



LAND TO THE REAR OF THE SALUTATION, SOUTHEND ROAD, PENRITH, CUMBRIA

Archaeological Desk- Based Assessment, Watching Brief and Evaluation Report



Oxford Archaeology North

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John Ellis

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SUMMARY

Following a planning application by John Ellis for the erection of six flats on a c 250m² plot of vacant land to the rear of The Salutation, Southend Road, Penrith, Cumbria (NY 51705 29915; Planning Reference 3/02/0590), Cumbria County Council Historic Environment Service (CCCHES) was consulted by Eden District Council. The proposed development site lies in an area of recognised archaeological potential and, accordingly, CCCHES issued a brief for a programme of archaeological investigation to be undertaken in association with the development. Following submission of a project design for a desk-based assessment and evaluation to meet the requirements of the CCCHES brief, Oxford Archaeology North (OA North) was commissioned by John Ellis to undertake the archaeological investigation. In addition, prior to the trial trench evaluation taking place and, at the request of CCCHES, a watching brief was undertaken during the excavation of two geotechnical pits within the development area. All three phases of work were completed in March 2007. This report details the results of each phase of archaeological work completed by OA North, with a concluding chapter on the impact of the development on the identified heritage resource.

In total, the desk-based assessment identified 32 cultural heritage sites within a 300m radius of the proposed development site. These sites ranged in date from the early medieval to industrial periods and included nine listed buildings (within 50m of the site), eight sites listed on the Historic Environment Record (HER) and a further 13 sites identified from cartographic sources. The remaining two comprised the Penrith urban archaeological hazard area (Site 29), and the Penrith urban conservation area. Three sites of particular relevance to the proposed development comprise Southend Road itself (Site 18), formerly Bridge Lane and part of Penrith's medieval street network; The Salutation (Site 1), a Grade II-listed early nineteenth-century building which adjoins the development site, upon which the inn's former outbuildings may have extended; and Numbers 4 and 5 Southend Road (Site 32), which formerly occupied the development site. Map regression would suggest these buildings were present by 1787, subject to some modification between 1820 and 1849, and possibly entirely rebuilt between 1868 and 1900, before final demolition in the later twentieth century.

The evaluation involved the excavation of two trial trenches near the street frontage, whilst the watching brief monitored the investigation of two small test pits: the results of each phase of works were essentially complimentary. Below the modern tarmac these trenches revealed stratified archaeological remains, the uppermost of which were only 0.1m below the modern ground level (bgl), extending in places beyond a depth of 1.2m bgl. The earliest feature, likely to be of medieval date, comprised a ditch 1.15m wide, 0.8m deep and running parallel to Southend Road; evidence suggested this feature had been re-cut on at least one occasion and may have once bounded a burgage plot adjoining the medieval course of Southend Road. A posthole may have been contemporary, as may have been a rubble-lined drainage feature on a similar alignment. A lack of concentrated settlement evidence, together with the development of a rather sterile soil horizon, suggested that for much of its history the site had lain to the rear of a burgage plot running off Barkhouse Lane, perpendicular and to the north-east of Southend Road. Later post-medieval settlement on the

development site was demonstrated by of two phases of sandstone buildings, which corresponded with the results of the map regression (Site **32**).

Overall, the investigation indicated that there was excellent potential for several phases of extensive archaeological remains to be preserved on the site, and these would be extremely vulnerable to even shallow groundworks associated with the proposed development.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank John Ellis for commissioning the project. Thanks are also due to Jo Macintosh of Cumbria HER, all the staff of the County Record Office in Carlisle for their assistance with this project and also Jeremy Parsons of Cumbria County Council Historic Environment Service for his advice and for visiting the site during the fieldwork.

The desk-based assessment was undertaken by Andy Bates, who, with the assistance of Tom Mace, undertook the archaeological evaluation; the watching brief was undertaken by Kathryn Levey, and Christine Howard-Davis examined and reported upon the finds from the fieldwork. The report was compiled by Andy Bates, illustrated by Anne Stewardson and Marie Rowland and edited by Stephen Rowland, who also managed the project.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Following a planning application by John Ellis for the erection of six flats on a c 250m² plot of vacant land to the rear of the Salutation, Southend Road, Penrith, Cumbria (NY 51705 29915; Planning Reference 3/02/0590; Fig 1), Cumbria County Council Historic Environment Service (CCCHES) were consulted by Eden District Council. The proposed development site lies in an area of recognised archaeological potential and, accordingly, CCCHES issued a brief (*Appendix 1*) for a programme of archaeological investigation to be undertaken in association with the development. Following submission of a project design (*Appendix 2*) for a desk-based assessment and evaluation to meet the requirements of the CCCHES brief, Oxford Archaeology North (OA North) was commissioned by John Ellis to undertake the archaeological investigation. In addition, prior to the trial trench evaluation taking place, the client proposed to undertake a programme of site investigation of the development area, comprising the excavation of two geotechnical test pits. CCCHES requested that this be monitored by a watching brief, for which OA North produced a further project design (*Appendix 3*).
- 1.1.2 All three phases of work were completed in March 2007. This report details the results of each phase of work, followed by a statement of the archaeological potential of the site and an assessment of the impact of the development on the heritage resource. The exact conformation of the new buildings has yet to be established, but could involve strip, raft, or even pile foundations.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The proposed development site lies in the southern part of the historic Cumbrian town of Penrith. 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 to the east of Penrith Castle, and to the south of the town centre and St Andrews church (Fig 1), at a height of approximately 130m above mean sea level (Ordnance Survey 1995). Penrith lies on the south-western edge of the Eden Valley, where the local geology consists of sandstones and mudstones of Permo-Triassic age overlain by glacial deposits (Countryside Commission 1998, 40).

2. METHODOLOGY

2.1 PROJECT DESIGN

- 2.1.1 The CCCHES-approved project designs (*Appendices 2 and 3*) were adhered to in full throughout the archaeological investigation and all works were 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 desk-based assessment comprised a collation of all known sites of archaeological and historical interest within a defined study area centred on the development site; the results are presented in the Site Gazetteer (*Section 4*) and marked on a location plan (Fig 2). The size of the study area was dictated by the nature of these sites: all archaeological sites or finds within a 300m radius were included within the assessment but, due to the abundance of listed buildings in the area and to avoid unnecessary repetition from work previously undertaken, only those listed buildings within a 50m radius were considered. The following resources were consulted during the research:
- 2.2.2 ***Cumbria Historic Environment Record (HER)***: the Cumbria Historic Environment Record (HER) held in Kendal and maintained by Cumbria County Council, is a Geographic Information System (GIS) linked to a database of all known archaeological sites in Cumbria. It was consulted to establish the presence and extent of known sites of archaeological interest within the study area. The HER also holds a library of aerial photographs, although none covered the proposed development area.
- 2.2.3 ***County Record Office, Carlisle (CRO(C))***: the County Record Office in Carlisle is the principal repository for published and unpublished documentary sources relevant to the study area. Both published and manuscript maps were consulted, as well as secondary published sources and appropriate primary documents.
- 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 the former guise of Lancaster University Archaeological Unit (LUAU). These were consulted where necessary.
- 2.2.5 ***Assessment***: the results of the research 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).

2.3 EVALUATION

- 2.3.1 The CCCHEs brief required that a minimum area of 20m² was evaluated by trial trenching and, accordingly, Trench 1, measuring 5m by 2m and Trench 2, measuring 3.5m by 3m, were excavated (Fig 12). Following scanning with a cable avoidance tool, tarmac was removed from the trench areas by a JCB fitted with a 0.6m wide toothed bucket. Further mechanical excavation was completed with a 1.6m wide toothless ditching bucket under archaeological supervision, down to either the first archaeological deposits or to natural glacial till, whereupon any further excavation was completed manually. All spoil was scanned for artefacts.
- 2.3.2 Recording comprised a full description and preliminary classification of the deposits and materials revealed on OA North *pro-forma* sheets. The position of the trenches was located with a total station tied into the Ordnance Survey grid, and was incorporated with digital map data in a CAD system to create the figures. Hand-drawn plans were produced showing the contents of the trenches, with representative sections being drawn at a scale of 1:10 or 1:20. An indexed photographic record using monochrome and colour slide formats was maintained.

2.4 WATCH BRIEF

- 2.4.1 Two geotechnical pits to inspect ground conditions were excavated by a five ton mini-digger under constant archaeological monitoring. The recording comprised a full description record and preliminary classification of all features and horizons revealed on OA North *pro-forma* sheets, as recommended by English Heritage Centre for Archaeology. An indexed photographic record, using colour slide and monochrome formats, was compiled.

2.5 ARCHIVE

- 2.5.1 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 with the Cumbria Record Office, Carlisle on completion of the project, and a copy of the report will be sent to the HER, Kendal.

3. BACKGROUND

3.1 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 3.1.1 **Introduction:** the historical and archaeological background is principally compiled through secondary sources and is intended to put the results of the desk-based assessment, evaluation and watching brief into a wider context; it is not an exhaustive survey of the history and archaeology of the area, details of which can be found elsewhere.
- 3.1.2 **Prehistoric period:** no prehistoric remains are recorded within the proposed development area itself, and the closest are likely to comprise two poorly-located finds; a Bronze Age cup and ring-marked stone (Frodsham 1989, 16-7; Cumbria County Council 2002, 4), and several battleaxes of uncertain date (*ibid*; Cumberland Pacquet 1818). Although no Palaeolithic or Mesolithic sites have yet been identified within the wider area, later prehistoric remains are fairly evenly distributed throughout Penrith's surroundings, with slightly larger numbers having been recorded to the west of the town (Cumbria County Council 2002, Map C). Neolithic axes have been relatively common finds (*ibid*), and the henges at Mayburgh and King Arthur's Round Table (Scheduled Monument 23663), to the south-east of Penrith, are monuments of great importance. The henge is believed to date to the end of the Neolithic or, as suggested by the discovery of a bronze axe, the early Bronze Age (Burl 1979, 231). Many other Bronze Age finds such as axes, spearheads, and knives, together with monuments, including standing stones, cairns, and cists, are also recorded (Cumbria County Council 2002, 28). The Iron Age within the wider area is represented by a complex of enclosures and trackways near Sceugh Farm, to the north-east of Penrith. The site is a Scheduled Monument (388) and occupation is thought to continue into the Romano-British period (Lambert *et al* 1996, 17).
- 3.1.3 **Roman:** the Roman fort at Brougham, situated to the south-east of Penrith, was built to guard both the nearby crossing of the River Eamont and the junction of the Roman road across the Stainmore Pass to York (Allan 1994, 6) with that from Manchester to Carlisle, which runs to the east of Penrith (Shotter 1997, 35). Although a large cluster of Roman landscape elements, structures, burials and stray finds has been recorded in the area of Brougham (Cumbria County Council 2002, 29, map D), archaeological evidence from Penrith itself is restricted to only two unstratified and poorly located Roman coins; 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.
- 3.1.4 **Early medieval:** although there is no documentary evidence for settlement in Penrith prior to the twelfth century, archaeological evidence certainly suggests an earlier religious focus, and it has been suggested that the street plan indicates a pre-Norman settlement centred on St Andrew's church (Site 13; Winchester 1987). Physical evidence includes a cross-shaft fragment, dated to

the late eighth to early ninth century, 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 the local area during the early tenth century (*ibid*). Evidence of this Scandinavian influence is provided by the significant tenth-century monuments within St Andrew's churchyard (Sites **9** and **12**), 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, however, no record of early medieval remains within the proposed development area.

- 3.1.5 **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 (Site **13**; 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 on the HER include the site of the friary founded in the late thirteenth century (Site **10**; Haswell 1903, 350; Moorhouse 1971, 137), and the site of the Old Grammar School, which was founded in the fourteenth century (Site **11**; Nicolson and Burn 1777, 410).
- 3.1.6 Great Dockray market (Site **17**), was used during the late medieval period and was one of many market places in Penrith, each of which was used for specific merchandise (Clarke 1787, 15). Southend Road, formerly known as Bridge Lane and Town End (Figs 3, 4 and 5) forms part of the medieval road system of Penrith and, though none now survives, would have been lined with tenements (Cumbria County Council 2002, Map E). Of particular significance within this context are the putative medieval buildings recently discovered c 90m to the north-west of The Salutation, to the rear of Princes Street (OA North forthcoming).
- 3.1.7 **Post-medieval and industrial periods:** with the exception of the mid-nineteenth-century finding of a silver groat of Elizabeth I (reigned 1558 to 1603; Site **14**; Carlisle Journal 1846), no other post-medieval finds from the area are recorded on the HER and entries are instead dominated by standing buildings. These range in date from the sixteenth-century Two Lions public house located on the corner of Princes street, to the north-west of the present development site and originally built as a house for Gerard Lowther, through the eighteenth-century George Hotel, Mansion House, and Smith's grocers (Pevsner 1967, 177), the nineteenth-century Old Grammar School (Site **11**; Ordnance Survey 1867) and Clint Mill (Ordnance Survey 1925a; Hopkins nd), and the twentieth-century Regent Cinema (Ordnance Survey 1971).
- 3.1.8 The Salutation (Site **01**; Fig 2), immediately adjacent to the proposed development site, is mentioned in Piggot's directory of 1828-29, with its frontage on what is today Victoria Street, which runs parallel and to the east of

Southend Road. It is a two-storey Grade II-listed building (Listed Building Number 72958; Plate 1). Its rear yard area, known as Salutation Yard (CCCRO SUPD/3/181), was shared with the buildings which previously occupied the current development area, Numbers 4 and 5 Southend Road (Site 32) are first shown on Clarke's map of 1787 (Section 3.2).

- 3.1.9 Proposed alterations in 1913 and 1914 to the buildings of 4 and 5 Southend Road and Salutation Yard, give a layout of structures and drains at this time (CCCRO SUPD/3/163; CCCRO SUPD/3/181; Figs 10 and 11). The latter document also demonstrates a continued connection between the properties on both street fronts. The alterations show that 4 and 5 Southend Road were to become four separate apartments, with a covered alleyway, or ginnal, leading onto Southend Road.
- 3.1.10 The surrounding area of the development site is fairly well-documented during the industrial period, and it is perhaps best characterised as an area used for industry and leisure activities. The industrial sites that have been recorded on maps of the area comprise a rope walk (Site 23), mineral water works (Site 20), smithy (Site 22), a possible foundry (Site 28), and three timber yards (Sites 19, 21, and 24). To the west of Southend Road, football grounds (Sites 25 and 26), and a cricket ground (Site 27) demonstrate the range of leisure facilities that have been available.

3.2 MAP REGRESSION ANALYSIS

- 3.2.1 **Early County maps:** although there are maps available for Cumberland before 1787, those pertaining to the present development site are of a scale inappropriate for the purpose of analysing detailed changes occurring within an urban area. They have, therefore, been excluded from the map regression.
- 3.2.2 **Clarke 1787 (Fig 3):** the site of the development is shown on Bridge Lane, now Southend Road, on the outskirts of Penrith. Built-up areas are marked along both sides of Bridge Lane, including the area of the proposed development. Although individual buildings are not depicted, tenement boundaries can be inferred from the plot boundaries to the rear of the built-up areas. To the north of the development site, along Netherend (now King Street), the plots running perpendicular to the street frontage are long and relatively regular in width, and seem fairly indicative of medieval burgages. Those on the north-eastern side of Bridge Street, including that of the proposed development site, are different in character, being much smaller, and it is possible that development within this area took place within a plot to the rear of what is now Bark House Lane, since the plots running from this street are more akin to those of Netherend.
- 3.2.3 **Wood 1820 (Fig 4):** Wood's map provides more detail than that of Clarke, showing the divisions between individual buildings within blocks or terraces. The development site can be seen to be occupied by a single long building, of the same general shape as the structures on Clarke's map. A passage is shown running along the southern edge of the property and adjoining Bridge Street, although this may not necessarily be an entirely new feature. New Road (now

Victoria Road) has been built to the rear of the property as a continuation of Netherend. It is likely that The Salutation (Site **01**) is amongst the buildings along New Road, and there are some alterations to, or rebuilding of, nearby structures around the proposed development site.

