological interest. Great Dockray market place (Site 01) is one of five market places in Penrith, which certainly date back to the eighteenth century, and probably to the medieval period. As one of only five in Penrith, it is neither extremely rare, nor commonplace. The medieval and post-medieval tenements (Site 26) would originally have been very common in Penrith, but they have received little attention archaeologically to date. The opportunity to examine their remains - both upstanding and below ground - can therefore be regarded as rare.
- 5.2.4 **Documentation:** as a historic market place, Great Dockray (Site 01) will have many associated records, covering the trading activities that have taken place there over the centuries. There are also likely to be records relating to the clubs which owned the bowling green (Site 06) and the football ground (Site 22); the former club is thought to date back to the early eighteenth century. As Gerard Lowther's house during the sixteenth century, the Two Lions public house (Site 07) may have associated records in the form of family or estate papers.
- 5.2.5 **Group Value:** the medieval and post-medieval tenements (Site 26) have group value with the listed buildings in the area (Sites 02-05, 07, 16, and 17) in terms of the upstanding remains forming attractive street frontages. The below ground remains for Site 26 also have a potential for group value. The three timber yards (Sites 12, 14, and 20) are valuable as examples of the same type of industry. Scumscaw Lane (Site 10) and its continuation (Site 21) have group value when considered together.
- 5.2.6 **Survival/Condition:** survival and condition of most of the sites is not known, and will require building survey and evaluation. From the map evidence, it appears that the smithy (Site 18) and timber yards (Sites 12, 14, and 20) have been demolished, and they are not likely to leave much in the way of below ground remains. What was visible of the upstanding remains during the site visit appeared to be in good condition, with the possible exception of the Two Lions public house (Site 07).
- 5.2.7 **Fragility/Vulnerability:** all the below ground remains are vulnerable because they are likely to be affected by the construction of foundations. The upstanding remains along Princes Street and Southend Road, and possibly also along Victoria Road (Site 26) are vulnerable because the proposals include their demolition, and they are not protected by listing; they do, however, fall within a conservation area. The listed buildings along Princes Street and Southend Road (Sites 02-05, 07, 16, and 17), and also those along Victoria Road, are potentially vulnerable during the construction phase due to

excessive noise and dust. They are also vulnerable in terms of their visual setting both during construction and during the operation phase.

- 5.2.8 **Diversity:** many of the sites are potentially diverse, but the extent of their survival is not known. Perhaps the most diverse site, due largely to its extent, is Site **26**, which includes late medieval and post-medieval tenements and associated buildings, both standing and demolished.
- 5.2.9 **Potential:** there is the potential for the discovery of the continuation of Scumscaw Lane (Site **21**), since it is not clear from the map evidence if the line of the lane has changed or not. There is also the potential for the discovery of below ground remains of late medieval tenements and associated features (Site **26**).

5.3 SIGNIFICANCE

- 5.3.1 There are several sites that are of regional or national significance, indicated by their statutory designated status. The first of these is the Two Lions public House (Site **07**), which is a Grade II* listed building, and is therefore of national significance. The Grade II listed buildings (Sites **02-05, 16, and 17**) are of regional/national significance, and the conservation area (Site **27**) is of national significance. The street frontage forming part of Site **26** has group value with the listed buildings and with Great Dockray market place (Site **01**). Since the attractiveness of Penrith is arguably important for the region, in terms of tourism if nothing else, Sites **01** and **26** together can be considered to be of regional significance. Remains of the mineral water works (Site **13**) are potentially also of regional significance, depending on the extent of survival of the below ground remains. All the remaining sites are of local significance.

6. IMPACT AND RECOMMENDATIONS

6.1 IMPACT

6.1.1 The greatest potential for archaeological remains lies in the north and east of the proposed development area. In contrast to the west and the south, these parts have been developed over long periods of time, probably stretching back to the medieval period. The north and east are also the areas that contain listed buildings, and they are included in the conservation area. Considered as a group the upstanding remains there are of regional importance.

6.2 RECOMMENDATIONS

6.2.1 The sites that may be affected or that are likely to be affected are shown in Table 2, below. Recommendations for possible archaeological mitigation have been made, although it should be noted that the final decision regarding the extent and nature of further archaeological work rests with Cumbria County Council Archaeology Service, in consultation with the relevant Conservation Officer.

6.2.2 The recommendations for a programme of further archaeological work include building recording, evaluation, site survey, and a watching brief during ground-reduction work, as outlined in the table below.

Site No	Type	Period	Impact	Recommendations
02-05, 16, 17	Listed buildings	Post-medieval	May be affected	Limit impact on the setting by retaining rest of street frontage
06	Bowling green	Post-medieval	Likely to be affected	Evaluate - earlier remains may have been preserved
07	House, Public House (listed building)	Post-medieval	Likely to be affected	Building recording
08	Bowling green	Post-medieval	Likely to be affected	None
09	Common Garden and Orchard	Post-medieval	Likely to be affected	Evaluate - earlier remains may also have been preserved
10	Lane	Post-medieval	May be affected	None - should fall outwith development area
11	Stream, culverted stream	Post-medieval	May be affected	None
12, 20	Timber yards	Post-medieval	Likely to be affected	None - unlikely to have substantial sub-surface remains
13	Mineral water works	Post-medieval	May be affected	Evaluate?
15	Post Office, General Post Office	Post-medieval	Likely to be affected	Building recording
18	Smithy	Post-medieval	Likely to be affected	Evaluate
19	Rope walk	Post-medieval	Likely to be affected	Evaluate
21	Possible lane	Post-medieval	May be affected	Watching brief?

