

LAND ADJACENT TO CROSS KEYS YARD, Milnthorpe, Cumbria

Archaeological Assessment and Watching Brief



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SUMMARY

Following a request by Mr Ivan Coates of Ivan Coates (Builders) Ltd, Oxford Archaeology North (OA North) undertook a desk-based assessment and watching brief of an area outlined for a proposed dwelling and garage on the land adjacent to the Cross Keys Yard, Milnthorpe (SD 4961 8147), in February 2003. The site was close to the probable centre of medieval Milnthorpe, near the market place and along the main routes through the town and, therefore, had the potential to incorporate significant sub-surface archaeological remains relating to the earlier history of the town. A desk based study was implemented and a watching brief was undertaken during excavation of foundation trenches for the dwelling to assess any archaeological remains.

The assessment highlighted a wealth of documentary evidence but also that little previous archaeological investigation had been undertaken throughout the town and from sites in the vicinity of the study area. There were no known Sites and Monuments Records within the study area but eleven within the township. The nineteenth century buildings on the northern part of the site are of Listed Grade II status and will thus be subject to planning controls. The site would appear to have been built on since the eighteenth century and almost certainly before then. It was possible to establish some of the ownership of the land and discover evidence of rebuilding at about 1821 of the Cross Keys Inn itself, although there was no direct evidence of below ground disturbance such as cellars.

There was a likelihood of preserved remains dating to earlier phases of construction on the site and a slight possibility of even earlier remains at the rear of the present buildings and within the site boundary where there has been less recent building activity.

The watching brief located the presence of one modern brick built culvert and an earlier stone built culvert. The stone culvert, although not accurately datable, was located within a post-medieval soil horizon which yielded eighteenth and nineteenth century pottery sherds. Only one narrow trench went deeper than the plough soil horizon and no evidence of early post-medieval or medieval archaeology was encountered during the watching brief.

ACKNOWLEDGEMENTS

OA North would like to extend our thanks to Bette Hopkins, the SMR Officer for Cumbria County Council Archaeology Service, Jeremy Parsons and Richard Newman, the Assistant and County Archaeologist, and to all the staff at the Cumbria Record Office in Kendal for their invaluable assistance.

Thanks are due to Mr Coates of Ivan Coates (Builders) Ltd for commissioning the work and for his help on site.

The desktop assessment was undertaken by Vix Hughes and the drawings were produced by Emma Carter. The watching brief was undertaken by Anthony Lee. The report was compiled by Vix Hughes and Anthony Lee and was edited by Jamie Quartermaine and Emily Mercer. The project was managed by Jamie Quartermaine.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 A planning application has been submitted to South Lakeland District Council by Ivan Coates (Builders) Ltd. The application proposed the construction of a dwelling and garage on a large area of land (approximately 0.35ha) adjacent to the Cross Keys Yard, Milnthorpe (SD 4961 8147, Fig 1). The proposed works lie within an area of high archaeological significance defined as the core of the medieval settlement of Milnthorpe (EUS 2002). Consequently, the client was advised by Cumbria County Council Archaeology Service (CCCAS) that a programme of archaeological works was required prior to the development taking place. The Assistant Archaeologist of CCCAS produced a brief for the first stage of this archaeological work, namely an archaeological desk-based assessment of the site, in order to identify the scope of potential archaeology. Ivan Coates asked OA North to undertake the archaeological assessment, and following formal agreement of the project design by CCCAS, the work was undertaken in February 2003.
- 1.1.2 The desk-based study consisted of a search of both published and unpublished records held by the Cumbria Sites and Monuments Record (SMR) in Kendal, the Cumbria County Record Offices in Kendal (CRO (K)), the library and archives at OA North's offices in Lancaster and the Local Studies Library in Kendal.
- 1.1.3 Following in from the desk-based study a watching brief was carried out during excavation of foundation trenches for the dwelling to evaluate the survival of any sub-surface archaeological features.
- 1.1.4 This report sets out the results of the work in the form of a short document which outlines the findings of the desk-based assessment and watching brief, followed by a statement of the archaeological potential of the area and an assessment of the impact of the proposed development.

2. METHODOLOGY

2.1 PROJECT DESIGN

2.1.1 A project design (*Appendix 2*) was submitted by OA North in response to a request for a programme of archaeological works within the study area, in accordance with a brief prepared by Cumbria County Council Archaeology Service (CCCAS) (*Appendix 1*); following acceptance of the project design by CCCAS, OA North was commissioned by the client to undertake the work. The project design was adhered to in full, and the work was consistent with the relevant standards and procedures of the Institute of Field Archaeologists, and generally accepted best practice.