- 3.2.4 ***Tithe map 1849 (Fig 5):*** the tithe map for Penrith is in two parts; Part 1 covers the town and its rural hinterland, whilst Part 2 (Fig 5) is sufficiently detailed to illustrate individual buildings. Bridge Lane is called Town End on this map, although the remaining streets are not named. The development site can be clearly distinguished, and is recorded as plot 382; as with many of the plots in the area, superficially there would appear to be quite extensive changes to the conformation of the buildings when compared to Wood's map. The Salutation (Site **01**) is in existence by this time, constructed to the rear of the properties on Town End (Southend Road) with its frontage on New Road (Victoria Street). Both sets of buildings, on Town End and New Road, are given the same plot number, suggesting common ownership. Unfortunately, the schedule associated with the Tithe map (CRO(C) DRC/8/143) is incomplete and Plot 382 is absent. Plots 384-6 are described as houses and gardens, cottages and gardens, and a croft respectively. It is probable that those buildings on Plot 382 fronting Town End, also comprised a cottage and garden. The passageway running from along the southern edge of the property and adjoining Town End is not shown, although this may merely relate to the fact that it was not considered an important feature in working out the landowner's tithe.
- 3.2.5 ***Ordnance Survey 1868 (Fig 6):*** the first edition 1:2500 map shows two main structures fronting onto what is now referred to as South End Road and Victoria Road (formerly New Road). Essentially, these appear to be the same structures as marked on the earlier Tithe map with a possible extension into the rear courtyard. The narrow lane on the southern edge of the plot leading onto South End Road is again shown, along with a second lane along the north-western edge of the plot leading onto Victoria Street. On the opposite side of Victoria Street a complex of buildings is labelled 'Iron Foundry'. In the wider area there is a general intensification of settlement, whilst a series of properties constructed along the south-eastern reaches of Victoria Road indicate the expansion of the settled area.
- 3.2.6 ***Ordnance Survey 1900 (Fig 7):*** the second edition 1:2500 map shows that, superficially, there has been little major change in the townscape of this part of Penrith. There are, however, one or two differences to the conformation of those buildings occupying the proposed development site (Site **32**), although curiously the actual overall plan of the buildings remains rather similar between the first and second edition maps. The first edition map would appear to show a principal building, aligned north-west/south-east and occupying the whole of the street frontage within the development area, with a smaller, similarly-aligned structure to its rear, together with one or two outhouses in the east corner of the courtyard. The second edition map shows essentially the same footprint being occupied by two narrow buildings (presumably 4 and 5 Southend Road) aligned north-east/south-west, ie, perpendicular to Southend Road and those buildings shown on the first edition map. The passageway

onto Southend Road is demarcated but shaded, suggesting that it is now a ginnal covered by the first floor of the adjacent properties. The group of little outhouses in the eastern corner of the courtyard would appear to have been incorporated within the rear section of The Salutation. The foundry on the opposite side of Victoria Street seems to have been rebuilt and now occupies a much smaller area.

- 3.2.7 **Ordnance Survey 1925 (Fig 8):** the third edition 1:2500 map shows little change to the preceding edition, although there are small modifications to the rears of 4 and 5 Southend Road, suggesting that the aforementioned modifications to the site (*see Section 3.1.10*) had taken place. The Salutation (Site **01**) on Victoria Road is now marked as a Public House. The football field (Site **25**), on land to the west of the Southend Road, and a Bowling Green to the north-west, appear on land previously used as fields whilst a mineral water works (Site **20**) has been built at the north-west end of Southend Road.
- 3.2.8 **Ordnance Survey 1957 (not illustrated):** this is the first National Grid plan of the site, and is published at a scale of 1:10,560. The proposed development area is unchanged from previous editions of the OS map.
- 3.2.9 **Ordnance Survey 1967 (Fig 9):** although a number of changes are visible in the surrounding townscape, Penrith having expanded in the post-War years, the development site remains unchanged when compared with the preceding map. Changes within the immediate area include the construction of a garage to the south-east of the development site. That part of Southend Road to the immediate south-west of the development site has changed extensively, with the apparent wholesale demolition of the more densely-built older structures and their replacement with larger and more extensive buildings, including a garage complex, a works and also a carpark. The foundry is now an Engineering Works.
- 3.2.10 **Ordnance Survey 1971 (not illustrated):** within the development area, those properties fronting onto Southend Road have been demolished, leaving a vacant area.

3.3 PREVIOUS ARCHAEOLOGICAL INTERVENTIONS

- 3.3.1 Several archaeological excavations have been undertaken in Penrith town centre, of which the earliest documented was the recovery of human bones from beneath the chancel floor of the Friary chapel in 1820, when foundations of the adjoining house were excavated (Site **10**; HER 983). In 1970 excavations seeking evidence for the former Friary discovered medieval remains, including pottery and a wall at Friargate, some 200m north-east of the development site, (Site **10**; Cumbria County Council 2002, 3).
- 3.3.2 In 1976 excavations near the old Grammar School (Site **11**; *ibid*), c 300m north of The Salutation, uncovered several graves which may relate to an additional graveyard rented from the Grammar School by the church in the 1840s (Newman *et al* 2000, 110). In 1990, excavations were carried out by Lancaster University Archaeology Unit (LUAU) very close to the old

Grammar School, adjacent to the aforementioned graves, on the site of the Butter Market, from which both medieval and post-medieval structures and other activity was identified (Newman *et al* 2000, 105). An archaeological watching brief was undertaken by LUAU in 2000 near Penrith Railway Station, approximately 500m west of the proposed development area (Cumbria County Council 2002, 3). This encountered a retaining wall on the southern side of the castle moat, raising the possibility that the moat continued to the north-west of its previously perceived position (*ibid*). In 2001 Headland Archaeology's excavations at 23 Stricklandgate, approximately 600m north-west of the proposed development area, revealed remains of late eighteenth-century tenements, providing important information of the development of the post-medieval housing stock in Penrith (Cumbria County Council 2002, 3). The most pertinent archaeological excavation in Penrith are the ongoing works undertaken by OA North as part of the New Squares development, some 100m to the north-west of the present development site, and where significant medieval and post-medieval remains have been uncovered.

4. GAZETTEER OF SITES

Site number	01
Site name	The Salutation
NGR	NY 51724 29918
Site type	Building
Period	Post-medieval
HER No	25403
Stat Designation	Grade II Listed Building (No 72958)
Sources	HER; DoE 1983
Description	Late eighteenth-century building. Scored stucco over stone quoins, with a slate roof, two storeys in height. Building has two round-arched doorways with keystones and imposts, with three sash windows on the ground floor and four on the first floor, all in plain stone architraves (Plate 1).
Assessment	The site lies on the edge of the proposed development. Structures associated with the hotel, such as outbuildings, may be physically affected by the development, whilst any development is likely to have an impact upon the visual setting of the rear of the hotel.

Site number	02
Site name	Red Coach Restaurant
NGR	NY 51694 29902
Site type	Building
Period	Post-medieval
HER No	25390
Stat Designation	Grade II Listed Building (No 72945)
Sources	HER; DoE 1983
Description	An early nineteenth-century building, two storeys high, with a hipped slate roof, and roughcast, colour-washed, quoins. A centre-glazed doorway is flanked by two-storeyed bay windows, with Tuscan half-columns and with plain frieze. The right hand return side has double sashes.
Assessment	The buildings lies on the opposing side of Southend Street to the development, and will not be directly affected by it, although any unsympathetic redevelopment may detract from its visual setting.

Site number	03
Site name	30, 30A and 31 King Street
NGR	NY 51676 30002
Site type	Buildings
Period	Post-medieval
HER No	25328
Stat Designation	Grade II Listed Building (No 72883)
Sources	HER; DoE 1983
Description	Early nineteenth-century building. Comprises painted ashlar stone, three storeys high, with a hipped roof. Forms two small shop fronts, with a panelled door to the flat above No 30 (No 30A). The first floor has three sash windows and the top floor two, all with glazing bars.
Assessment	The site lies to the north of the site under investigation, and will not be affected directly by the development.

Site number	04
Site name	Waverly Hotel
NGR	NY 51694 29972
Site type	Building
Period	Post-medieval
HER No	25327
Stat Designation	Grade II Listed Building (No 72882)
Sources	HER; DoE 1983
Description	Late eighteenth-century Gothic-style building, composed of red sandstone ashlar blocks. The King Street facade has a six-panelled door, two sash windows on ground floor, two round-arched windows on the first floor and two ogee-headed windows on top floor. The Crown Square facade is a gabled wing with bargeboards, an ogee-headed window, a venetian window and round-headed windows.
Assessment	The site lies to the north of the site under investigation, and will not be affected by the development.

Site number	05
Site name	Nos 26, 27, 27A, 28 and 28A King Street
NGR	NY 51704 29962
Site type	Building
Period	Post-medieval
HER No	25326
Stat Designation	Grade II Listed Building (No 72881)
Sources	HER; DoE 1983
Description	Probable eighteenth-century building with gable end on Langton Street. No 26 is four storeys high, with sash windows and small shop windows on both Langton Street and King Street. The other properties are three storeys high, with two small shop fronts, a centre door to the upper flats, and two 16-paned sashes on each upper floor.
Assessment	The site lies to the north of the site under investigation, and will not be affected by the development.

Site number	06
Site name	The Royal Hussar Hotel
NGR	NY 51715 530013
Site type	House, Public House
Period	Post-medieval
HER No	25303
Stat Designation	Grade II Listed Building (No 72880)
Sources	HER; DoE 1983
Description	Built in 1794 (according to an engraving on the keystone of a segmental arched carriage entry), with some early twentieth-century additions. Comprises painted ashlar blocks, three storeys high, its ground floor with central double doors and round-headed fanlight with radial glazing bars, unfluted half-columns with lotus capitals, cornice and pediment. Two plain sashes and two canted bay windows are on the ground floor, with half-columns as mullions, and cornice. Its first floor has three sash windows in the middle, flanked by triple sashes with pilasters and segmental relieving arches. Its top floor has five sash windows.
Assessment	The site lies to the north of the site under investigation, and will not be affected by the development.

Site number	07
Site name	Conservative Club
NGR	NY 51663 29960
Site type	Building
Period	Post-medieval
HER No	25272
Stat Designation	Grade II Listed Building (No 72816)
Sources	HER; DoE 1983
Description	An early nineteenth-century three-storey building; comprises ashlar blocks and a slate roof. The centre doorway is flanked by pilasters and with a cornice. Two sash windows are on the ground floor, three 12-paned sashes on first floor and three nine-paned sashes windows on the top floor.
Assessment	The site lies to the north-west of the site under investigation, and will not be affected by the development.

Site number	08
Site name	20 Victoria Road
NGR	NY 51734 29948
Site type	Building
Period	Post-medieval
HER No	25404
Stat Designation	Grade II Listed Building (No 72959)
Sources	HER; DoE 1983
Description	An early eighteenth-century building on the corner of Victoria Street and Old London Road. Features include scored stucco over stone, an old slate roof, and quoins. It is two storeys in height, the Victoria Road front having a gable to left with small shop front inserted and a second small shop window to right. The Old London Road facade has a pointed-arch doorway and small shop window on ground floor, and four sash windows in the second floor in chamfered stone architraves. A pointed-arch doorway is located on the left side.
Assessment	The site lies to the north-east of the site under investigation, and will not be affected by the development.

Site number	09
Site name	The Giant's Thumb
NGR	NY 51613 30157
Site type	Anglian High Cross
Period	Early medieval
HER No	950
Stat Designation	Scheduled Ancient Monument (No 23662)
Sources	HER
Description	An Anglian high cross, known locally as the Giant's Thumb, located in St Andrew's churchyard. Comprises local red sandstone, set in a modern sandstone base, thought to date to c AD 920. Survives reasonably well although considered unlikely to be in its precise original location.
Assessment	The site lies to the north-west of the site under investigation, and will not be affected by the development.

Site number	10
Site name	Penrith Friary
NGR	NY 51800 30120
Site type	Friary
Period	Medieval
HER No	983
Stat Designation	None
Sources	HER
Description	Site of the Priory of Austin Friars, founded between AD 1291 and AD 1300, and dissolved in AD 1539. Now occupied by a house called the Friarage. A quantity of human bones was found beneath the chancel floor of the chapel when the foundations of the adjoining house, Abbot Bank, were excavated in 1820. Medieval foundations located during the construction of Abbot Bank may have belonged to a convent. There are no visible traces of the original friary (or a convent), but both the Friarage and North Friarage are Grade II Listed Buildings.
Assessment	The site lies to the north of the site under investigation, and will not be affected by the development.

Site number	11
Site name	Old Grammer School/Penrith Library
NGR	NY 51628 30182
Site type	Grammar School
Period	Post-medieval
HER No	19307
Stat Designation	None
Sources	HER; Newman <i>et al</i> 2000
Description	The school is first referred to in 1340, when the Bishop John Kirby granted a licence to John de Eskeheved to 'teach the art of grammar'. The school was granted a charter in 1564, although the present building dates from 1857. In 1976 an unpublished archaeological excavation was carried out in the area of the old Grammar School, identifying a number of graves. This land may equate to the parcel of land rented to the church in the 1840s as an additional graveyard (Newman <i>et al</i> 2000, 110)
Assessment	The site lies to the north of the site under investigation, and will not be affected by the development.

Site number	12
Site name	The Giant's Grave
NGR	NY 51640 30167
Site type	Anglian Stone Cross
Period	Early medieval
HER No	16838
Stat Designation	Scheduled Ancient Monument (No 23661)
Sources	HER
Description	Two tenth-century Anglian cross shafts and four hogback stones, known locally as the Giant's Grave, located in the churchyard of St Andrew's. The cross shafts and hogbacks are all constructed of local red sandstone and, with the exception of the western cross shaft, are considered unlikely to be in their original location.
Assessment	The site lies to the north of the site under investigation, and will not be affected by the development.

Site number	13
Site name	St Andrew's Church
NGR	NY 51650 530160
Site type	Church
Period	Medieval/Post-medieval
HER No	16838
Stat Designation	Grade I Listed Building (No 72923)
Sources	HER
Description	St Andrew's red sandstone, rubble-built, tower dates from the twelfth to thirteenth centuries (possibly as a pele) and was restored in the fifteenth century. The western doorway and rest of church was rebuilt in the classical style out of red sandstone ashlar blocks in 1720. The building has two rows of round-headed windows in chamfered openings with triple keystones. A sundial is located on the southern wall. Its interior has two tiers of Roman-Doric arches and wide aisles with galleries of equal width over the aisles. Various restorations took place between 1863 and 1922. In the cemetery are the Giant's Thumb (Site 09) and the Giant's Graves (Site 12).
Assessment	The site lies to the north of the site under investigation, and will not be affected by the development.

Site number	14
Site name	Penrith Coin Find
NGR	NY 51600 30100
Site type	Find spot
Period	Post-medieval
HER No	4911
Stat Designation	None
Sources	HER
Description	A silver groat of Elizabeth I found in 1846 by an excavator removing some rubbish near the ruins of Penrith Castle. Some of the lettering is obliterated, so that all could be discerned was "Lizabet An F HI EG" and "OSUI DE." Present whereabouts of the coin is unknown.
Assessment	The site lies to the north-west of the site under investigation, and will not be affected by the development.