Site No	Type	Period	Impact	Recommendations
22	Football ground	Post-medieval	Likely to be affected	Building recording and site survey
23	Football ground	Post-medieval	Likely to be affected	None - unlikely to have substantial sub-surface remains
24	Cricket ground	Post-medieval	Likely to be affected	None - northern edge only will be affected
25	Possible foundry	Post-medieval	Likely to be affected	None - northern edge only will be affected
26	Tenements and associated features	Medieval and post-medieval	Likely to be affected	Retain street frontage, building survey, evaluate
27	Conservation area	Post-medieval	Likely to be affected	Consult conservation officer, retain street frontage

Table 2: Impacts and recommendations for gazetteer sites potentially affected by the proposed development

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8. ILLUSTRATIONS

8.1 FIGURES

Figure 1: Site Location Map

Figure 2: Gazetteer sites

Figure 3: Extract from Clarke's map of 1787

Figure 4: Extract from Wood's map of 1820

Figure 5: Extract from Penrith tithe map of 1849

Figure 6: Extract from Ordnance Survey 1865 first edition 1:10560 map

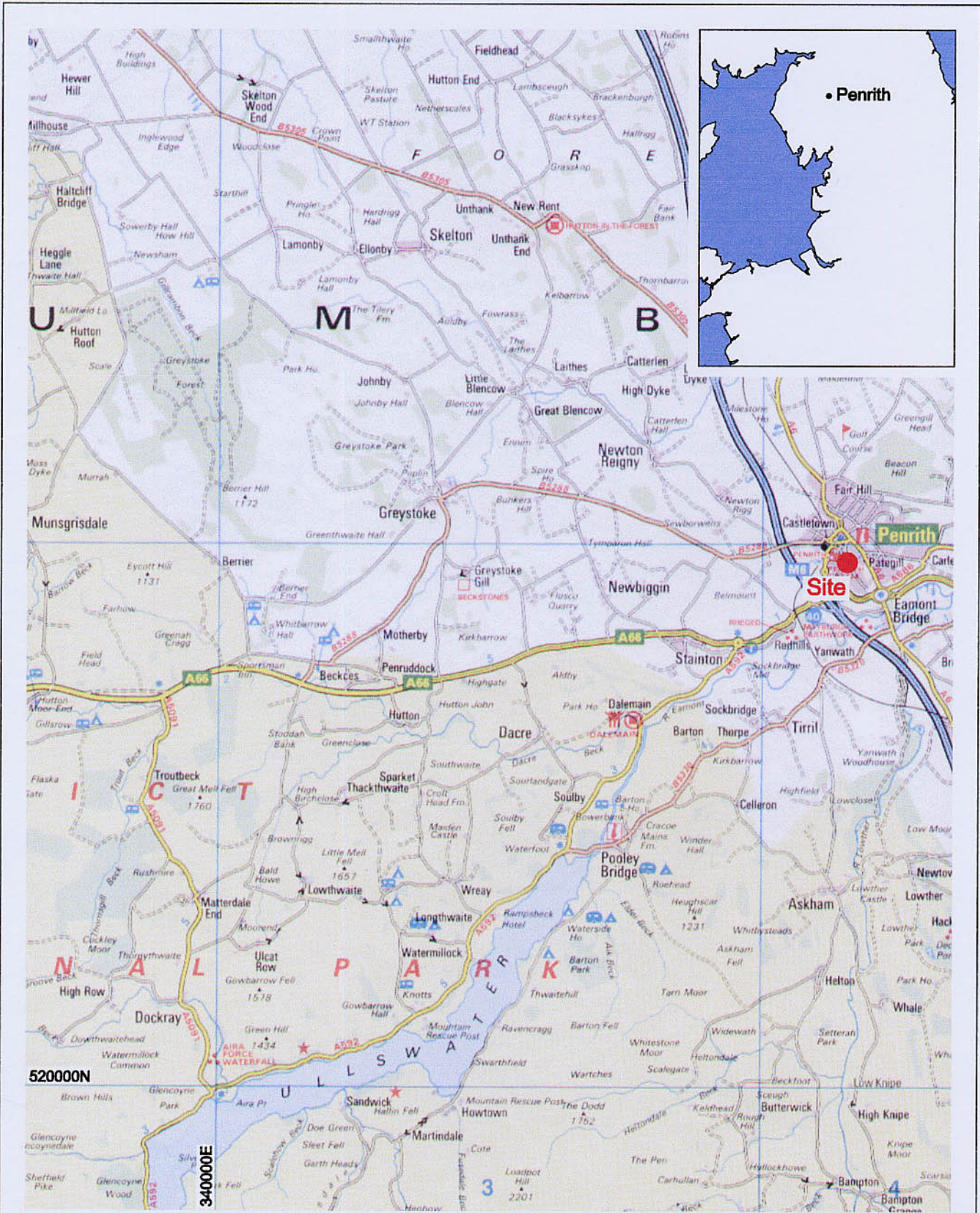
Figure 7: Extract from Ordnance Survey 1865 first edition 1:2500 maps