2.2 DESK-BASED ASSESSMENT

2.2.1 Several archives were visited in accordance with the project brief and project design:

2.2.2 ***Sites and Monuments Record (SMR)***: the Cumbria Sites and Monuments Record, a database of archaeological sites within the County and maintained by Cumbria County Council in Kendal, was accessed. A full record including grid reference and description was obtained for the various sites within the centre of Milnthorpe and each record was studied and information extrapolated concerning what may be located within the study area. The area is completely urban; therefore, the aerial photographs consulted were of only limited use during the current study.

2.2.3 ***County Record Office (Kendal)***: the County Record Office in Kendal was visited primarily to consult documents specific to the premises within the study area. Historic maps of the study area, including any tithe maps and Ordnance Survey maps, were also examined. Particular emphasis was placed upon the early cartographic evidence which has the potential to inform medieval and post-medieval occupation and land-use of the area. A search was made for any relevant historical documentation, particularly regarding the use of the area, drawing on the knowledge of the archivists. Several secondary sources and archaeological or historical journals were also consulted.

2.2.4 ***Local Study Libraries (Kendal)***: several pertinent secondary sources and copies of primary published documents were available at these locations and were consulted.

2.2.5 ***World Wide Web***: a number of primary and secondary sources have been transcribed and are available from websites on the Internet. The sources used were printed out and have been fully referenced and the information is retained in the archive in the event that Internet access to the information is removed.

2.3 WATCHING BRIEF

2.3.1 A permanent presence watching brief was maintained for the duration of the groundwork associated with the excavation of the foundations.

2.3.2 A programme of field observation accurately recorded the location, extent, and character of any surviving archaeological features within the groundworks. This

work comprised observation during the groundworks, the systematic examination of any subsoil horizons exposed, and the accurate recording of all archaeological features, horizons, and artefacts identified during observation.

- 2.3.3 The recording comprised a full description and preliminary classification of features or materials revealed, on OA North *pro-forma* sheets, and their accurate location, either on plan and/or section. A plan was produced of the areas of groundworks showing the location and extent of the ground disturbance. All areas of archaeological interest were fully photographed.

2.4 ARCHIVE

- 2.4.1 A full professional archive has been compiled in accordance with the project design (*Appendix 2*), and in accordance with current IFA and English Heritage guidelines (English Heritage 1991). The paper and digital archive will be deposited in the Cumbria Record Office, Kendal after completion of the project. In addition to this the online OASIS (Online Access to Index of Archaeological Investigations) form will be completed as part of the project.

3. BACKGROUND

3.1 TOPOGRAPHY AND GEOLOGY

- 3.1.1 Milnthorpe is situated to the north-east of a bend in the River Bela, within its undulating lower valley. The River Bela then flows a short distance westward to join the River Kent, flowing southwards through the broad Kent Estuary and into Morecambe Bay. Milnthorpe is located on the route of the modern A6 between Lancaster and Kendal. It lies within the South Lakeland District Council in modern day Cumbria although historically it was part of the old County of Westmorland. The study area occupies a site of 0.35 ha in the centre of medieval Milnthorpe, lying to the west of the market place and along the main route through the town. The site incorporates two stretches of street frontage; one along Park Road, running east/west and the other along Beetham Road, running north/south and an area behind the frontages (Fig 2). This part of Milnthorpe is on the estuary side of the town which is less built up than the east. The site is at approximately 10-15m OD but the surrounding land rises moderately to two low drumlin hills either side of the River Bela.
- 3.1.2 The solid geology beds comprises Dinantian Limestone, such as Urswick, Park or Martin limestone of the Carboniferous period and date from 345 and 280 million years ago (BGS 1982). Overlying the solid geology are drift deposits of glacial material such as gravel and boulder clay which are known to be varied and convoluted in nature (Countryside Commission 1998). The soils which underlie the area around Milnthorpe are of the Denbigh 1 Series which are typical brown earths (Soil Survey of England and Wales 1983) which characteristically form good agricultural land.