Site number	15
Site name	Angel Lane Wells
NGR	NY 51500 30000
Site type	Well
Period	Unknown
HER No	5056
Stat Designation	None
Sources	HER
Description	Seven wells or soakaways, described as "of no great age" by the site manager, were found during the redevelopment of Angel Lane Shopping Precinct, although they had already been covered over with concrete when the site was visited by an archaeologist. A large piece of oak, roughly octagonal, c 2m long, 0.3m in diameter and rimmed with an iron band, was found. It appeared to be caulked with tar and its exact use is unknown, but possibly may be a pile or building support.
Assessment	The site lies to the north of the site under investigation, and will not be affected by the development.

Site number	16
Site name	Grave-Marker(?) find
NGR	NY 52000 30000
Site type	Find Spot
Period	Unknown
HER No	19716
Stat Designation	None
Sources	HER; Richardson 1998, 40
Description	A sandstone block with a blank front panel and a curved rear surface was found in the Penrith area. It has a flat base and a shallow hollow in the top, which is damaged. The purpose if the stone is obscure but it is possibly an uninscribed grave-marker for a child or a family pet.
Assessment	The site lies to the north of the site under investigation, and will not be affected by the development.

Site number	17
Site name	Great Dockray
NGR	NY 51536 30022
Site type	Market
Period	Late medieval /post-medieval
HER No	-
Stat Designation	None
Sources	Clarke 1787; OS 1866
Description	On Clarke's map of 1787, Great Dockray is designated as the beast market. According to the OS, by the mid-nineteenth century it was the cheese and pork market (OS 1866).
Assessment	The site lies to the north-west of the proposed development, and will not be affected.

Site number	18
Site name	Southend Road
NGR	NY 51668 29934 to 51825 29724
Site type	Road
Period	Late medieval/post-medieval
HER No	-
Stat Designation	None
Sources	CCC 2002, Map E; Clarke 1787; Wood 1820; CRO(C) DRC/8/150; OS 1865; OS 1900; OS 1925 and OS 1967
Description	Southend Road, formerly Bridge Road (Clarke 1787) and Town End (CRO(C) RC/8/150), comprises part of the medieval road system of Penrith. It is flanked by a number of nineteenth-century buildings, such as No 9 Southend Road (Plate 2), which is likely to be the same building located at this position on Clarke's map of 1787.
Assessment	The site lies adjacent to the development area. It is possible that the development may pick up traces of, or features associated with, the medieval road as well as structures of features associated with medieval tenements. Any unsympathetic development on the present site may have a visual impact on the setting of those historic buildings on Southend Road.

Site number	19
Site name	Timber Yard, west of Crown Square, Penrith
NGR	NY 51641 29966
Site type	Timber yard
Period	Post-medieval
HER No	-
Stat Designation	None
Sources	OS 1867
Description	A timber yard is shown on the west side of Crown Square in around 1867 (OS 1867).
Assessment	The site lies to the north-west of the site under investigation, and will not be affected by the development.

Site number	20
Site name	Mineral Water Works, Dog Beck, Penrith
NGR	NY 51643 29906
Site type	Mineral Water Works
Period	Post-medieval
HER No	-
Stat Designation	None
Sources	OS 1900; OS 1938; Anon c 1930, 54
Description	A Mineral Water Works is shown on the 1900 OS map on the site of a former timber yard (Site 19). The buildings appear to remain the same until at least 1938 (OS 1938). A guide to Penrith from the 1930s included the following advert, which may relate to the mineral water works: <i>Familiar Proverb Retold</i> – “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 c 1930, 54).
Assessment	The site lies to the west of the site under investigation, and will not be affected by the development.

Site number	21
Site name	Timber Yard, Dog Beck, Penrith
NGR	NY 51658 29922
Site type	Timber yard
Period	Post-medieval
HER No	-
Stat Designation	None
Sources	OS 1868; OS 1900
Description	A timber yard is shown on the north side of Dog Beck in 1868 (Ordnance Survey 1868). A mineral water works (Site 20) was constructed on the site of the timber yard some time before 1900 (Ordnance Survey 1900).
Assessment	The site lies to the west of the site under investigation, and will not be affected by the development.

Site number	22
Site name	Smithy, Southend Road, Penrith
NGR	NY 51733 29846
Site type	Smithy
Period	Post-medieval
HER No	-
Stat Designation	None

Sources	OS 1868; Clarke 1787; OS 1971
Description	A smithy is shown on the Ordnance Survey first edition 1:2500 map (Ordnance Survey c1868). The building appears to date to at least the late eighteenth century (Clarke 1787). 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 to the south of the site under investigation, and will not be affected by the development.

Site number	23
Site name	Rope walk, south-west of Southend Road, Penrith
NGR	NY 51748 29783
Site type	Rope walk and associated buildings
Period	Post-medieval
HER No	-
Stat Designation	None
Sources	OS 1900
Description	A rope walk with associated buildings is shown on the edge of the cricket ground (Site 27) in 1900 (OS 1900). It is not shown on maps earlier or later than this date.
Assessment	The site lies to the south of the site under investigation, and will not be affected by the development.

Site number	24
Site name	Timber Yard, Southend Road, Penrith
NGR	NY 51771 29801
Site type	Timber yard
Period	Post-medieval
HER No	-
Stat Designation	None
Sources	Ordnance Survey 1867; Ordnance Survey 1900
Description	A timber yard is shown on the west side of Southend Road in around 1868 (OS 1868). A rope walk (Site 23) was constructed at the north end of the timber yard some time before 1900 (OS 1900).
Assessment	The site lies to the south of the site under investigation, and will not be affected by the development.

Site number	25
Site name	Football Ground, south of Dog Beck, Penrith
NGR	NY 51617 29825
Site type	Football ground with grandstand
Period	Post-medieval
HER No	-
Stat Designation	None
Sources	OS 1900; OS 1971
Description	A football ground with a grandstand along its south-west side is shown on OS maps from 1900 to 1971.
Assessment	The site lies to the south-west of the site under investigation, and will not be affected by the development.

Site number	26
Site name	Former Football Ground, Penrith
NGR	NY 51634 29681
Site type	Football ground
Period	Post-medieval
HER No	-
Stat Designation	None
Sources	OS 1925; OS 1938; OS 1971
Description	A football ground with no associated buildings is shown on OS maps between 1925 and 1938. It no longer exists (OS 1971).
Assessment	The site lies to the south-west of the site under investigation, and will not be affected by the development.

Site number	27
Site name	Cricket Ground, beneath Penrith Leisure Centre, Penrith
NGR	NY 51683 29714
Site type	Cricket ground
Period	Post-medieval
HER No	-
Stat Designation	None
Sources	OS 1900
Description	A cricket ground with an associated pavillion in the south-west is shown on the 1900 OS map, but does not appear on any earlier or later maps.
Assessment	The site lies to the south-west of the site under investigation, and will not be affected by the development.

Site number	28
Site name	Foundry Field, beneath Penrith Leisure Centre, Penrith
NGR	NY 51683 29714
Site type	Field name, possible foundry
Period	Post-medieval
HER No	-
Stat Designation	None
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 site lies to the south-west of the site under investigation, and will not be affected by the development.

Site number	29
Site name	Post Office, Crown Square, Penrith
NGR	NY 51654 29986
Site type	Post Office, General Post Office, Penrith
Period	Post-medieval
HER No	-
Stat Designation	None
Sources	OS 1868; OS 1925
Description	A Post Office is shown in this location on the 1868 OS map, but on the 1925 OS map, the General Post Office is marked as being in the building to the immediate south-east.
Assessment	The site lies to the north-west of the site under investigation, and will not be affected by the development.

Site number	30
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
HER No	Penrith HER Hazard Area
Stat Designation	None
Sources	CCC 2002; Taylor 1892
Description	The Penrith HER Hazard Area includes all of Princes Street, and Southend Road (Site 18) as far south as the smithy (Site 22). The oldest known surviving building within this area is the Two Lions Public House (NY 51545 29964), which was built in the late sixteenth century (Taylor 1892, 255). The Extensive Urban Survey has identified potential for late medieval tenements running along Prince's Street and Southend Road (CCC 2002).
Assessment	The site under investigation lies within the defined Hazard Area and any medieval and post-medieval sub-surface remains within the site could be damaged or destroyed by negative groundworks associated with the present development

Site number	31
Site name	Conservation Area, Penrith
NGR	NY 51604 29981
Site type	Conservation Area
Period	Post-medieval
HER No	-
Stat Designation	Conservation Area
Sources	HER
Description	The conservation area covering Penrith Castle and market place includes Prince's Street, and Southend Road (Site 18) as far south as the northern edge of the football ground (Site 25). The west side of Victoria Road is also included.
Assessment	The area for development lies within the conservation area. Any medieval and post-medieval sub-surface remains within the site could be damaged or destroyed by negative groundworks associated with the present development. The setting of adjacent parts of the conservation area may also be affected by the proposed development if it is not built in a sympathetic style.

Site number	32
Site name	Numbers 4 and 5 Southend Road
NGR	NY 51724 29918
Site type	Buildings
Period	Post-medieval
HER No	-
Stat Designation	None
Sources	CCCRO SUPD/3/163; CCCRO SUPD/3/181; CRO(C) DRC/8/150; Clarke 1787; Wood 1820; OS 1868, 1900, 1925, 1957, 1967, 1971
Description	Site of several phases of post-medieval buildings. The earliest, a single structure parallel to Southend Road, is first shown in 1787, and has a rear outshot appended between 1849 and 1868. Between 1868 and 1900 the building was either rebuilt or reorganised as two structures perpendicular to Southend Road. In 1913 it was converted into small apartments, which were demolished between 1967 and 1970.
Assessment	The site lies within the development area and, should any remains of the structures or associated features be preserved on site, they will be directly impacted upon by any negative groundworks.

5. SIGNIFICANCE OF THE REMAINS

5.1 INTRODUCTION

- 5.1.1 In total, 32 sites of cultural heritage interest were identified within the study area (Section 4; Table 1). These include two scheduled monuments (Sites **9** and **12**) and nine listed buildings, comprising Sites **01-08**, all listed Grade II, and Site **13**, which is Grade I listed. The closest designated site, The Salutation (Site **01**), is situated adjacent to the boundary of the proposed development area. The site also falls within the Penrith HER Hazard Area (Site **30**) and the Penrith Conservation Area (Site **31**). Of the remaining remaining sites, six were listed on the HER, with a further 13 sites identified from cartographic sources.

Period	No of sites	Sites
Prehistoric and Roman	0	
Early Medieval	2	The Giant's Thumb and the Giant's Grave (Sites 09 and 12)
Medieval	4	Penrith Friary (Site 10); St Andrews Church (Site 13); Great Dockray Market (Site 17) and Southend Road (Site 18)
Post-medieval and industrial period	25	Buildings (Sites 01-08 , 11 , 13 , 29 and 32); coin find (Site 14), Great Dockray Market (Site 17); Southend Road (Site 18); timber yards (Sites 19 , 21 and 24); mineral water works (Site 26); a smithy (Site 22); a rope walk (Site 23); football grounds (Sites 25 and 26); a cricket ground (Site 27); and a possibly foundry (Site 28).
Unknown	2	Wells or soakaways (Site 15) and a possible grave marker (Site 16).

Table 1: Number of sites by period

- 5.1.2 Overall, there would appear to be demonstrable potential within the proposed development area for archaeological remains dating to the early medieval-, medieval-, post-medieval- and industrial periods. The earlier sites tend to be religious in nature, although the extension of secular and more commercial activity along Southend Road would appear to develop through the Middle Ages. Southend Road (Site **18**), upon which the proposed development lies, comprises part of Penrith's medieval road system, and it is likely that the site lies close to the edge of medieval settlement, and certainly within the post-medieval town. Extant buildings in the immediate surroundings date to the late eighteenth century, if not earlier, and there is evidence that contemporary structures lay within the proposed development site (Site **32**). A likely example of the type of buildings visible on the earlier maps can be seen at No 9 Southend Road (Plate 2). Two phases of such buildings have been suggested at the site (Site **32**), the first comprising a structure running parallel to the

road, visible on Clarke's map of 1787, followed by two narrow properties aligned perpendicular to the road and shown on the 1900 OS map. It is uncertain whether the changes visible on historic mapping represent demolition and re-building or merely the conversion of the existing property. Further modification of these structures is demonstrated by plans dating to 1913 (CCCRO SUPD/3/163; CCCRO SUPD/3/181).

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 cultural heritage significance of the Scheduled Monuments (Sites **09** and **12**) and Listed Buildings (Sites **1-8** and **13**) is recognised through their statutory designations and, with the exception of Site **01**, will not be discussed much further in this section. The main reason for establishing a study area is to identify a spectrum of human activity, the known sites of which may be indicative of the potential for finding contemporary archaeological remains within the proposed development site. However, in the case of the present study, the majority of identified sites are quite locationally specific (ie, the presence of Site **25** across the road from the development site does not mean there is the potential for the present scheme of archaeological works to uncover a football field). Moreover, the majority of the remainder of those sites listed previously (*see Section 4*) lie sufficiently far from the proposed development that they are unlikely to be directly affected. There is thus little value in establishing the significance of all of the statutorily undesignated sites within the study area, but rather, the following section will consider, where relevant using the Secretary of State's criteria, those sites that provide an understanding of the archaeological potential of the development site, or which would be directly impacted by the proposed development.
- 5.2.2 **Period:** on the basis of those sites identified within the study area, there would appear to be ascending potential for sites of early medieval, medieval, post-medieval and industrial-period date. Given how poorly understood the early medieval period is in the North West (exemplified in the study area by Sites **9** and **12**), particularly in terms of secular remains, any archaeological features that lay within the proposed development site would be highly significant. Well-preserved medieval remains would also be important, providing firstly confirmation for the extension of medieval activity down Southend Road (Site **18**), and secondly an opportunity to characterise that activity. Post-medieval tenements in the North West are little better understood than those of the Middle Ages, and similar significance can be attributed to any remains of these sites. Although there are examples of industrial-period tenements within the study area, the development of such structures in terms of commerce and craft production is a theme that requires development and cannot always be easily addressed using standing buildings that have been modified over several centuries. As such, any industrial-period settlement remains (Site **32**) are highly significant.

- 5.2.3 **Rarity:** although the medieval and post-medieval tenements thought to have stood on Southend Road (Site **18**) would originally have been common throughout the town, development (particularly cellar excavation) over the ensuing centuries is likely to have removed surface remains and to have truncated subsoil features across much of the town. There have been few modern excavations of tenements within Penrith, especially of medieval remains and, when it is considered that both the preservation and the opportunity to excavate such sites is rare, such sites must again be regarded as significant.
- 5.2.4 **Documentation:** the nature of medieval and post-medieval settlement along Southend Road would suggest that the majority of its inhabitants and their activities went unrecorded. Although none were recognised during the present, albeit brief, study, there is perhaps a small chance that deeds and documents pertaining to merchants or guildsmen might survive, although tying them into a specific location along Southend Road could be even harder than locating them in the first place. The volume and quality of documentation increases for the industrial period, particularly in respect to census returns, trade directories, parish registers, tithe awards and land valuations, and industrial-period remains within the proposed development site would gain a degree of significance if they could be correlated with any such documents, as demonstrated by the early twentieth-century blue prints for the reorganisation of the structures of 4-5 Salutation Yard (Site **32**; CCCRO SUPD/3/163; CCCRO SUPD/3/181).
- 5.2.5 **Group Value:** given the limited scope of study and investigation to date, it could be argued that the remains of medieval, post-medieval and industrial-period tenements on Southend Road (Site **18**) would share significant group value with those excavated contemporary properties in Penrith (Section 3). Considering the proximity of Site **01**, and the probable pattern of historical land ownership, there is likely to be a strong association between (particularly industrial-period) remains and the inn itself. Moreover, there is a strong possibility that various chronological phases of activity may have taken place on the site and investigation of their below ground remains is an opportunity to understand their origins collectively.
- 5.2.6 **Survival/Condition:** The Salutation (Site **01**) is still extant, and externally appears to be in good condition, but there are no upstanding remains of the buildings known formerly to have occupied the proposed development site (Site **32**). However, it is expected that remains of structures will survive below ground level and, depending whether, and how extensively, the site has been cellared, there is the possibility that elements of earlier, even medieval, activity could survive as subsoil features.
- 5.2.7 **Fragility/Vulnerability:** the probability that any preserved medieval and post-medieval archaeological remains are likely to survive as subsoil features means that they will be vulnerable to all but the most sympathetic construction techniques. Whilst the industrial-period archaeology (Site **32** domestic buildings and Site **01** outbuildings) is more likely to be composed of more durable (and, indeed, more easily-recognisable) materials, and perhaps even as

positive (albeit levelled) remains, even the most durable elements would be susceptible to mechanical earth movement and widespread clearance.