Figure 8: Extract from Ordnance Survey 1900 second edition 1:2500 maps

Figure 9: Extract from Ordnance Survey 1925 third edition 1:2500 maps

Figure 10: Extract from Ordnance Survey 1938 map

Figure 11: Extract from Ordnance Survey 1968 and 1971 maps



based upon the Ordnance Survey 1:100,000
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Figure 1: Location Map

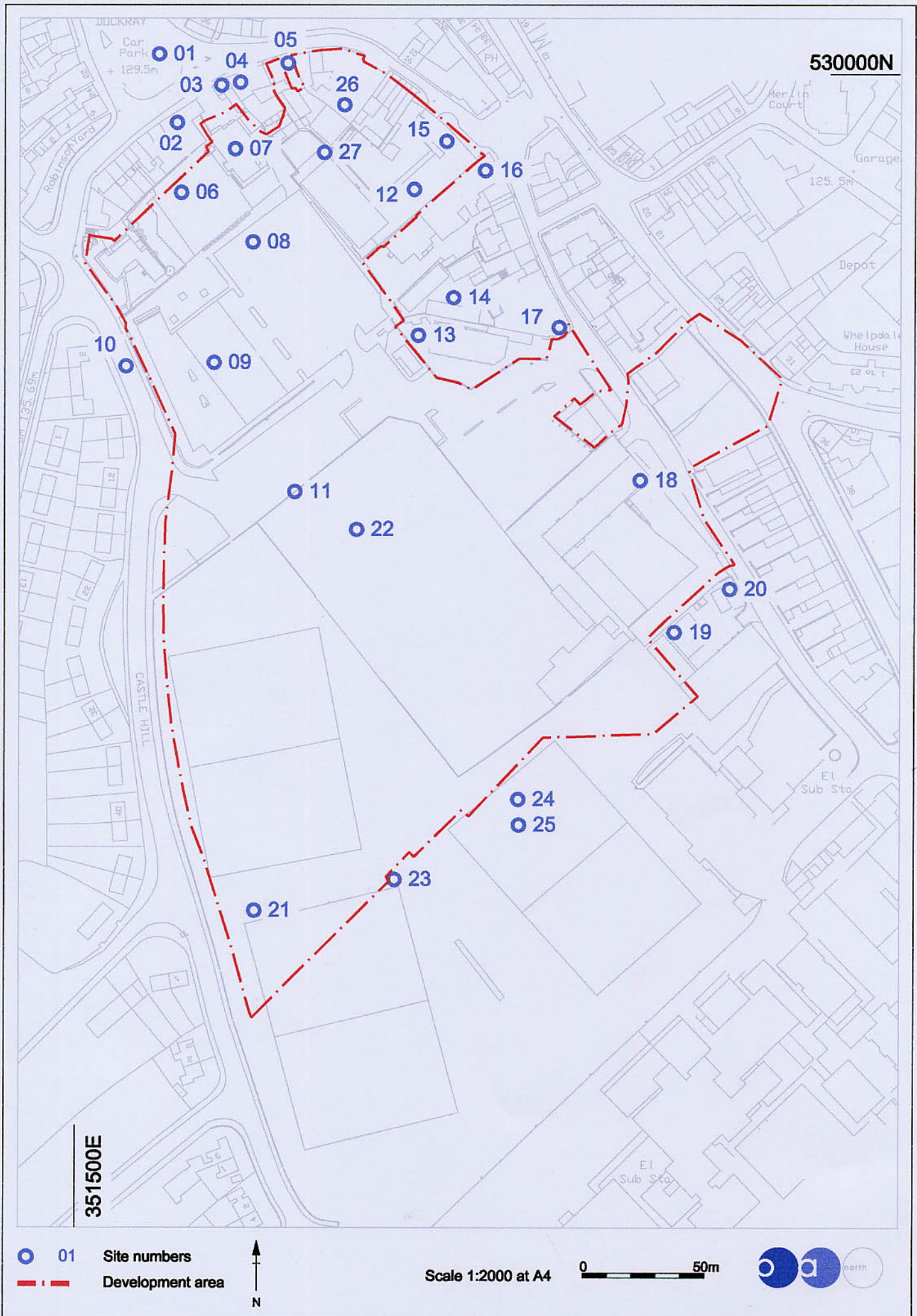


Figure 2 : Gazetteer sites