3.2 HISTORICAL BACKGROUND

- 3.2.1 **Introduction:** this historical background is compiled mainly from secondary sources and is intended only as a brief summary of historical developments around the study area, emphasising the overall development of Milnthorpe.
- 3.2.2 **Prehistory:** around 9000-8000 cal BC the ice-sheets which had covered much of the Lake District and the Furness peninsula withdrew. This led to a rapid amelioration in climate and gradual colonisation of the landscape, firstly by vegetation then by animals and eventually humans. There is no evidence for Palaeolithic occupation within the area but within the region of the South Lakes and the Furness peninsula there are indications of anthropogenic activity. Possible Upper Palaeolithic evidence has been uncovered at locations notably Kirkhead Cave and Bart's Shelter, Scales (Hodgkinson *et al* 2000). Current evidence suggests that settlers first occupied the region during the Mesolithic period, between 5000 BC and 3500 BC (*op cit*, 34). Archaeological evidence has shown coastal exploitation, particularly centred on large parts of the west coast of Walney Island during this period, with sites located on sand dunes consisting mainly of casual flint finds from exposures. Such coastal sites would have been favoured due to the overlap of resources and food from both the land and sea with the populace following seasonally variable gatherer-hunter exploitation patterns.

- 3.2.3 Closer to the study area are the mosses at Arnside and Silverdale, both now under permanent pasture. However, the presence of marine clays in Silverdale Moss does suggest that it was once open to the influence of the sea. A sequence of peats and marine and freshwater silts dating from the pollen zone VI (c8300 cal BC) up to zone VIIa (ending c4000 cal BC) suggests that the basin at Silverdale had been filled with a lake in the late glacial period and subsequent gradual terrestriation during the post-glacial period saw a developing fen over all except the eastern side of the moss. Mire development was curtailed by a marine incursion which appears to correlate with the Lytham VI transgressive overlap dated to c4450-3967 cal BC on the Fylde coast. A moss is likely to have developed on top of these marine deposits which has now been removed. Neither Arnside Moss or Silverdale Moss have produced any archaeological material. Nevertheless, palaeoecological work has found evidence of prehistoric anthropogenic activity with the occurrence of weed pollen in the profile from Silverdale Moss although there are no obvious clearance phases (Middleton *et al* 1995, 135).
- 3.2.4 Generally, there is evidence for activity throughout the South Lakes during the Neolithic and Bronze Age periods, from 3500 cal BC onwards, in the form of stray finds such as stone axes, adzes and axe-hammers, quern stones (Edmonds 1995; Hodgkinson *et al* 2000). More specific to the study area is evidence of early settlement recovered from Little Hawes Water to the south of Milnthorpe. Remains of early Neolithic date were revealed beneath fen peats associated with evidence of clearance and the deposition of colluvium and charcoal. Other archaeological evidence included a single planoconvex knife of Bronze Age date from the eastern side of Hawes Water (Middleton *et al* 1995, 136-7). The range of artefactual evidence across the general area indicates a shift from a hunter gatherer existence to a more settled farming lifestyle (Barnes 1968), although some of the more mobile patterns of exploitation may not have been wholly abandoned. With the forest clearance there is also evidence to suggest that emmer wheat and barley may have been cultivated towards the end of the Neolithic period (Trescaheric 1993).
- 3.2.5 Iron Age activity is not generally well represented within the archaeological record for the region. However, there exists some substantial Iron Age stone-built settlements and hillforts in the vicinity. In particular, the impressive hillfort at Warton Crag, near Carnforth which is a quadrilateral fort enclosing 6.2ha with two sides protected by cliffs and two sides protected by three widely spaced ramparts. Six miles to the northwest is the small promontory fort at Castlehead. This, in contrast, is comprised of a single north-facing rampart revetted in front by dry stone walling (Haselgrove 1996, 67). The Romans, through Ptolemy, records the inhabitants as the *Setantii*, a tribe subject to the *Brigantes* who ruled the north of England (Barnes 1968; Higham 1986). However there is an unusual site located approximately two kilometres to the south-west known as Dog Hole, consisting of a cave site in the limestone which was excavated at about 1912 and then again in 1956 and 1957. The excavations revealed a series of animal and human skeletons amongst the cave debris in which the human skeletons appeared to be tentatively associated with finds. In terms of date, the earliest possible find was a penannular brooch which could be as early as the first

century BC but similar brooches date to as late as the second century AD (Benson and Bland 1963, 72).