5.2.8 **Diversity:** it seems likely, given the duration of historical occupation, that the medieval, post-medieval and industrial-period tenements that occupied the site (Sites **18** and **32**) have potential upon investigation to demonstrate diversity in origin and form, particularly in comparison to similar sites within Penrith when considered as a group.

5.2.9 **Potential:** overall, the potential for the discovery of below-ground remains of medieval, post-medieval and industrial-period date would appear to be high. Such remains could include structures adjoining the street frontage, as well as earlier conformations of the actual street itself. Away from the street frontage, there is potential for medieval and post-medieval backyard activity (including horticulture, small-scale industrial activity, craft production and refuse disposal), whilst the possibility for courtyard development and ancillary structures increases towards the modern period as people sought to maximise the use of available space.

5.3 SIGNIFICANCE

5.3.1 Any well-preserved medieval and post-medieval structural or industrial remains identified within the development site would be considered of regional significance, and of great importance to our understanding of the development of and activities within Cumbrian towns, together with their associated vernacular architecture. Any industrial-period structural remains, or evidence of medieval and post-medieval backyard or peripheral activity, would be considered of local significance, and would be of importance in developing our knowledge of the growth of Penrith and the characterisation of settlement and associated activities within the town.

6. WATCHING BRIEF RESULTS

6.1 INTRODUCTION

- 6.1.1 An archaeological watching brief was conducted on the excavation of two geotechnical pits (GP) just inside the south-western and northern boundaries of the development area (Fig 12). The more southerly, GP1, measured 1.4m by 0.72m whilst GP2 measured 1.12m by 1.37m; both were excavated down to glacial till, a mid-orange grey clay, located at a maximum depth below ground level of 1.25m and 1.8m respectively.

6.2 GEOTECHNIAL PIT 1 (GP1)

- 6.2.1 The excavator removed a 0.15m-thick layer of tarmac and its associated crushed stone levelling deposit to reveal two sandstone blocks aligned in a north-east/south-west direction, forming a building foundation 0.58m thick. Excavation proceeded down the south-eastern side of the foundation, through a mid-grey brown clay, down to the glacial till at a depth of 1.25m.

6.3 GEOTECHNICAL PIT 2 (GP2)

- 6.3.1 Beneath the tarmac and make-up deposit, two layers were identified. The uppermost was a 0.34m-thick layer of mid-grey sandy clay, whilst the lower was a 0.58m-thick deposit of mid-orange sand with 20% medium-sized sub-angular stone inclusions. Glacial till was reached at a depth of 1.07m, and no archaeological features or finds were observed.

7. EVALUATION RESULTS

7.1 INTRODUCTION

- 7.1.1 Two rectangular evaluation trenches were excavated close to the street frontage (Fig 12), with Trench 1, the more northerly, measuring 5m east/west by 2m by up to 0.76m deep, and Trench 2, to the south, measuring 3.5m north-east/south-west by 3m and up to 1.2m deep. In each instance, the modern tarmac lay at *c* 125.35m OD. An overview of the results is given below, whilst detailed descriptions of each deposit and archaeological feature are provided in *Appendix 4*; a finds catalogue presented in *Appendix 5*.

7.2 TRENCH 1

- 7.2.1 Within the area of Trench 1 (Fig 13) tarmac **100** and overburden **101** were removed to a depth of 0.2m below ground level, revealing very dark grey/brown buried soil horizon **102**. This layer was removed to reveal the glacial till, **105**, at a depth of *c* 0.45m below ground level (bgl; 124.9m OD). Cutting the glacial till across the middle of the trench was a single north-north-west/south-south-east-aligned linear feature, **104**, measuring 0.82m wide and 0.52m deep. Its fill, **103**, contained 70% to 80% large sub-rounded stone inclusions which quite possibly had been incorporated deliberately to aid drainage, and the feature may thus be associated with horticultural or agricultural use of the land.

7.3 TRENCH 2

- 7.3.1 Within Trench 2 (Fig 14) tarmac **200** (0.1m thick) and demolition deposits **201** and **202** (cumulative depth of *c* 0.3m) were excavated by machine. Directly underneath the tarmac within the southern part of the trench were revealed two parallel red sandstone foundations (*c* 125.2m OD) and a drain (*c* 124.97m OD), all on a north-east/south-west alignment. The latest, foundation **208**, measured 0.6m wide and comprised large ashlar sandstone blocks, with thinner blocks along its south-eastern edge. To the north-west it abutted earlier foundation **209**, which was 0.5m wide and comprised sandstone blocks, roughly squared to the south-east, bonded with light grey coarse sandy lime mortar. Foundation **209** was abutted along its north-western edge by drain **213**, which may represent a contemporary structural element.
- 7.3.2 Demolition debris within the northern part of the trench sealed a buried soil horizon, **203**; it was uncertain whether this material, abutted, or had been cut by, drain **213**, although the latter interpretation seems the most likely. Close to the south-western edge of the trench, soil horizon **203** apparently sealed a linear feature (**205/207**) running parallel to Southend Road. The boundary between horizon **203** and the underlying feature fills (**204** and **206**) was somewhat diffuse, and the probability that relict soil **203** derived in part from the disturbance of earlier features was demonstrated by the recovery of a sherd of medieval pottery from **203** directly above the ditch fill. The ditch appeared

to have been re-cut on at least one occasion. The possible re-cut, **205**, was observed as being very steep in the south-facing section and was filled with **204**, a dark grey sediment with 50% to 75% large sub-rounded stone inclusions (Fig 14; Plate 5). The original ditch, **207**, cutting the natural geology (**212**) measured at least 1.15m wide and 0.8m deep, continuing beyond the limit of excavation. Its fill, **206**, comprised a natural silting deposit that seemed to derive from the erosion of the surrounding topsoil. At the north-eastern end of the trench, cutting into glacial till **212**, was sub-square posthole **211**, which measured 0.38m by 0.35m by 0.25m deep. Its fill, **210**, comprised a mix or re-deposited topsoil and other sediment.

7.4 FINDS

7.4.1 During the investigation, nine artefact fragments were recovered. Their distribution is shown below.

Context	Pottery	Glass	Copper alloy	Clay tobacco pipe	CBM	Totals
102			1		2	3
201	1	2		1		4
203	1	1				2
<i>Totals</i>	2	3	1	1	2	9

Table 2: Summary of finds recovered from the evaluation

7.4.2 The majority of the material recovered was of recent date, probably dating to the mid- to late twentieth century; a copper-alloy ring from context **102** cannot be dated, but is likely to be of similar date. A small body sherd in a gritty, hard-fired green-glazed fabric from buried soil horizon **203** is undoubtedly of medieval date, but cannot be ascribed with greater precision. All the material would appear to have a domestic origin.

8. CONCLUSIONS

8.1 INTRODUCTION

- 8.1.1 The following section collates the results of the desk-based assessment, evaluation and watching brief in order to provide a consideration of the nature, extent and state of preservation of any archaeological remains that are likely to lie within the development site, and the manner in which they will be impacted upon by any proposed development of the site.

8.2 DISCUSSION

- 8.2.1 The evaluation was able to identify several phases of human activity on the site, the earliest of which would appear to be of medieval date. Whilst the only piece of clearly datable medieval evidence was a single sherd of pottery, it is thought likely that this artefact entered horizon **203** through the disturbance of ditch **205/207**. The complete absence of any later material from these features, would strongly suggest that they are medieval in origin. As such, they are interpreted as two phases of a ditch that defined either the edge of the route of Southend Road, or of a burgage plot (or, indeed, served both functions). Although the route of Southend Road (previously Bridge Road (Clarke 1787) and Town End (CCRO DRC/8/150)) forms part of Penrith's medieval and early post-medieval street plan, it is uncertain whether or not contemporary urban settlement extended southward as far as the present development site. As such, within the development site, the nature of any medieval and early post-medieval activity lying outside of the present areas of investigation is hard to predict, although information of some possible value can be gained from the maps of the area. The first accurate, late eighteenth-century, maps of the town indicate that those settlement boundaries running off Southend Road in the region of the development area are quite different in character to the classic medieval tenements visible just to the north (ie, on the eastern side of Netherend; Fig 3). Conversely, those running from the east/west section of Bark House Lane, which adjoins Southend Road just to the north of the development area (Fig 4), would certainly seem more medieval in appearance, albeit a little short, but cannot be dated accurately on the basis of cartographic evidence alone. As such, it is possible that any activity within the central part of Southend Road that the development site occupies took place within a plot to the rear of Bark House Lane.
- 8.2.2 If the fragments of fairly modern material recovered from soil horizon **102/203** are considered to be intrusive from the overlying layers of demolition debris, it is possible to interpret this soil horizon as developing as a result of horticulture through the medieval and post-medieval periods. The fact that it seals the putative roadside/boundary ditches implies that these features were at some point formalised closer to the existing route of Southend Road. If the site is considered to have occupied the rear of a burgage plot during the medieval and early post-medieval periods, the potential for the occurrence of contemporary domestic structural remains elsewhere within the development site is perhaps

diminished, although the possibility of encountering pits, middens, working hollows and backyard structures cannot be discounted. It is possible that the drainage ditch found within Trench 1 might also be associated with this phase of activity, but could quite easily be associated with subsequent, later post-medieval/industrial-period settlement on the site illustrated by the map regression (Site 32) and the structural remains within Trench 2.

- 8.2.3 Whilst it is difficult to date those foundations identified within Geotechnical Test Pit 1, it seems likely that the two distinct foundations observed within Trench 2 relate to the phases of construction suggested by the map regression. Thus, foundation 209 is likely to relate to the first incarnation of Site 32, a rectangular structure first depicted on Clarke's map of 1787, shown in more detail on Wood's map of 1820 and modified throughout its use. Cartographic evidence would suggest this building was demolished during the later nineteenth century to make way for the building represented by foundation 208, first depicted in 1900 and demolished between 1967 and 1970. It would seem that more extensive evidence of these buildings may survive elsewhere on the site and any evidence of the earlier structure can be considered highly significant given that further investigation may provide useful information on urban expansion into this area of Penrith. From the available evidence, it would appear that neither of these buildings were cellared at the street front and, although basementing further to the rear of the plot cannot be discounted, the potential for the preservation of earlier, medieval, backyard deposits is moderately high.

8.3 IMPACT ASSESSMENT

- 8.3.1 Although the foundation arrangement for the development has not yet been finalised, it would appear that a combination of strip foundations and rafting would be used. The strip foundations would impact to a depth of 1.8m within a 0.6m wide corridor around the proposed building, whilst preparation for the raft across the remainder of the internal space would involve the removal of all deposits down to a stable horizon of glacial till. Due to the shallow location of the structural remains (as little as 0.1m bgl) and the fact that the natural glacial till lies between 0.4m and 0.8m bgl, the proposed development is likely to have a severe impact on the significant archaeological remains identified on the site (together with any, as yet unknown, features, which may be both extensive and well-preserved) and, in the case of all but the deepest negative features, is likely to completely destroy them.
- 8.3.2 The visual impact of the development upon The Salutation, adjacent, and the surrounding historical townscape, is harder to define in absolute terms, and is very much dependent upon how 'sympathetic' the designs are for the façade of the proposed development.

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10. ILLUSTRATIONS

10.1 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 1868 first edition 1:2500 maps

Figure 7: Extract from Ordnance Survey 1900 second edition 1:2500 maps

Figure 8: Extract from Ordnance Survey 1925 third edition 1:2500 maps

Figure 9: Extract from Ordnance Survey 1967 map

Figure 10: Plan of 4-5 Salutation Yard: Suggested Alterations, 1913

Figure 11: Plan of Alterations to Salutation Yard Property, 1914

Figure 12: Trench Location Plan

Figure 13: Plan of Trench 1, and South-east-Facing Section of Drainage Feature **104**

Figure 14: Plan and South-east-Facing Section Trench 2

10.2 PLATES

Plate 1: The Salutation (Site **01**)

Plate 2: No 9 Southend Road (Site **18**)

APPENDIX 1: PROJECT BRIEF

APPENDIX 2: PROJECT DESIGN

LAND TO THE REAR OF THE SALUATION, SOUTHEND ROAD, PENRITH, CUMBRIA

Archaeological Evaluation Project Design

Oxford Archaeology North

July 2006

John Ellis

NGR: NY 51705 29915
OA North Ref No: t2873

1. INTRODUCTION

1.2 PROJECT BACKGROUND

- 1.2.1 John Ellis (hereafter the 'client') has requested that Oxford Archaeology North (OA North) submit proposals to undertake an archaeological evaluation of land to the rear of The Salutation, Southend Road, Penrith, Cumbria (NY 51705 29915). The site has been granted planning permission for the erection of six flats. However, a condition has been placed on the planning approval by Eden District Council following advice from Cumbria County Council's Historic Environment Service (CCCHES). The condition involves a programme of archaeological evaluation, in the first instance, prior to development on the site due to the potential for disturbance or destruction of archaeological remains by the proposed works. To this effect, CCCHES have issued a formal brief outlining the requirements of the evaluation. The following proposals have been prepared in accordance with the brief.

1.3 ARCHAEOLOGICAL BACKGROUND

- 1.3.1 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), and there are significant tenth century monuments (SM 23662) within the churchyard, although they are not thought to be in their original locations (Anon 1947, 225).
- 1.3.2 The town was granted the right to hold a market and fair by the Crown in 1222, when it was under Scottish rule (Craig Hamilton Architects Ltd 2005, 6). However, at the end of the thirteenth century, the seizing of Penrith by Edward I began a period of Scottish raids, which continued throughout much of the fourteenth century. As a result, the town suffered heavily with areas being razed to the ground.
- 1.3.3 During the later medieval period Penrith held many markets, each of which was used for a specific purpose (Clarke 1787, 15). These brought prosperity which led to an important phase of rebuilding that continued until the nineteenth century. Closer to the proposed development area was the Great Dockray market, which specialised in pork and wool (Craig Hamilton Architects Ltd 2005, 10).
- 1.3.4 The vicinity of the site today comprises mainly eighteenth and nineteenth century buildings, of which The Salutation is one and a grade II listed building.

1.4 OXFORD ARCHAEOLOGY NORTH

- 1.4.1 OA North has considerable experience of Penrith, having undertaken much work within the Southend Road area very recently, including an evaluation and survey of the Two Lions Inn, and a survey of the former Sunlight Buildings, together with a desk-based assessment of the area. Further afield, OA North has undertaken a great number of small and large scale projects throughout Northern England during the past 24 years, including work in Carlisle, Appleby, Kendal, Penrith, and other towns in Cumbria. 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.
- 1.4.2 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 archaeological resource and potential for further archaeological deposits, in order to determine their extent and nature of the remains that may be threatened by the proposed development. This information will be used by CCCHES to determine any requirements for mitigation of the proposed development. 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 and provide a context for any remains that may be located during the trenching (in accordance with the IFA standards (1999a)).
- 2.3 **Archaeological Evaluation:** to undertake evaluation trenching of c 20m² of the proposal area to determine the quality, extent and importance of any archaeological remains on the site (in accordance with the IFA standards (1999b)).
- 2.4 **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 Carlisle. 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, Carlisle:** the office in Carlisle 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:
- 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 **Site visit:** during the desk-based assessment, the site will be visited in order to relate the existing topography and land use to research findings. Any surface features of potential

archaeological interest will be noted. It will also provide an understanding for areas of impact by the proposed redevelopment or areas of disturbance, and access to site.