Figure 3: Extract from Clarke's map of 1787

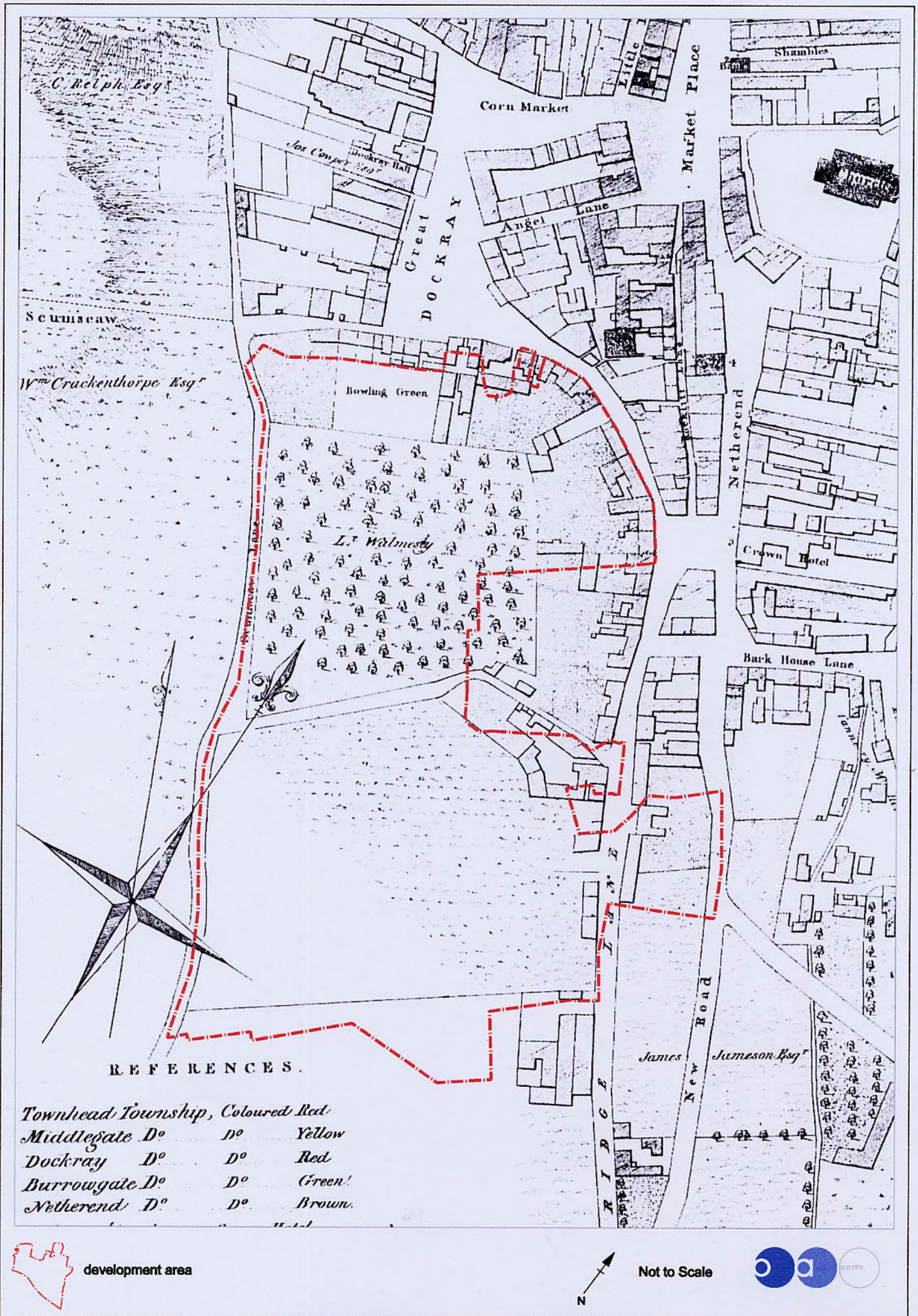


Figure 4: Extract from Wood's map of 1820



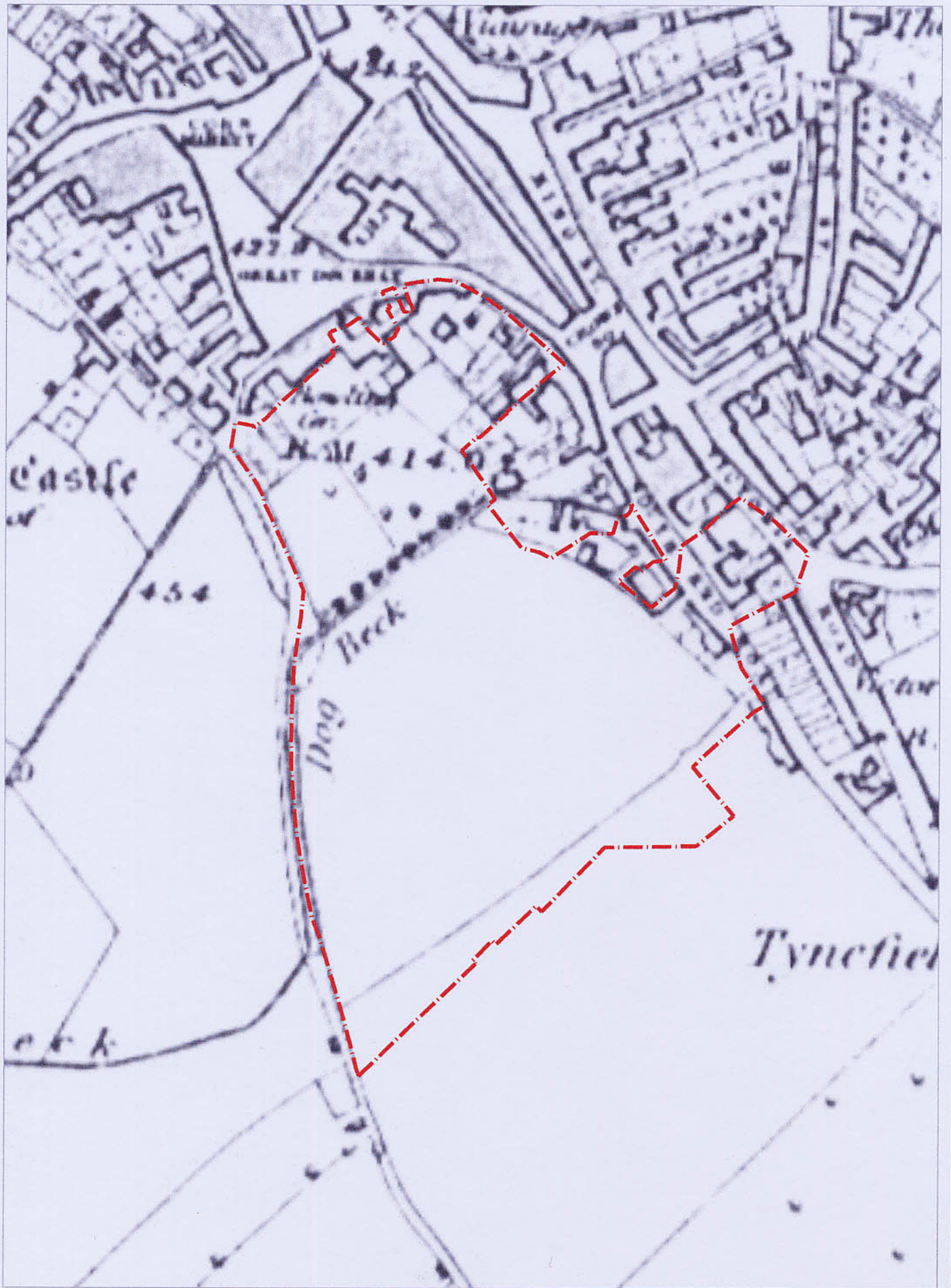
development area



Not to Scale