- 3.2.5 **Roman:** the Dog Hole site contained several additional finds which are more indicative of a Roman/Romano-British date for its origin, including bracelets of the second to third century AD (Benson and Bland 1963, 74). The Roman military presence in the region is attested to by the 3.27 acre fort at Watercrock, near Kendal, eleven kilometers to the north. Excavations revealed evidence for an associated extramural settlement to the south and east (Potter 1977). It would seem that Milnthorpe was not an area of particular Roman occupation, though it would probably have seen some local/native activity given the known population of the area. The Roman road network did not pass close to Milnthorpe and therefore the amount of activity was likely to be limited. The nearest possible trace of a road (Road 706) is a speculative spur section running north-west from the road between Lancaster and Overborrow which is suggested to be heading towards Lupton and perhaps eventually to Ambleside (Margary 1973, 382).
- 3.2.6 **Early Medieval:** as is the case throughout Cumbria, evidence for early medieval activity is extremely limited. Once the administration of the Roman occupation was finally rescinded in AD 410 the 'native' Britons reverted to autonomous rule, with the South Lakes area probably forming part of the British Kingdom of Rheged. From the early-mid seventh century onwards the expanding kingdom of Northumbria, under the rule of Aethelfrith, began to influence the area. The overall nature of settlement during these centuries was of the native British traditions continuing, with some expansion of Christian ideals and practices, and then encroachment by Anglian peoples and ideas. The Christian elements can be seen from the survival of a church at Heysham and at Heversham and Beetham there are the remains of east/west aligned cemeteries probably belonging to this period (O'Sullivan 1980, 23).
- 3.2.7 During the ninth and tenth centuries the region was subject to incursions of populations of Hiberno-Norse extraction. The placename evidence (Smith 1967), indicates the presence of these people in the landscape throughout Cumbria and it is probable that they colonised and inhabited new settlements with Norse/Scandinavian names but would also have been found in other previously occupied settlements (Fellows-Jensen 1985, 80). Stronger evidence of settlement in the region is shown from the excavations of field systems and structures at Bryant's Gill in the Kentmere valley to the north of Kendal (Dickinson 1985). There is some indication from the placename evidence that the origins of Milnthorpe may have been during this period when the placename element 'porp' (pronounced thorp) was first attributed to locations usually inhabited by Danes or Norwegians (Fellows-Jensen 1985, 67). The name indicates a hamlet or more specifically a dependent secondary settlement (*ibid*). There is also the suggestion that these possible settlers may have arrived from Yorkshire rather than from the sea. The 'miln' element of Milnthorpe almost certainly derives from 'myln', which was originally an Old English name for mill (Smith 1967).
- 3.2.8 By the last quarter of the eleventh century, just prior to the large scale Norman invasion and the defeat of King Harold, the manor of Heversham, which included Hersham, Milnthorpe, Hincaster, Levens, Upper or Over Levens, Nether or Under Levens, Stainton, Preston Richard and others, was held by Tosti

of Northumberland and was part of the Barony of Kendal. There is some evidence for a surviving relationship between present parish boundaries and their estates as recorded in the Domesday Book (Winchester 1985, 92-3).