3.2 ARCHAEOLOGICAL 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 sample of 20m², the exact configuration and location of which will be determined by the desk-based assessment and site visit.
- 3.2.3 **Methodology:** the broken-up concrete overburden will have been removed prior to OA North's arrival on site. Any subsequent topsoil and modern overburden 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 CCCHES.
- 3.2.4 The trenches will not be excavated deeper than 1.20m to accommodate health and safety constraints, without shoring or stepping out of the trench sides. Should this be required, this may be costed as a variation should an additional day on site be necessary.
- 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 a total station, 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 40 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. The assessment would 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.

- 3.2.10 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.
- 3.2.11 **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.
- 3.2.12 **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.
- 3.2.13 **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.
- 3.2.14 **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.
- 3.2.15 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.
- 3.2.16 **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.

- 3.2.17 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 completion of the survey fieldwork, unless an alternative deadline is agreed with the client beforehand. It will present, summarise, and interpret the results of the programme detailed above in order to come to as full an understanding as possible of the archaeology of the development area. 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 Full regard will, of course, be given to all constraints (services etc) during the evaluation as well as to all Health and Safety considerations. OA North provides a Health and Safety Statement for all projects and maintains a Company Safety policy. As a matter of course the field team will use a Cable Avoidance Tool (CAT) prior to any excavation to test for services. However, this is only an approximate location tool. Any **information regarding services**, i.e. drawings or knowledge of live cables or services, within the study area and held with the client should be made known to the OA North project manager prior to the commencement of the evaluation.
- 4.3 A portable toilet with hand washing facilities will be provided and located on or adjacent to the site unless the client would prefer to arrange alternative facilities. This is costed as a contingency.
- 4.4 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, and that the risk is dealt with appropriately.
- 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.

5 OTHER MATTERS

5.1 ACCESS

- 5.1.1 Liaison for basic site access will be undertaken through the client and it is understood from advice from the client that there is access for both pedestrian and plant traffic to the site.

5.2 REINSTATEMENT

- 5.2.1 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.

5.3 FENCING/HOARDING REQUIREMENTS

- 5.3.1 The client has advised that the site is protected from public access and is secure.

5.4 PROJECT MONITORING

- 5.4.1 Whilst the work is undertaken for the client, CCCHES will be kept fully informed of the work and its results and will be notified a week in advance of the commencement of the fieldwork. Any proposed changes to the project design will be agreed with CCCHES in consultation with the client

5.5 INSURANCE

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

5.6 WORK TIMETABLE

- 5.6.1 **Desk-based assessment:** approximately five days will be required for this element.
- 5.6.2 **Archaeological Evaluation:** it is anticipated that this element would require one day.

- 5.6.3 **Report:** the final report will be submitted to the client within eight weeks, unless an earlier deadline is agreed beforehand.
- 5.6.4 **Archive:** the archive will be deposited within six months.
- 5.7 STAFFING**
- 5.7.1 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.
- 5.7.2 The desk-based assessment will be undertaken by **Kathryn Levey** (OA North project assistant).
- 5.7.3 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.
- 5.7.4 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, but particularly from the local area, being involved with the Carlisle Millennium Project.
- 5.7.6 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.

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APPENDIX 3: WATCHING BRIEF PROJECT DESIGN

LAND TO THE REAR OF THE SALUTATION, SOUTHEND ROAD, PENRITH, CUMBRIA

Archaeological Watching Brief:

Project Design

Oxford Archaeology North

April 2007

John Ellis

NGR: NY 51705 29915

OA North Ref No: L9827

1 INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1 As a result of proposals by John Ellis (hereafter the 'client') for the erection of six flats on land to the rear of The Salutation, Southend Road, Penrith, Cumbria (NY 51705 29915), Cumbria County Council Historic Environment Service (CCCHES) issued a brief for a programme of archaeological investigation to comprise a desk-based assessment and trial trench evaluation in order to further inform the planning process in advance of development. John Ellis commissioned Oxford Archaeology North (OA North) to undertake this initial programme of work in March 2007 and, following the submission of an interim statement on the preliminary results, CCCHES issued a verbal brief for a programme of archaeological monitoring to be undertaken during any ground disturbing activity on the site. The following project design have been prepared in accordance with the verbal brief and to meet CCCHES standards for archaeological watching briefs. The proposed groundworks on site will comprise the excavation of a 1.8m deep by 0.6m wide foundation trench around the entire perimeter of the development, together with stripping of all internal deposits down to a clean horizon of boulder clay. Such works are likely to destroy all but the deepest negative archaeological features.

1.2 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 1.2.1 The results of the desk-based assessment indicated that, whilst it is known that the route of Southend Road formed an element of the town's medieval street system, it is uncertain how far southwards actual settlement extended. Late eighteenth-century cartographic sources appear to show typical medieval burgage plots to the north of the proposed development site, running along Netherend (now King Street) and possibly also a perpendicular section of Bark House Lane, but not within the development area itself. However, urban expansion into the proposed development area (which had taken place by 1786 and, in all probability, much earlier), may have taken place within a rear plot to one of the possible medieval burgages running off of Bark House Lane. Although the date of the first construction within the development area could be ascertained, documentary sources indicated that the building extant in the eighteenth century was demolished and replaced by several more narrow structures in the second half of the nineteenth century.
- 1.2.2 The results of the evaluation supported the premise that there were two phases of building activity on site, represented by well-preserved stone foundations just below the existing carpark surface, although there was no suitable evidence from which to accurately date these episodes. In addition, a substantial ditch, possibly demarcating the edge of Southend Road, or perhaps a Bark House Lane burgage plot, was found and, although undated, could potentially be of medieval or early post-medieval origin. A single posthole and a later post-medieval drainage feature were also found.
- 1.2.3 Overall, therefore, there is good potential for the preservation of post-medieval structural remains and occupation deposits, as well as for the possible survival of medieval features, such as pits and backyard structures.

1.3 OXFORD ARCHAEOLOGY NORTH

- 1.3.1 OA North has considerable experience of excavation of sites of all periods, having undertaken a great number of small and large scale projects throughout Northern England during the past 25 years. Evaluations, desk-based 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. 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.

2 OBJECTIVES

- 2.1 The following programme has been designed to record the archaeological deposits affected by the proposed development of the site, in order to determine their extent, nature and significance. The required stages to achieve these ends are as follows:
- 2.2 **Archaeological Watching Brief:** to undertake a programme of observation and recording during any ground disturbance to determine the presence, quality, extent and importance of any archaeological remains on the site.
- 2.3 **Report and Archive:** the results of the watching brief will be combined with those of the previous fieldwork to produce a single report for the Client within eight weeks of completion of the fieldwork. A site archive of the full programme of investigation will be produced to English Heritage guidelines (1991) and in accordance with the Guidelines for the Preparation of Excavation Archives for Long Term Storage (UKIC 1990).

3 METHOD STATEMENT

3.1 WATCHING BRIEF

- 3.1.1 **Methodology:** a programme of field observation will accurately record the location, extent, and character of any surviving archaeological features and/or deposits within the whole area of the proposed ground disturbance. This work will comprise observation during all ground reduction and excavations for the proposed development, the systematic examination of any subsoil horizons exposed during the course of the groundworks, and the accurate recording of all archaeological features and horizons, and any artefacts, identified during observation.
- 3.1.2 The watching brief will cover the whole of the area to be disturbed by the development including, topsoil and subsoil stripping, the removal of any peat deposits and any other groundworks which would expose the natural drift geology.
- 3.1.3 Putative archaeological features and/or deposits identified during the observation of groundworks, together with the immediate vicinity of any such features, will be cleaned by hand, using either hoes, shovel scraping, and/or trowels depending on the subsoil conditions and, where appropriate, sections will be studied and drawn. Any such features will be sample excavated (ie. 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).
- 3.1.4 During this phase of work, recording will comprise a full description and preliminary classification of features or materials revealed, and their accurate location (either on plan and/or section, and as grid co-ordinates where appropriate). Features will be planned accurately at appropriate scales and annotated on to a large-scale plan provided by the Client. A photographic record will be undertaken simultaneously.
- 3.1.5 A plan will be produced of the areas of groundworks showing the location and extent of the ground disturbance and one or more dimensioned sections will be produced.
- 3.1.6 **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.
- 3.1.7 **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.

- 3.1.8 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.
- 3.1.9 **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. CCCHE 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. Because of the proximity of the development site to the extension of the Friend's Burial Ground on Sedbergh Road, an application will be made by OA North for the study area prior to the commencement of groundworks within the southern area of the site. The removal of human remains will be carried out with due care and sensitivity under the environmental health regulations.
- 3.1.10 **Contingency plan:** in the event of significant archaeological features being encountered during the watching brief, discussions will take place with the Planning Archaeologist or his representative, as to the extent of further works to be carried out. All further works would be subject to a variation to this project design. In the event of environmental/organic deposits being present on site, it would be necessary to discuss and agree a programme of palaeoenvironmental sampling and or dating with the Planning Archaeologist.

3.2 REPORT AND ARCHIVE

- 3.2.1 **Report:** one bound and one unbound copy of a written synthetic report will be submitted to the Client and a further three copies submitted to the Cumbria HER within eight weeks of completion. The report will include:
- a front cover to include the planning application number and the NGR
 - a site location plan, related to the national grid
 - the dates on which the fieldwork was undertaken
 - a concise, non-technical summary of the results
 - a description of the methodology employed, work undertaken and results obtained
 - plans and sections at an appropriate scale, showing the location of features
 - other illustrations and photographic plates showing, as appropriate, features of interest or to demonstrate the absence of archaeological features.
 - a description of any environmental, finds, or other specialist work undertaken, and the results obtained
 - the report will also include a complete bibliography of sources from which data has been derived.
 - a copy of this project design in the appendices, and indications of any agreed departure from that design
- 3.2.2 This report will be in the same basic format as this project design; a copy of the report can be provided on CD, if required.
- 3.2.3 **Archive:** the results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (Management of Archaeological Projects, 2nd edition, 1991). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. It will include summary processing and analysis of all features, finds, or palaeoenvironmental data recovered during fieldwork, which will be catalogued by context. All artefacts will be processed to MAP2 standards and will be assessed by our in-house finds specialists.

- 3.2.4 The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the IFA in that organisation's code of conduct. OA North conforms to best practice in the preparation of project archives for long-term storage. This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the Cumbria HER (the index to the archive and a copy of the report). OA North practice is to deposit the original record archive of projects with the County Record Office, Kendal. The material archive (artefacts and ecofacts) will be deposited with an appropriate museum following agreement with the client.
- 3.2.5 **Collation of data:** the data generated will be collated and analysed in order to provide an assessment of the nature and significance of the known surface and subsurface remains within the designated area. It will also serve as a guide to the archaeological potential of the area to be investigated, and the basis for the formulation of any detailed field programme and associated sampling strategy, should these be required in the future.
- 3.2.6 The Arts and Humanities Data Service (AHDS) online database project Online Access to index of Archaeological Investigations (OASIS) will be completed as part of the archiving phase of the project.
- 3.2.7 **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. Any requirement to revise or reorder the material for submission or presentation to third parties beyond the project brief and project design, or for any other explicit purpose, can be fulfilled, but will require separate discussion and funding.

3.3 HEALTH AND SAFETY

- 3.3.1 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 risk assessment will be completed in advance of any on-site works and copies will be made available on request to all interested parties.

4 WORK TIMETABLE

- 4.1 **Archaeological Watching Brief:** the duration of this element is dependant upon the duration of any ground disturbing activities on the site.
- 4.2 **Report and Archive:** an evaluation report will be submitted within eight weeks of the completion of the fieldwork. However, should an interim statement be required this can be issued within two weeks but instruction must be received from the client prior to completion of the fieldwork.
- 4.3 **Written Instruction:** OA North can execute projects at very short notice once written confirmation of commission has been received from the Client. One weeks notice would be sufficient to allow the necessary arrangements to be made to commence the task and inform CCCHES.

5 PROJECT MONITORING

- 5.1 **Access:** liaison for site access during the evaluation will be arranged with the client unless otherwise instructed prior to commencement of the archaeological investigation.

- 5.2 Whilst the work is undertaken for the client, the County Archaeologist will be kept fully informed of the work and its results, and will be notified a week in advance of the commencement of the fieldwork. Any proposed changes to the project design will be agreed with CCCHEs in consultation with the Client.

6 STAFFING PROPOSALS

- 6.1 The project will be under the direct management of **Stephen Rowland** (OA North project manager) to whom all correspondence should be addressed.
- 6.2 All elements of the archaeological investigation 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.
- 6.3 Assessment of the finds from the evaluation will be undertaken under the auspices of OA North's in-house finds specialist **Christine Howard-Davis BA MIFA** (OA North project officer). Christine has extensive knowledge of all finds of all periods from archaeological sites in northern England. However, she has specialist knowledge regarding glass, metalwork, and leather, the recording and management of waterlogged wood, and most aspects of wetland and environmental archaeology.
- 6.4 Assessment of any palaeoenvironmental samples which may be taken will be undertaken by **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. Assessment of any faunal material will be undertaken by **Andrew Bates MSc** (OA North Supervisor).