Figure 5: Extract from Penrith title map of 1849



development area



Not to Scale



Figure 6: Extract from Ordnance Survey 1865 first edition 1:10560 map

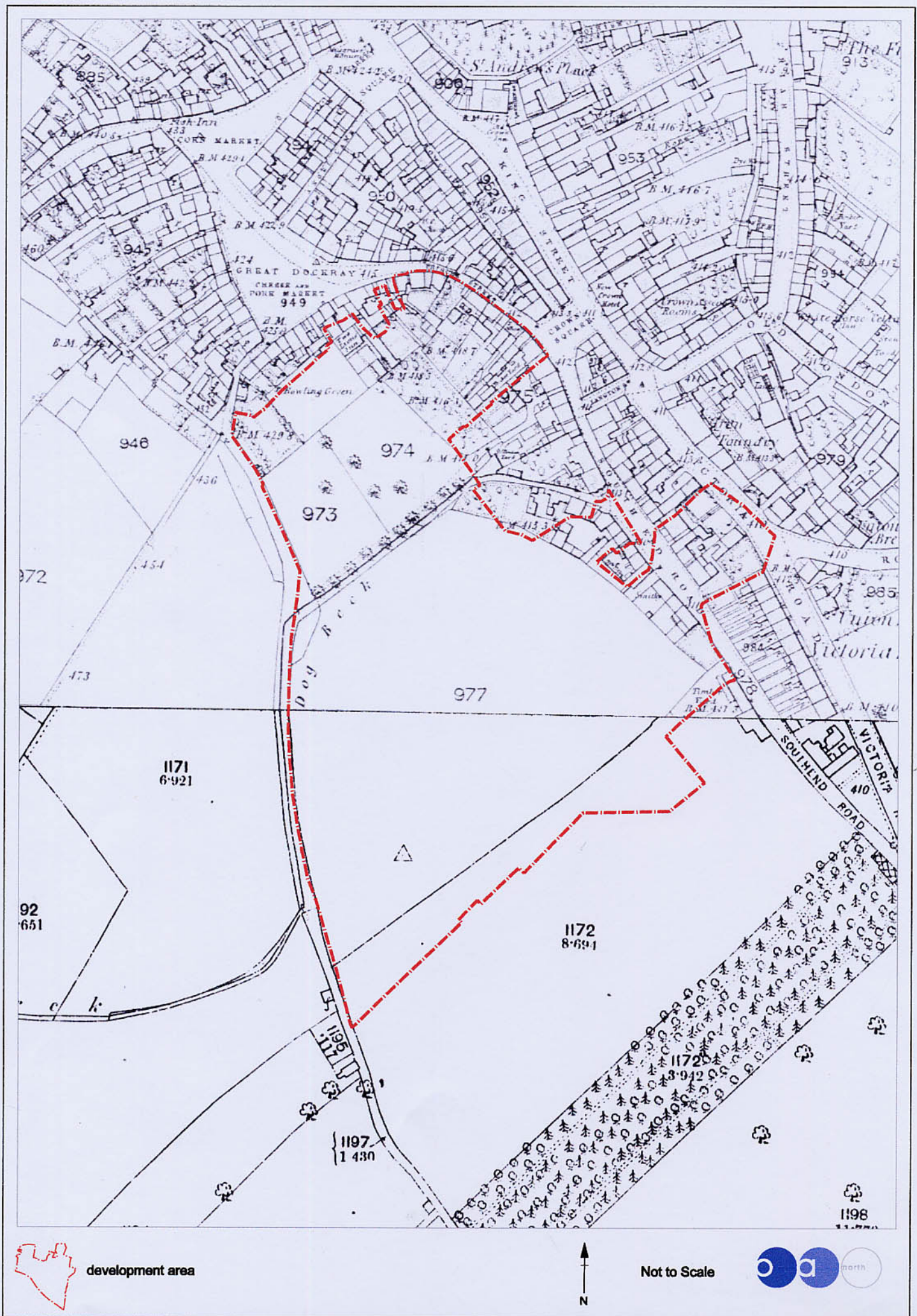


Figure 7: Extract from Ordnance Survey 1865 first edition 1:2500 maps