- 3.2.9 **Medieval:** the settlement at Milnthorpe was not mentioned in the Domesday Survey of 1086 (Faull and Stinson 1986), completed twenty years after the 1066 Battle of Hastings, however Beetham as Biedan and Heversham as Evreshaim were noted (*ibid*). By the time of the Domesday Survey the manor of Heversham, as part of the Barony of Kendal, was held by Roger de Poitou for William the Conqueror. With William Rufus' consolidation of power in the north in 1092 the area around Kendal was passed to Ivo de Taillebois. He then gave a third of the manor of Heversham to the Abbey of St Mary in York and the remaining two thirds were allegedly administered from a manor house in Milnthorpe. The lands stayed in the de Taillebois family until the thirteenth century when the great, great grandson William de Taillebois changed his name to William of Lancaster. His daughter Agnes married Alexander de Wyndesore. According to sources it would appear that in 1280 Alexander de Wyndesore obtained the granting of a market and fair from Edward I in the manor of Heversham to be held at Milnthorpe. The charter was re-confirmed in 1334 to William de Wyndesore and it was established that a weekly market could be held on Fridays and the fair annually. The Milnthorpe lands remained in the de Wyndesore family until the later fourteenth century when it passed into the Nevil family who were a branch of the Earls of Westmorland. On the death of the last male Nevil at about 1577, the land was then sold to a Thomas Bradley as the manor of Heversham and Milnthorpe who owned it for twenty years before selling it on to the Bellingham family. The earliest specific mention of Milnthorpe appears to be in the Register of St Bees of 1282. The origin of the name and fourteenth century references indicate that there was at least one water powered mill in Milnthorpe in the medieval period (Somerville 1930, 74; Farrer 1923, 151). The mill was part of the manor and there was a tax/tithe on the use of the mill which was paid to the church until this was commuted (given over) as part of the 1803 Enclosure Act. The early date of the mill may indicate that the mill races, weirs and the overall management of the River Bela also date back to this period.
- 3.2.10 Much of the region was subject to numerous raids and skirmishes from Scotland throughout the fourteenth century, even as far south as Kendal, the effects of which were seen in the empty properties noted in the 1324 inquisition notes of Kendal Barony (Winchester 1985, 6). There were also widespread outbreaks of sheep murrain from 1280 onwards and poor harvests leading to famines between 1315 and 1317. However, the economic decline did not persist and by the end of the thirteenth century the region's economy entered a period of growth (Munby 1985, 110).
- 3.2.11 **Post-Medieval:** in 1597 the manor of Heversham and Milnthorpe was owned by the Bellingham family. It then appears to have been sold on to numerous families before the Wilsons of Dallam Tower in the eighteenth century. Numerous documents provide details of the population figures from the sixteenth century onwards as well as information on economic activities (Farrer and Brownbill 1911). By the later seventeenth century the hearth tax (1674) shows a total of fifty three names eligible to pay the tax including a George Wilson, an Edward Wilson and a Mr W Hardy, who were presumably the predecessors of later

landowners in the town. The later Window Tax of 1777 shows a total of one hundred and twenty six houses to be taxed and again includes members of the Hardy and Wilson families (Lows 1995).

- 3.2.12 The River Bela provided an excellent source of water power and water mills are referred to in early documents mentioning Milnthorpe as early as the fourteenth century (Farrer 1923, 151). By the post-medieval period there were two main areas of mills which varied in use including cotton, flax and paper. In the same location there was also an iron forge (Bingham 1987, 156). Antiquarian accounts report that there was a paper mill upstream of the bridge which had been there for at least eighty years and that in the same location there had been an iron forge previously (Nicholson and Burn 1777, 201). By 1777 there were two established paper mills in Milnthorpe (Nicholson and Burn 1777, 202; UBD 1790).
- 3.2.13 Approximately a kilometre to the west of Milnthorpe the Kent Estuary was navigable up as far as Milnthorpe up to c1800 and a long length of the eastern bank of the Kent Estuary, around Milnthorpe, was used as anchorages. There are indications of the port in the fourteenth century when, although not specifically mentioned, there are documents relating to the de Wyndesore family and their Irish connections and it could be presumed that they would have used their manorial port/anchorage at Milnthorpe (McIntyre 1936, 40). The significant number of pele towers, which are defensive structures, around the Kent Estuary suggests that their purpose was beyond simply defending against Scottish incursions. The peles include Arnside to the south and Wraysholme to the north at the sea end of the estuary and upstream at Hazelslack, Dallam, Heversham and others. The first clear mention of the port appears to be in 1558 when the area was referred to as Milnthorpe Haven (Hindle 1998, 169) and then in 1589 during the reign of Elizabeth I when a Barnabye Bennyson is noted as being Her Majesty's tax collector for the port (Duchy of Lancaster, Index of Patents transcribed in McIntyre 1936, 43). Goods were still being transported to Milnthorpe port from Grange in Lancashire in 1790 (UBD 1790) and by the mid nineteenth century the port at Milnthorpe was a member of the port of Lancaster. Although by this period the vessels could realistically only get as far upstream as Arnside or Haverback and only smaller ones could proceed any further, which obviously limited the scale of goods transport from and to Milnthorpe (Whellan 1860).
- 3.2.14 The location of Milnthorpe meant that it became a communication and transport nexus. The route northwards between Lancaster and Kendal passed through here and the estuarine position allowed sea access, as demonstrated by the existence of a port. The Turnpike Acts for the area around the Morecambe Bay Sands were quite early since they were an important link in the region. The first act was passed in 1759 and concerned the area around Milnthorpe (see Section 4.3.13; Hindle 1998, 169). A later act of 1818 involved slight alterations to the route between Beetham and Heversham with the final announcement of the completion of the turnpike being reported in the Westmorland Gazette in 1824. In 1829 the Cross Keys was a coaching inn which ran daily services to Lancaster, one via Burton and the other via Beetham; a service to Kendal and then every Sunday, Monday, Wednesday and Friday there was a service to Ulverston. These arrangements were quite comprehensive for the period and reflect the focal location of Milnthorpe (Parson and White 1829). By the first quarter of the