7. BIBLIOGRAPHY

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

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APPENDIX 4: TRENCH DESCRIPTIONS

Trench 1	Dimensions 5.05m by 2.0m	Orientation east/west
Context	Description	Depth
100	Tarmac with associated stone levelling deposit.	0.10m
101	Mixed dark orange/brown compact silty sand, with less than 2% angular red sandstone inclusions of a maximum size of 0.35m by 0.35m by 0.02m. Overburden	0.10m
102	Very dark grey/brown, friable, silty clay. Buried soil horizon.	0.17m
103	Fill of linear 104 . Comprised a mid-grey/brown, friable, silty clay with 70% to 80% large sub-rounded and sub-angular stone inclusions. Thought to be a deliberately backfilled deposits, with stone inclusions added to improve drainage. Alternatively this is a secondary fill, derived from surrounding eroding topsoils, with larger stone originating from a nearby upstanding structure or surface, although none of the stones were identified as cobbles.	0.52m
104	Linear feature measuring 0.82m wide, with slightly irregular sides and base, although generally of a concave shape, on a north-north-west/south-south-east orientation. Cuts into glacial till 105 . Most likely a drainage feature.	0.52m
105	Mid-orange/brown consolidated clay. Glacial till.	Unknown

Trench 2	Dimensions 3.1 by 4.0m	Orientation north-east/south-west
Context	Description	Depth
200	Tarmac with associated stone leveling deposit.	0.10m
201	A mid-orange/brown fine sand silty clay, with less than 1% crushed red sandstone inclusions of a maximum size of 0.2m by 0.1m by 0.08m. Sub-rounded sandstone inclusions of a maximum size of 0.2m by 0.18m by 0.02m comprising 10% of the deposit. Overburden of the site, originating from building and/or demolition activity.	0.36m
202	A lens of red medium sand located below layer 201	0.06m
203	Mid-orange/brown fine sand silty clay with less than 1% sub-angular stone inclusions of a maximum size of 0.23m by 0.1m by 0.02m, and less than 1% charcoal flecks. Located stratigraphically below 202 , and is physically above both deposits 204 and 206 . The boundary between 203 and these lower deposit is very diffuse, almost undetectable. 203 comprises a buried soil horizon. Soil formation processes have destroyed some of the statigraphic relationship between 203 and lower deposits.	0.25m
204	A dark grey fine sandy silty clay, with 50% to 75% large sub-rounded stone inclusions of a maximum size of 0.25m by 0.2m by 0.18m. Potentially deliberately backfilled into 205 .	0.78m
205	Linear feature orientated north-west/south-east, with a concave, near verital, north eastern side and a concave base. The feature runs along the south-western edge of the trench, parallel to Southend Road (Site 18), on a north-west/south east orientation. This feature cuts into deposit 206 of linear 207 . This cut number was assigned because the boundary between 204 and 206 in the south facing section of Trench 2 is very steep (Fig 14; Plate 5), although it is possible that 204 represents an episode of the deliberate backfilling of linear 207 .	0.78m
206	Fill of 207 . A mid-orange/brown fine sand silty clay, with less than 1% sub-rounded stone inclusions of a maximum size of 0.27m by 0.15m by	0.80m

	0.15m. A secondary fill, derived from the accumulation of sediment eroded from surrounding topsoils.	
207	Linear feature orientated north-west/south-east, with concave north-eastern edge and a concave base. The feature runs along the south-western edge of the trench, parallel to Southend Road, on a north-west/south east orientation (Fig 14; Plate 5). It measured at least 1.15m wide and 0.8m deep. This feature may be a road side ditch of a medieval or post-medieval road, which pre-dated the current Southend Road.	0.80m
208	Sandstone foundation. Comprised of red sandstone ashlar blocks, measuring 0.99m by 0.40m and 0.75m by 0.45m. It has thinner stone, possibly curbing stone for an alleyway, along its south-east edge, which measured 0.75m by 0.13m and 0.70m by 0.13m. Bonding material comprised a mid-brown grey fine sand clay. Foundation left in-situ.	Unknown
209	Foundation. Comprised roughly squared sandstone of a maximum size of 0.45m by 0.26m by 0.12m, at least two courses thick, bonded with a light grey coarse sand mortar. Foundation left in-situ.	Unknown
210	Fill of 211 . A mid-grey fine sand silty clay, with less than 1% charcoal flecks included within the deposit. A mix of re-deposited topsoil with other sediment.	0.25m
211	Sub-square discrete feature measuring 0.38m by 0.35m. Post-hole.	0.25m
212	A mid-brown orange medium sandy clay. Glacial till	Unknown
213	Part of a drain adjacent to foundation 209 . Comprised vertical sandstone sides, measuring 0.18m by 0.12m by 0.15m, either side of a very dark grey coarse sand fill 0.15m deep, with a sandstone base. 0.35m wide.	0.17m

APPENDIX 5: FINDS CATALOGUE

Context	Material	Category	No	Description	Date
102	Ceramic	Tile	2	Two fragments of modern glazed wall tile	Mid- to late twentieth century
102	Copper alloy	Ring	1	Plain ?cast ring	Not closely dateable
201	Ceramic	Vessel	1	Fragment of heavily rilled white-ware. Too small for form to be identified	Mid- to late twentieth century
201	Ceramic	Tobacco pipe	1	Undiagnostic stem fragment.	Early twentieth century?
201	Glass	Vessel	1	Featureless body fragment colourless vessel	Mid- to late twentieth century
201	Glass	Vessel	1	Shoulder fragment green bottle	Mid- to late twentieth century
203	Ceramic	Vessel	1	Body fragment hard-fired gritty green-glazed fabric	Medieval
203	Glass	Vessel	1	Featureless body fragment colourless vessel. Heavily abraded	Mid- to late twentieth century?