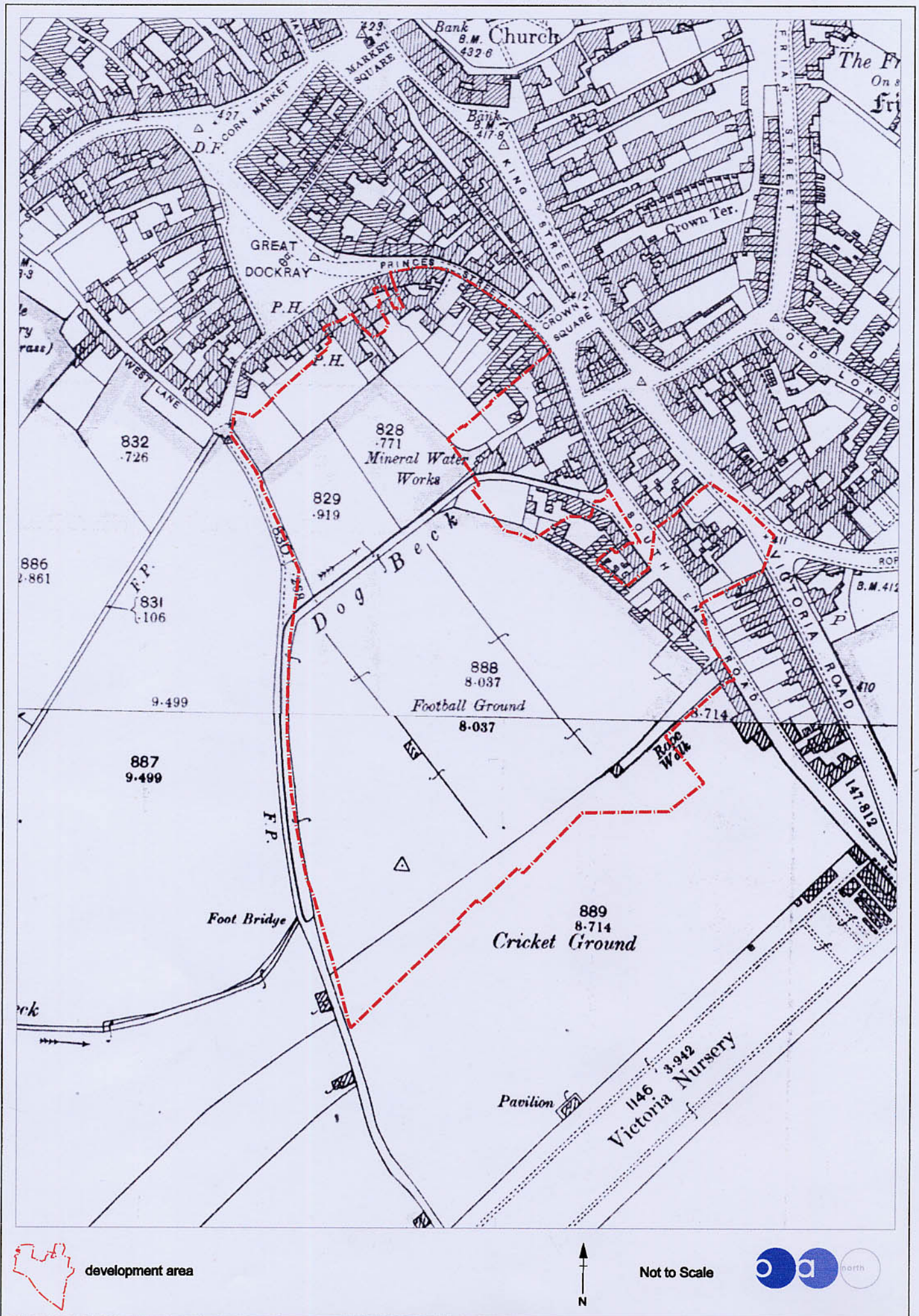


Figure 8: Extract from Ordnance Survey 1900 second edition 1:2500 maps

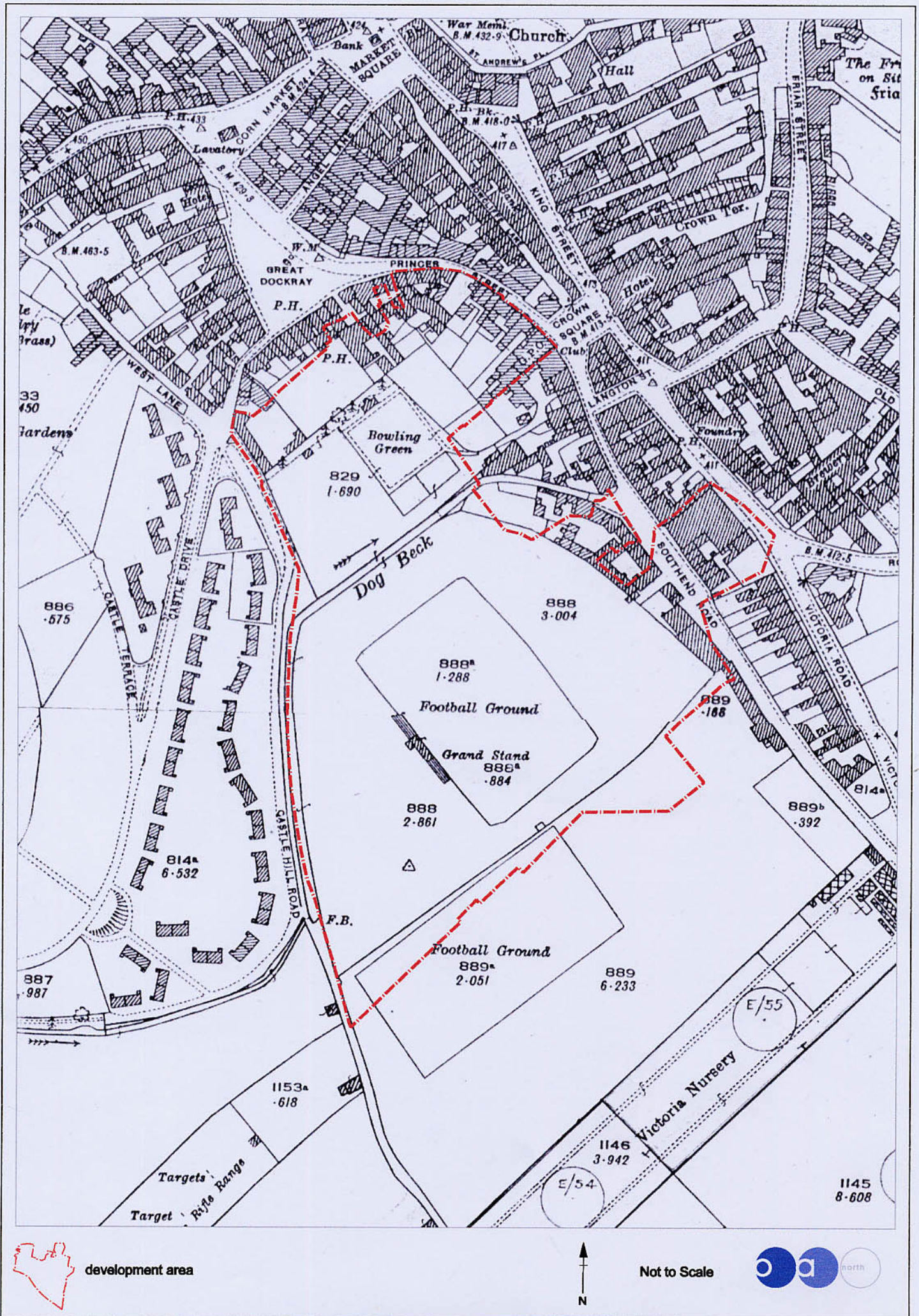
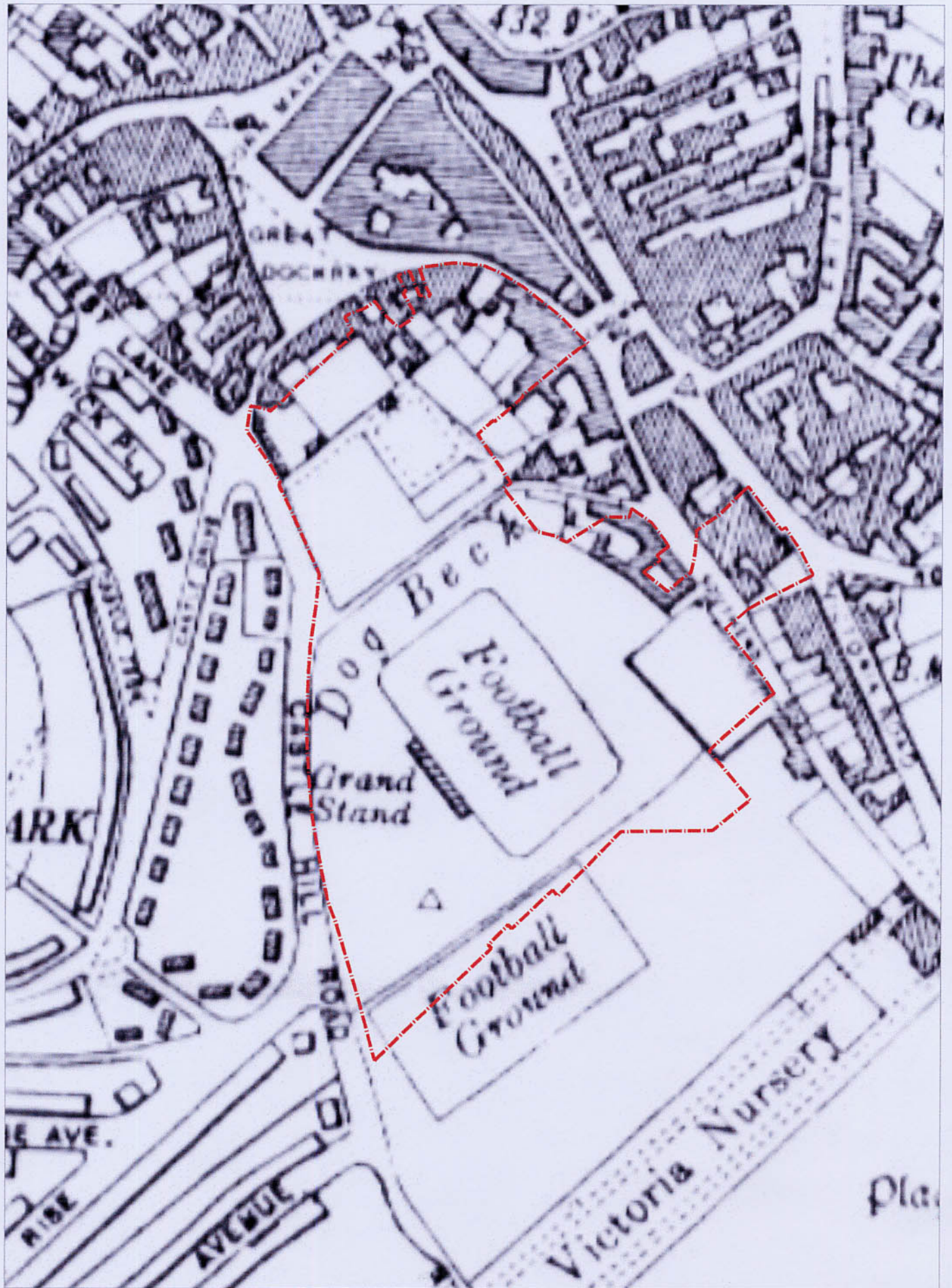