nineteenth century there were as many as sixty coaches leaving Kendal per day, the majority passing through Milnthorpe (Bingham 1987, 90). With this level of activity the central area of Milnthorpe must have been continually busy and, in particular, the Cross Keys Inn with its prime location, its primary function as a coach stop. The emergence of the railway with the main line north/south opening in 1846 and then in 1876 the eventual opening of the Arnside Branch, later known as the Furness Branch, had a significant effect on road transport (Bingham 1987, 102); revenue from takings at the turnpike gates decreased in the following decades. The principal use of the branch line was for the transport of coal and coke but passengers grew in importance. The line remained as it was until 1963-1966 when the line was abandoned and the viaduct, which had been built west of Milnthorpe over the Bela River, was dismantled (*ibid*).

- 3.2.15 **Cross Keys:** there were a large number of inns in Milnthorpe in addition to the Cross Keys including the White Lion, Jolly Waggoners, Kings Arms, Royal Oak, Bulls Head and the Coach and Horses. The Cross Keys is located at the crossroads in the centre of Milnthorpe, where the main north/south road (now the A6) crosses the east/west road leading to the port. Of all these inns the Cross Keys was the most prestigious and was noted as the primary stop between Lancaster and Kendal. The renowned qualities of the inn are reflected in the guests who stayed there. The local paper, the Westmorland Gazette, reported guests of note, in 1842 it mentioned the Lords Muncaster, Sefton and Howard as having stayed at the Cross Keys along with a Colonel Nicholson. In 1844 the paper reported that Lord and Lady Newport and a Captain Washington stayed. Apart from the notable guests, many of the social and organisational functions and meetings of Milnthorpe occurred at the Cross Keys. Most of the reports are again from the Westmorland Gazette and include the Court Leet meetings around 1800, the meeting of the Turnpike Trustees (1822), the inquest of James Wilson's murder (1824), a meeting concerning the building of the new church (1835), a series of meetings about hiring times for agricultural workers (1842), becoming the headquarters of the Furness Cavalry during the Napoleonic era (1851), the North West railway group (1846), the tradesmen's annual ball (1866) and a funeral wake (1873). As well as these the Cross Keys also became the location of the polling booth / hustings for Milnthorpe in 1842. In the mid to late nineteenth century the fox hunts often left from and returned to the Cross Keys and the yard behind was used to host dog fights up to the 1920s.
- 3.2.16 The Cross Keys was owned by Robert Hardy from 1781 to 1818 and when he died in 1821 the inn was passed on to his son Richard and the Cross Keys remained in the family until the later nineteenth century when it was bought by the Dallam Estate. After Robert Hardy died there were a number of different proprietors which are listed as: Richard Nelson 1818-1824; Robert Hudson 1824-1828; Elizabeth Hudson his wife 1824-1847; William Robinson 1847-1861; John Hutton 1861, and then his daughter Isabella to 1876 and subsequently under the ownership of the Dallam Estate; James Bell and George Piper 1876-1880; William Hodgeson 1880-1915; Alfred Hind Read 1915 to about 1940 and then Miss Cairns 1940-1960 (Bingham 1987 114-116).
- 3.2.17 The Cross Keys was rebuilt in 1821 and, in later sales was advertised in the Westmorland Gazette; it was described as a hotel and posting house with stable, coach house and 26-30 acres of rich meadow and pasture (1878). During the

rebuilding the house was enlarged and additional stabling was added. As late as 1983 the local paper reported the reuse of the Cross Keys' chimney stack in the construction of the local bus shelter (*ibid*).