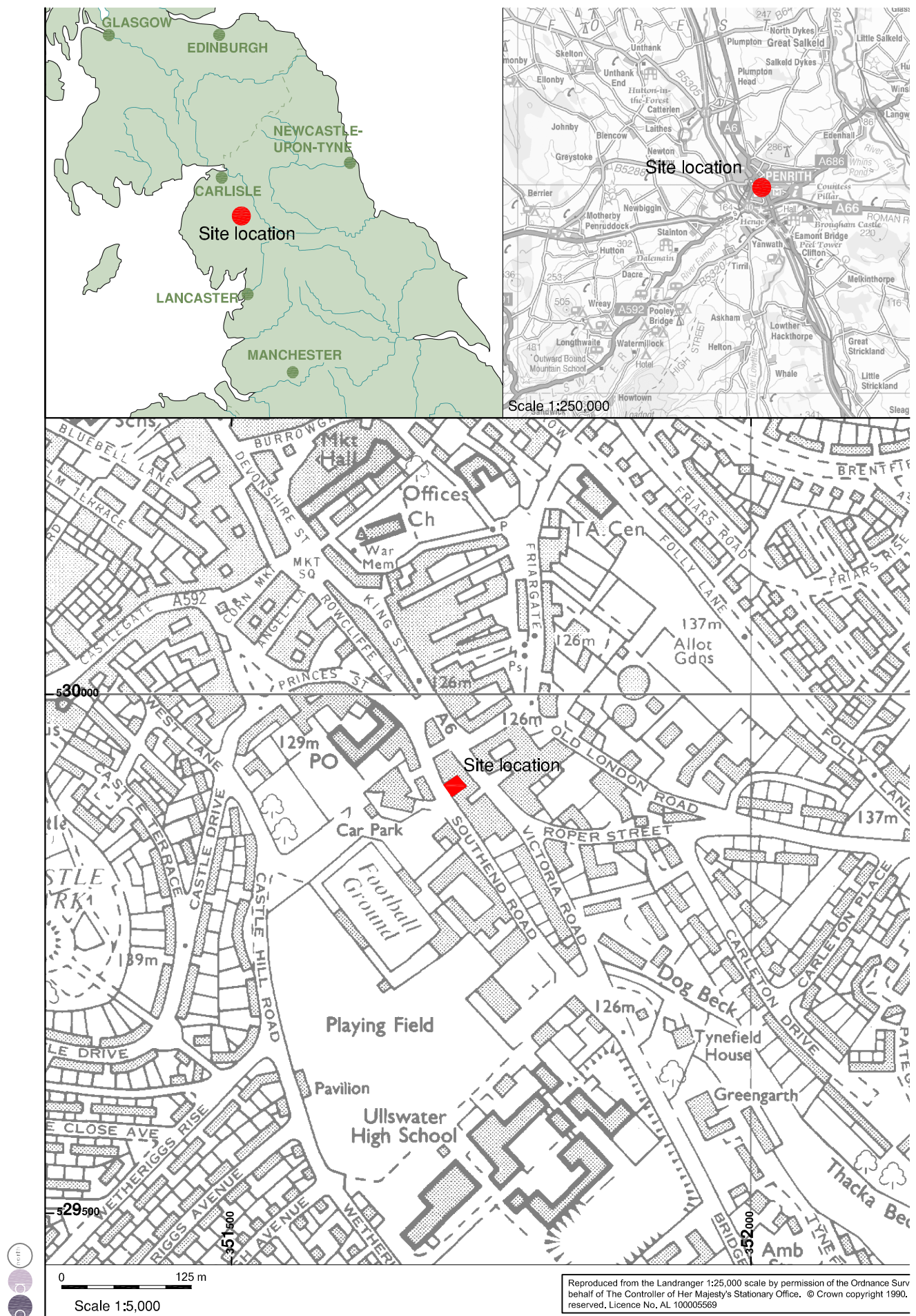


Figure 1: Site Location

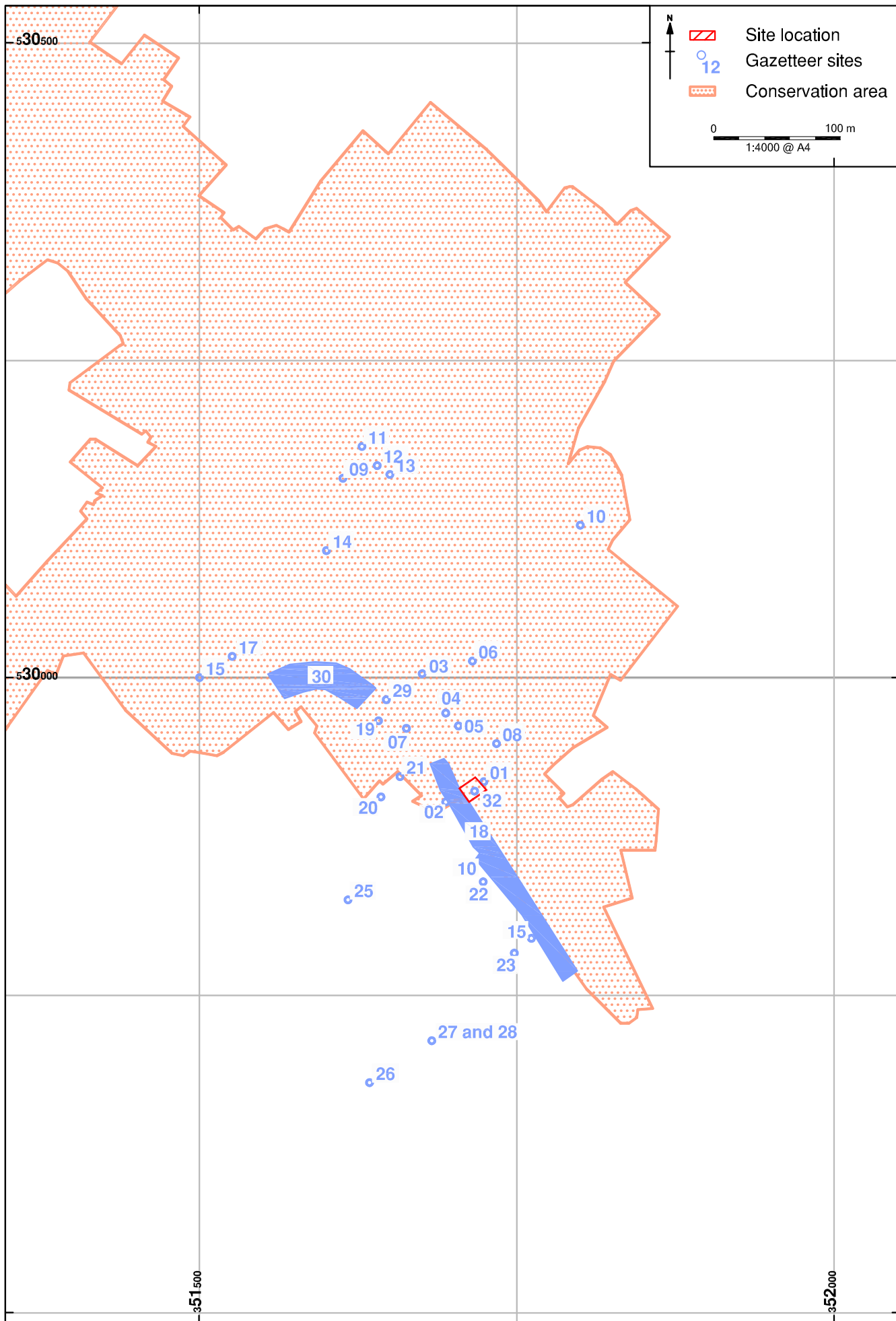


Figure 2: Gazetteer Sites

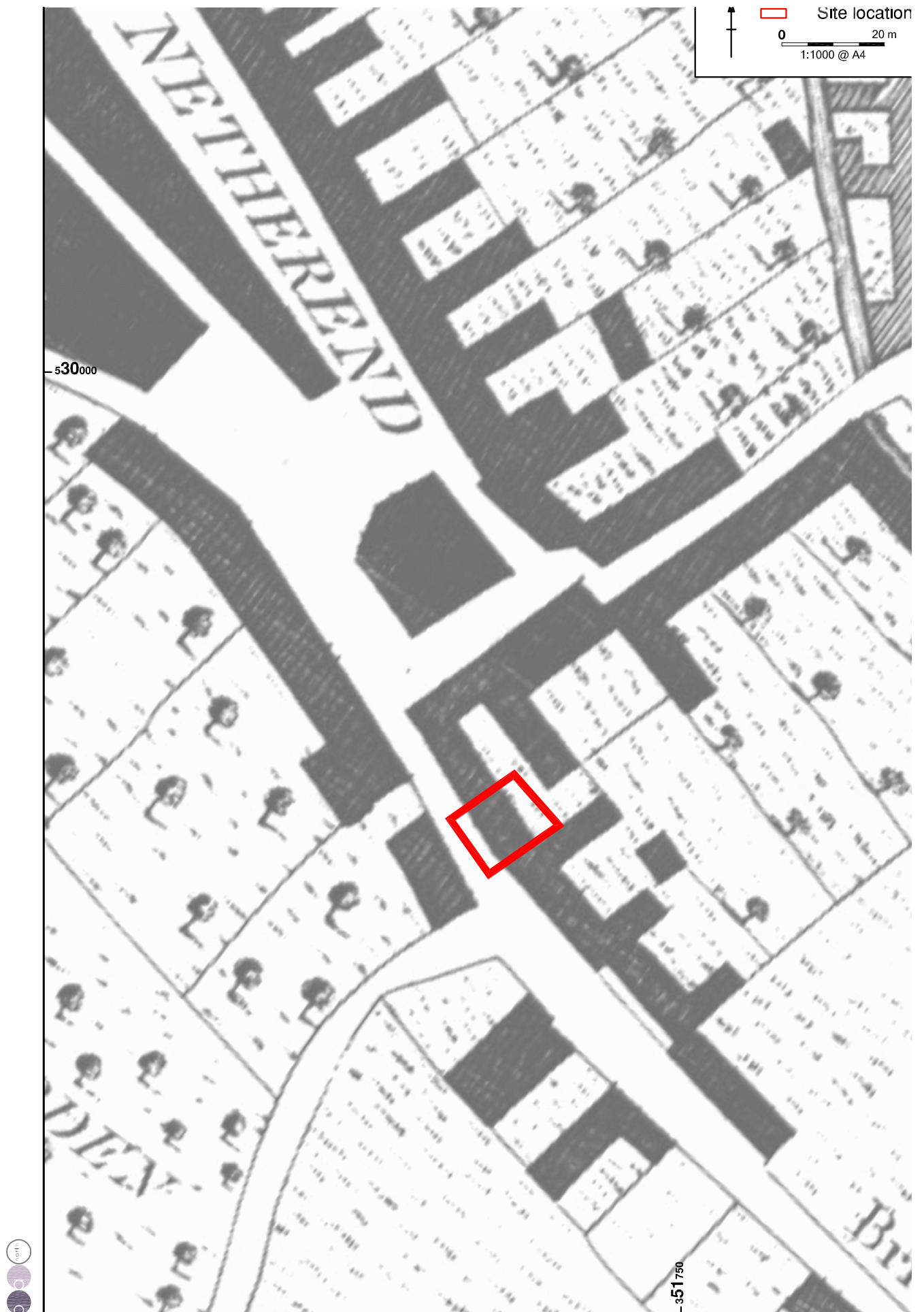


Figure 3: Extract from Clarke's map of 1787

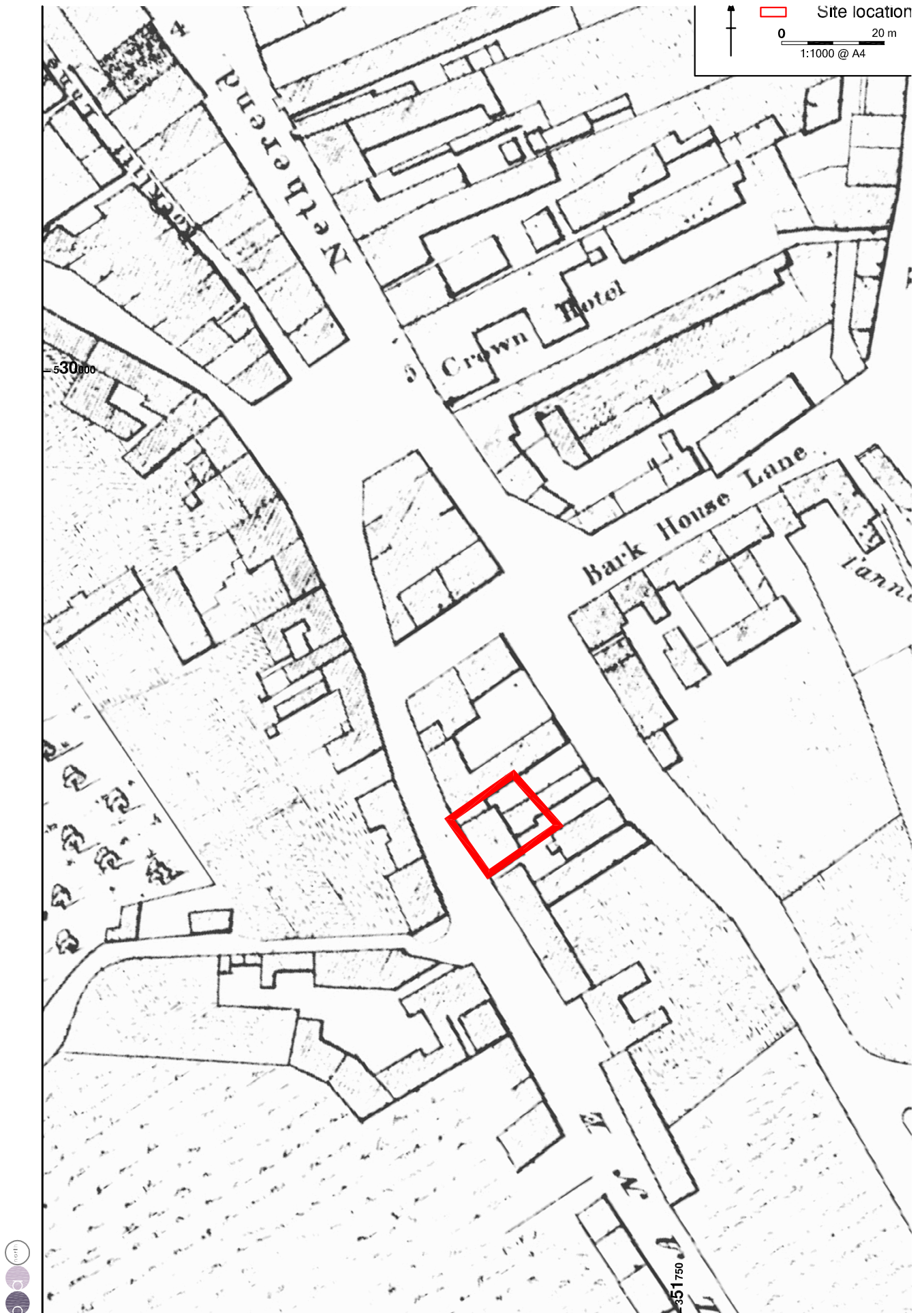


Figure 4: Extract from Wood's map of 1820



Figure 6: Extract from Ordnance Survey 1868 First Edition 1:2500 map

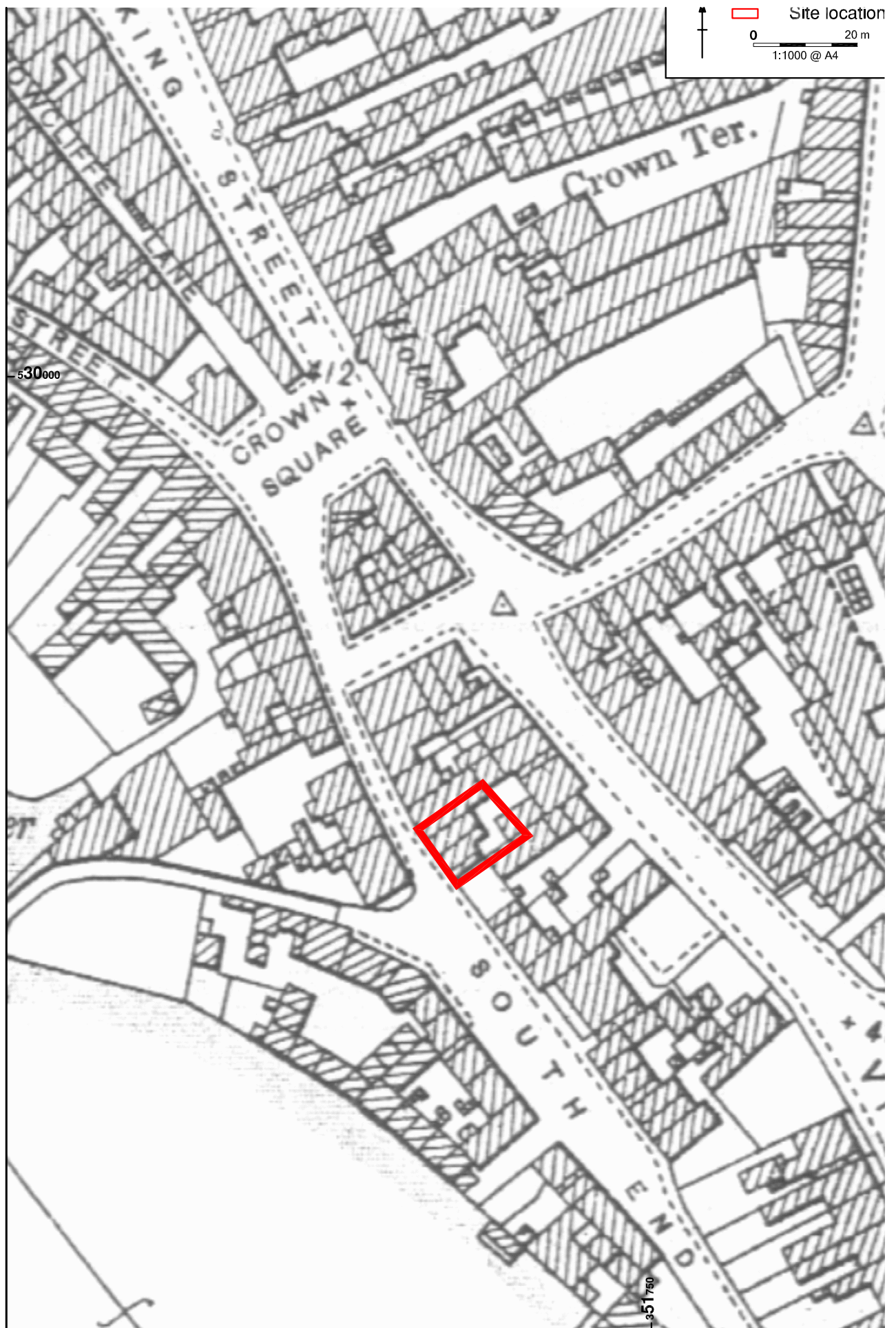


Figure 7: Extract from Ordnance Survey 1900 Second Edition 1:2500 map

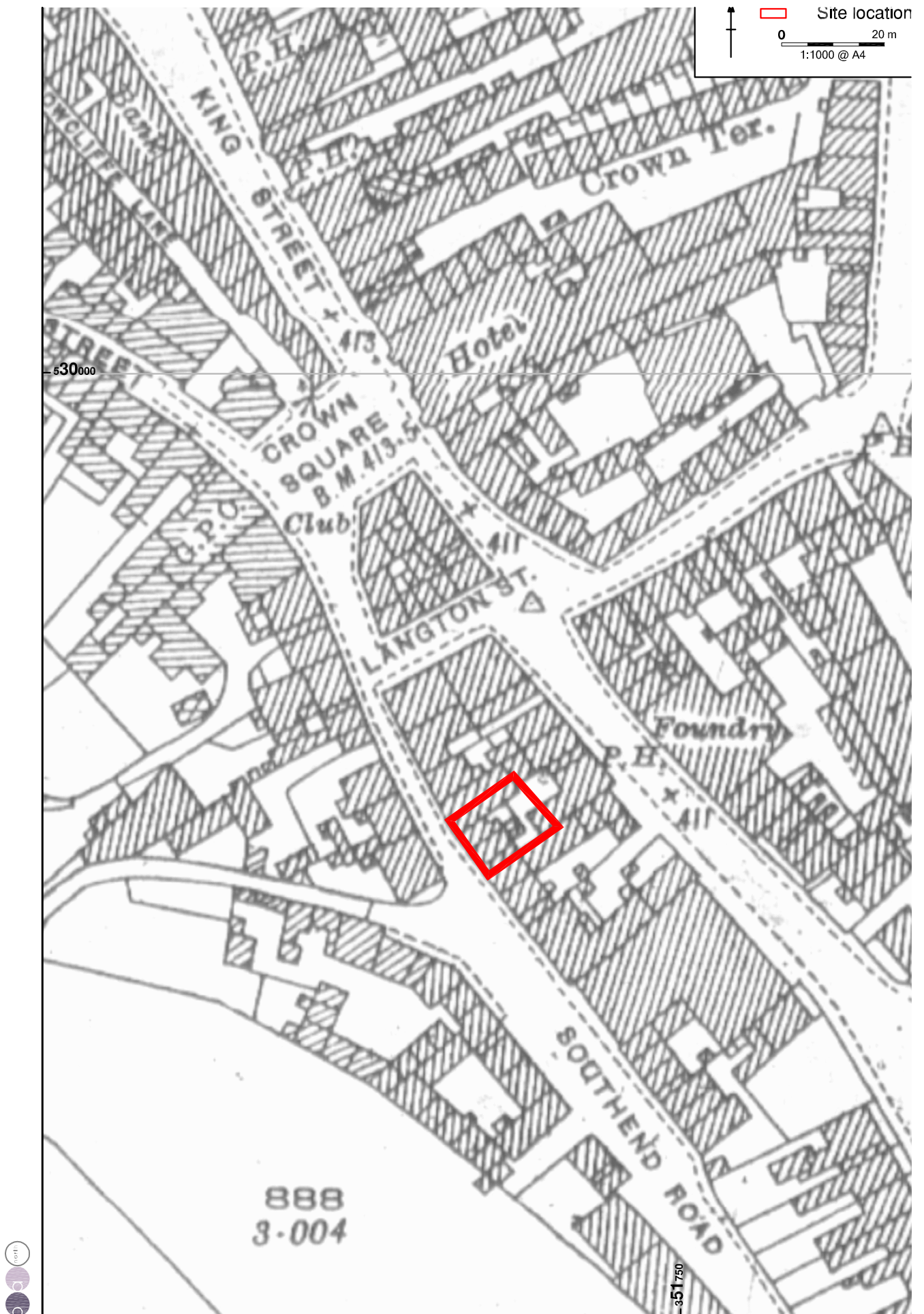


Figure 8: Extract from Ordnance Survey 1925 Third Edition 1:2500 map

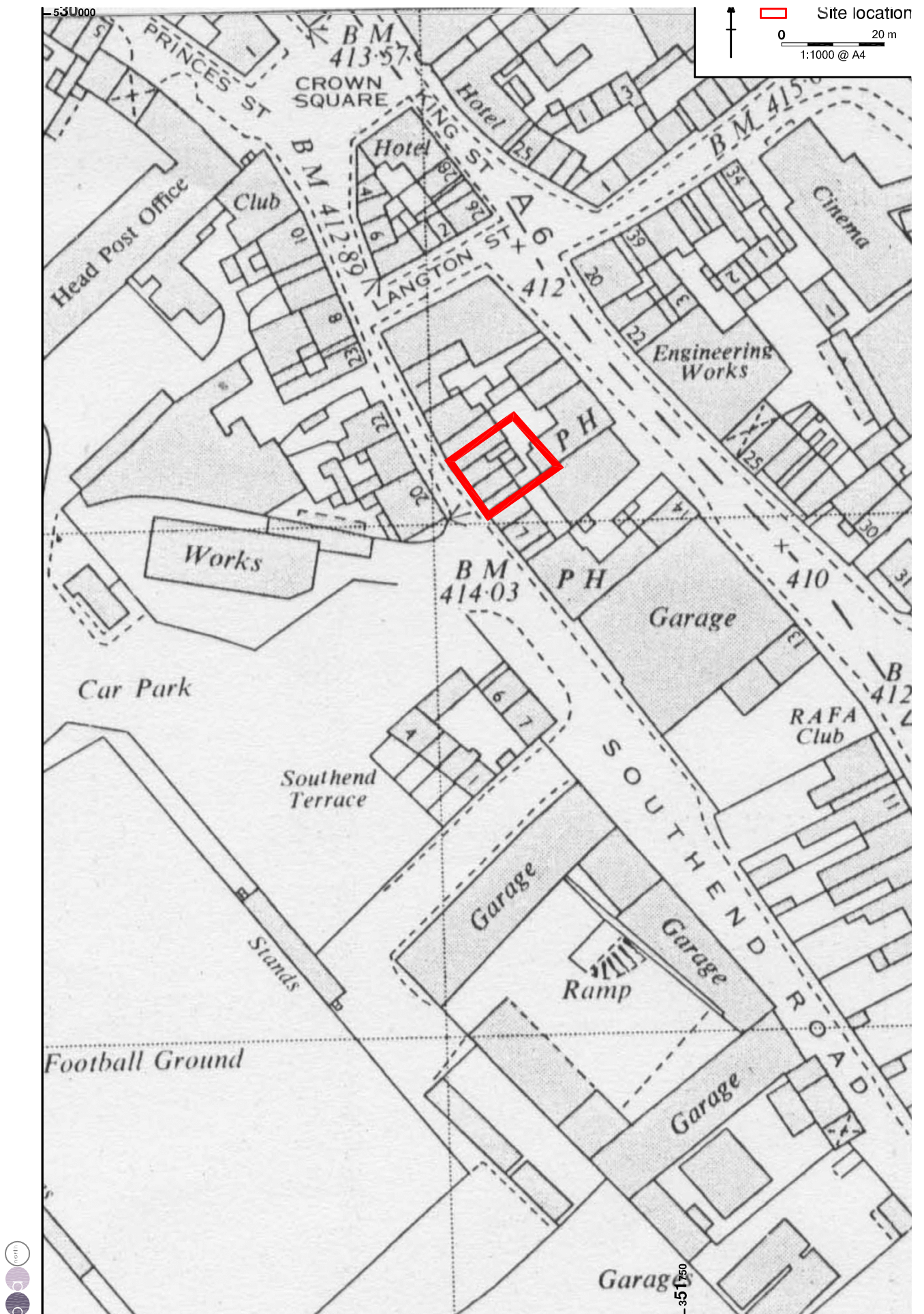
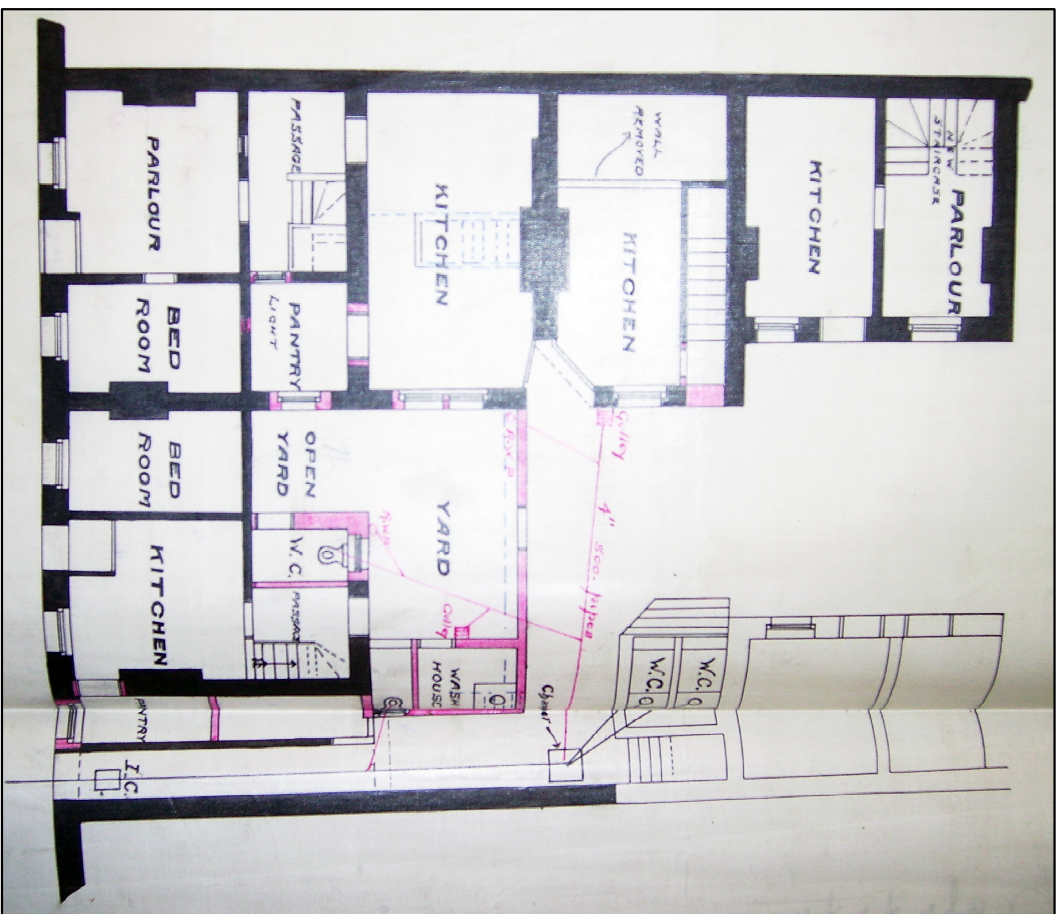
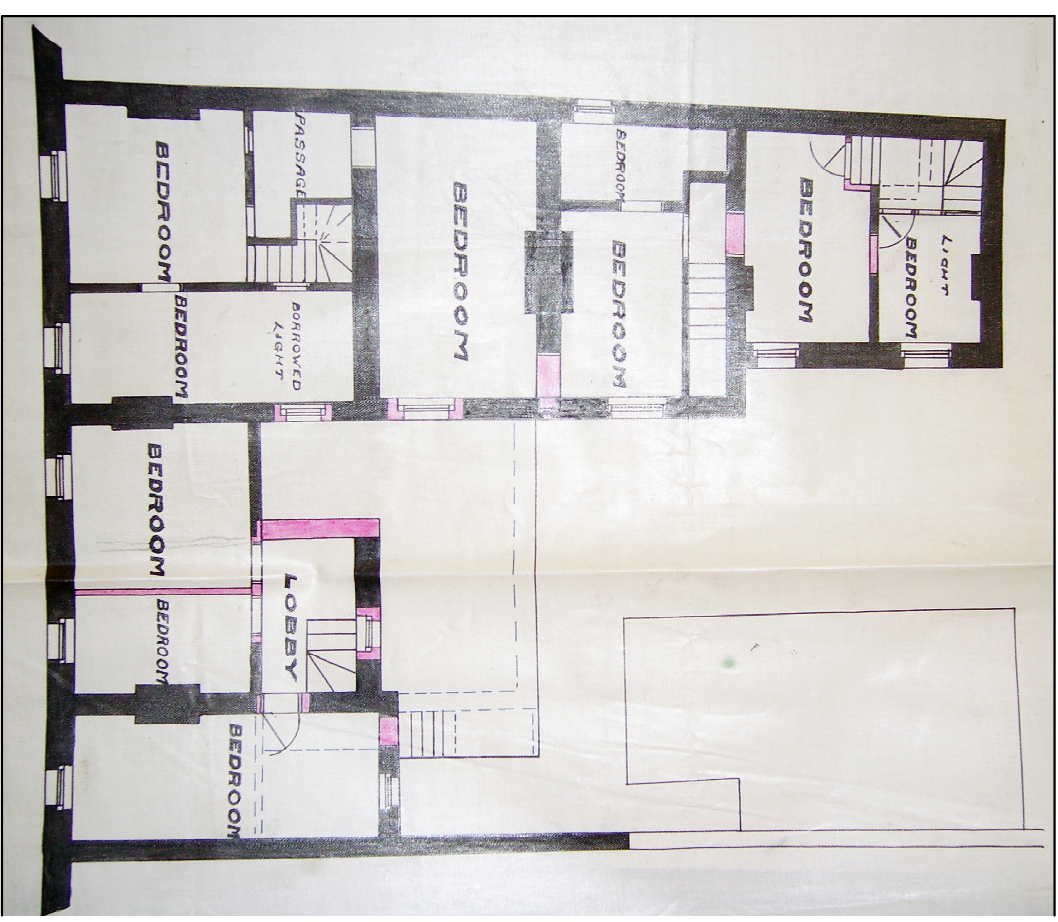


Figure 9: Extract from Ordnance Survey 1967 map



Ground floor



First floor

Figure 10: Plan of 4 - 5 Salutation Yard: suggested alterations, 1913

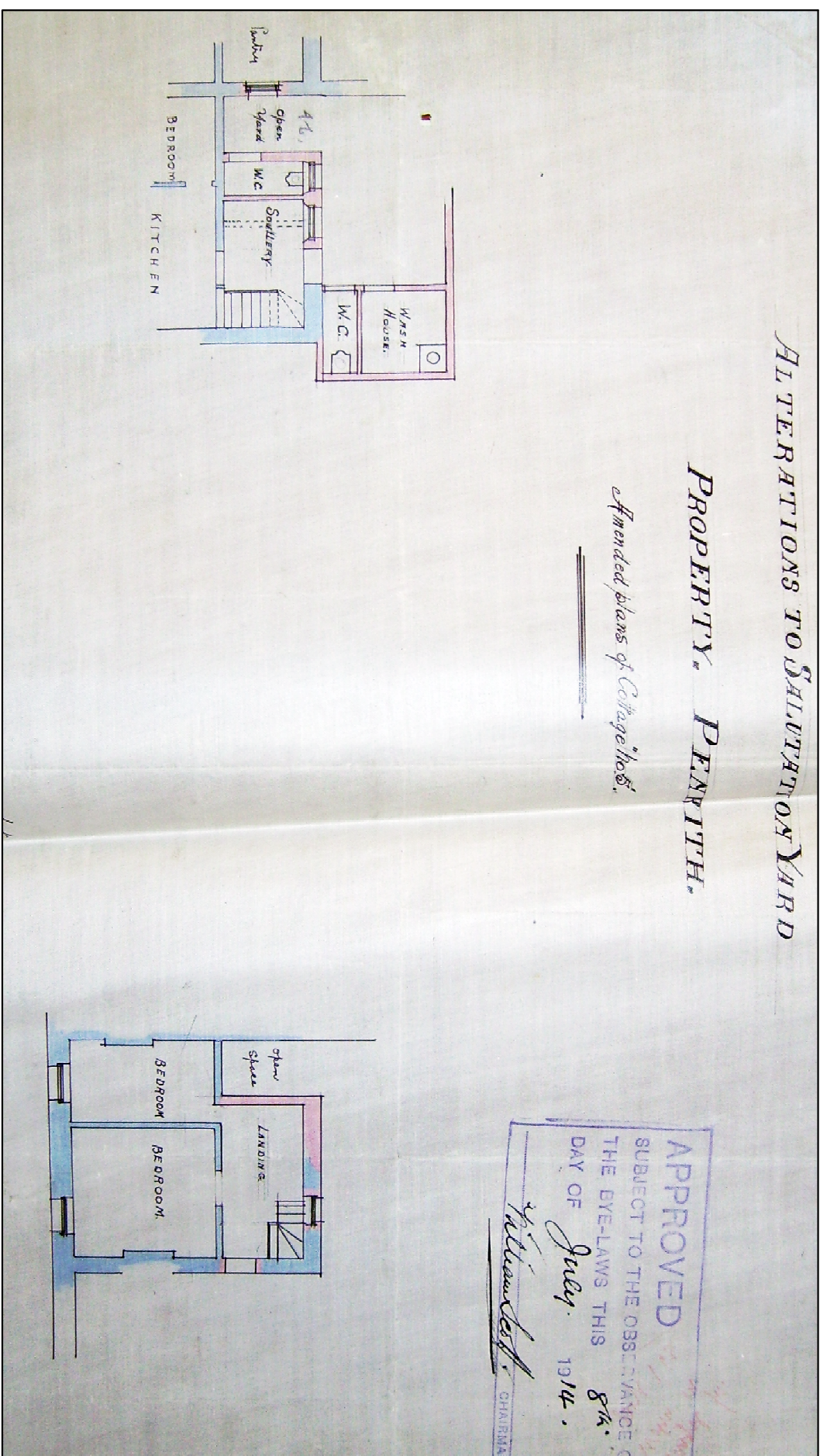


Figure 11: Plan of alterations to Salutation Yard Property, 1914

Key

Study area



0 10 m

Scale 1:500 @ A4

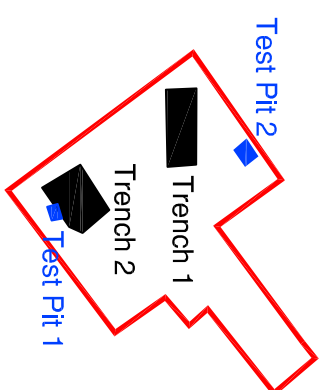


Figure 12: Trench Location Plan

Figure 13: Plan of and south-east-facing section of drainage feature **104**, of Trench 1

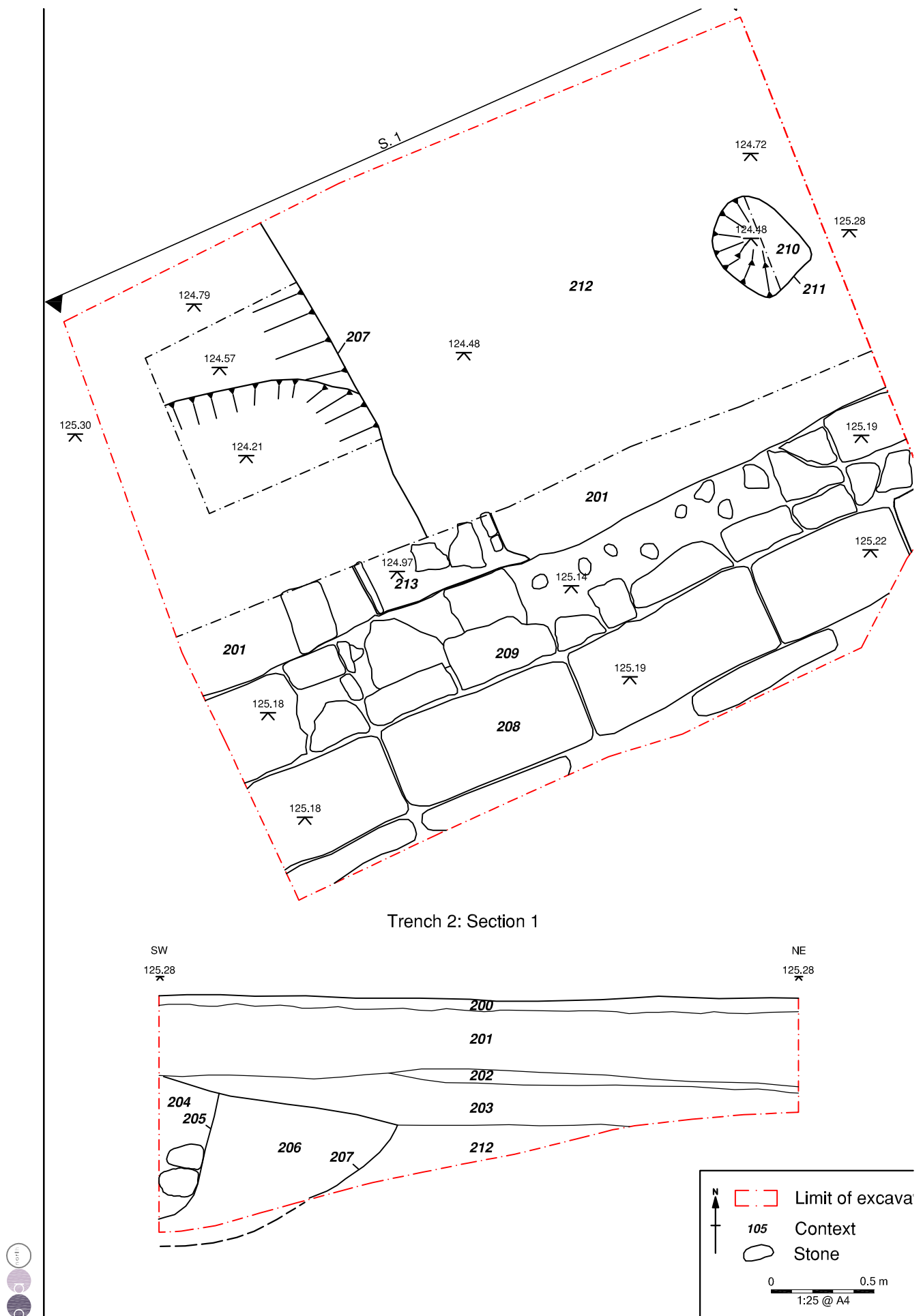


Figure 14: Plan and south-east-facing section of Trench 2



Plate 1: The Salutation (Site 01)



Plate 2: No 9 Southend Road (Site 18)

BRIEF FOR AN ARCHAEOLOGICAL EVALUATION
ON LAND TO THE REAR OF THE SALUATION, SOUTHEND ROAD, PENRITH
CUMBRIA

Issued by the

County Historic Environment Service

Environment Unit, Economy, Culture and Environment



COUNTY COUNCIL

Date of Brief: 07 July 2006

This Design Brief is only valid for 1 year after the above date. After this period the County Historic Environment Service should be contacted. Any specification resulting from this Brief will only be considered for the same period.

1. SITE DESCRIPTION AND SUMMARY

Site: Land to the rear of The Saluation, Southend Road, Penrith

Grid Reference: NY 51705 29915