Figure 9: Extract from Ordnance Survey 1925 third edition 1:2500 maps



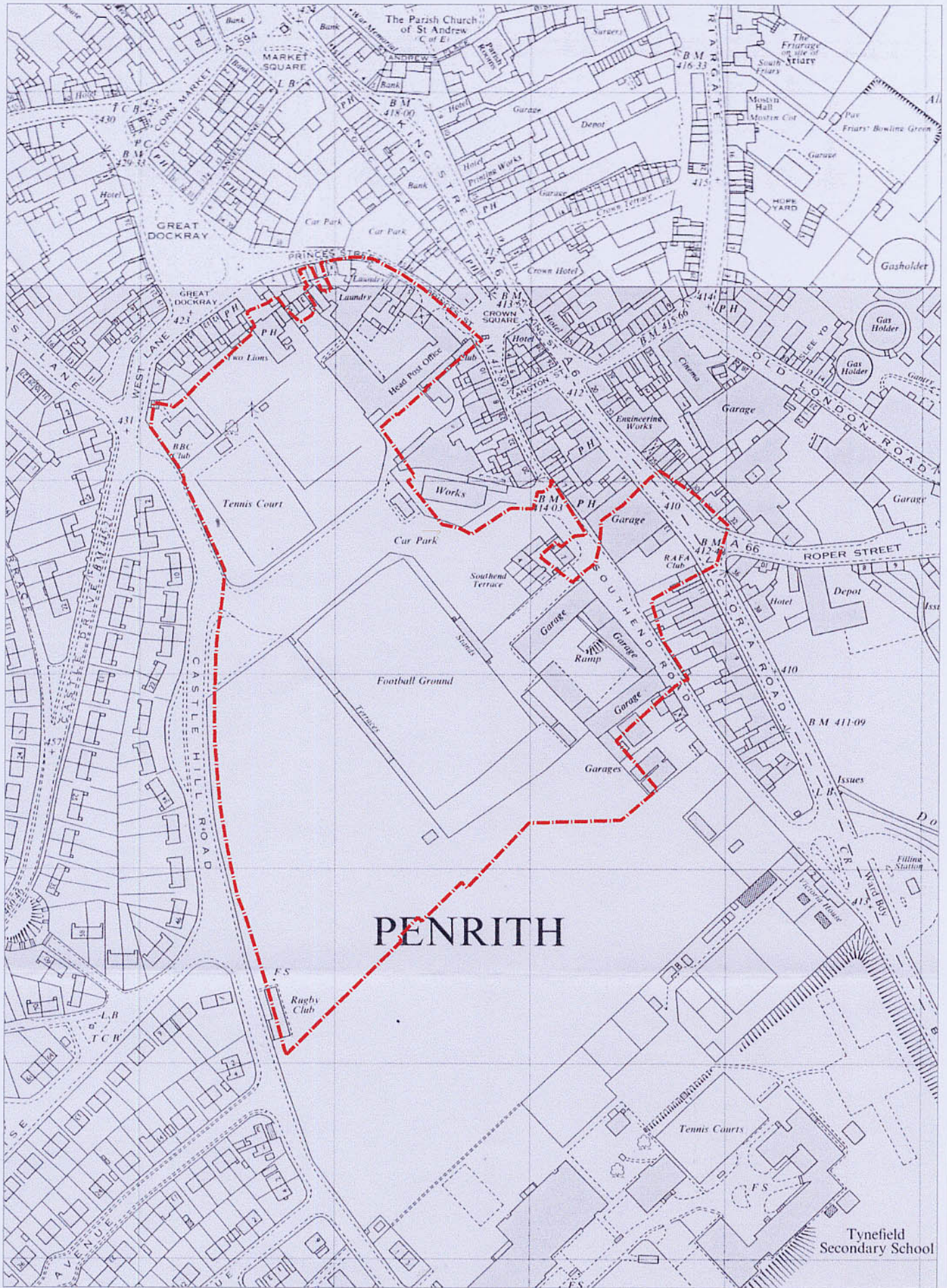
development area



Not to Scale



Figure 10: Extract from Ordnance Survey 1938 map



PENRITH

 development area



Not to Scale



Tynefield Secondary School

Figure 11: Extract from Ordnance Survey 1968 and 1971 maps