Planning Application No.: 3/02/0590

Approximate Area: 250 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 Eden District Council regarding a planning application for the erection of 6 flats on land to the rear of The Saluation, Southend Road, Penrith.
- 2.2 The scheme affects an area considered to have a high archaeological potential on the edge of the historic core of Penrith. A condition has therefore 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.
- 2.3 This advice is given in accordance with guidance given in Planning Policy Guidance note 16 (Archaeology and Planning) and with policy BE9 of the Eden Local Plan.

3. ARCHAEOLOGICAL BACKGROUND

- 3.1 The site lies on the edge of the historic core of Penrith. It is likely that there was a settlement within the area of the present town before the Norman Conquest, but the earliest documentary records for Penrith date to the early 13th century when it was granted a market charter. The Cumbria Extensive Urban Survey characterises the site as the location of medieval tenements. A number of 18th and 19th century buildings survive along Southend and Victoria Roads including The Saluation which is listed grade II.

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 in Kendal as well as records held by the County Records Office at Carlisle should be consulted.

- 4.2.2 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. Demonstrably modern overburden can be removed by machine, but subsequent cleaning and investigation must be by hand. A minimum of 20 square metres of trenching should be investigated.
- 4.2.3 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.
- 4.2.4 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*, 2nd 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*, 2nd 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 Department for Constitutional Affairs 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

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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.