- 3.2.18 The town had a workhouse located to the east, beyond the town, which took in the poor from the surrounding area. It was set up between 1813 and 1816 and funded from the money raised from the Poor Law. The workhouse had reasonable facilities including a vagrant ward and an infirmary (Whellan 1860: Bingham 1987). The land at this end of town was owned by the Wilson family and the map by Blount of 1826 shows that a plot of land had already been set aside. The church of St Thomas' was built in 1837 and is of little architectural note (Pevsner 1967).
- 3.2.19 The market which had originated at about 1280, and held each Friday was discontinued by 1860. However, there were two annual fairs and a cattle market held fortnightly near the station out of town (Whellan 1860, 831). The market cross may have been moved slightly and has had several alterations during the last two centuries. During the mid nineteenth century it was dismantled and a prison cell was erected beneath it and then the whole process was reversed (Bingham 2000, 40-41).

4. ASSESSMENT RESULTS

4.1 INTRODUCTION

4.1.1 The assessment results are based on primary documents, notably maps, but also photographs, deeds, as well as any below ground work in the vicinity. The results are presented according to the archive from which they were consulted.

4.2 SITES AND MONUMENTS RECORD (SMR)

4.2.1 There were no SMR records within the limits of the study area, which is defined as shown in Figure 2 but two listed buildings were identified. The immediate vicinity of the study area did highlight a total number of nine SMR sites. These were examined to provide a more considered assessment on potential archaeology. The SMR also held a copy of work undertaken on Milnthorpe as part of the Cumbria EUS (Extensive Urban Survey) which uses a minimum of sources to identify the origins and character of a place. The *EUS Assessment Report* and *Strategy Report* were invaluable in confirming the notions already obtained during the research.

4.2.2 **Listed Building Records:** the listed building records relate to the Grade II status buildings which are either within or in the immediate vicinity of the area of development. They include the market cross, two rows of terrace houses and the Cross Keys Hotel. It was not possible to inspect the interior of the buildings.

4.3 CUMBRIA RECORD OFFICE (KENDAL)

4.3.1 The Cumbria Record Office at Kendal (CRO (K)) was consulted to inspect maps for a regression analysis of the study area. A relative wealth of cartographic material for the town was available, representing an important source of information regarding the later development of the site. Information from secondary sources and archaeological or historical journals has also been incorporated into the historical background (*Section 3.2*).

4.3.2 **Cartographic Sources – Gough Map, Fourteenth Century:** this map is very stylised and not accurate in terms of geographical locations, although the relative positions are true. Milnthorpe is not shown on this map but considering the overall lack of detail, the portrayal of the River Kent and a monastic house of lesser importance at Beetham does indicate that the area was recognised and populated by this time.

4.3.3 **Morden 1695:** Robert Morden's map of the County Palatine of Lancaster shows Milnthorpe as *Mylnthorp* indicating that it was an established settlement by this time. The scale is too small for any further details to be drawn.

4.3.4 **Jeffery 1770 (Fig 3):** Thomas Jeffery's 'Map of Westmorland' is a printed map at a small-scale and contains little detail. Milnthorpe is shown as 'Milthorp' and a comparison of the lettering style for placenames implies that it was given the same regard as Kendal by the surveyor. Whereas Beetham ('Beethum') and Heversham ('Haversham') were settlements given less regard. A closer inspection reveals an overall town plan with the main east/west streets aligned with a continuous strip of buildings leading towards the river and port. The main north/south road is depicted as having almost no buildings along it and, if it were

accurate, then the buildings south of the Cross Keys would post-date this map. The market cross is represented although no details are shown apart from it being a standing structure. There is surprisingly little development at the eastern end of the town with the routes through and out of town, in this direction being shown as dashed lines. This implies that the routes were not formalised roads at this time. The River Bela, or 'Beelo' as it is referred to, is shown along with Dallam Tower and its parkland, ascribed to Daniel Wilson.

- 4.3.5 **West 1789:** Benjamin West's published guide to the lakes of 1789 (fourth edition) included maps of routes and 'Millthrop'. The surrounding area is clearly shown although with almost no detail. The geographical elements are present such as the River Bela, the positions of Beetham, Milnthorpe and Heversham and the interlinking roads, Dallam Tower and the park. The letter styling indicates that Milnthorpe is given the same regard as places such as Lancaster, Burton and Kendal. The main areas of settlement are only cursorily denoted by thickened lines along the relevant street, which in the case of Milnthorpe is along the east/west road consistent with the earlier 1770 map
- 4.3.6 **1803 - Heversham Inclosure Map and Award:** (CRO(K)) WQR/1/38: Milnthorpe is included within the Inclosure Award for Heversham. The award is contained in a huge leather bound book with the maps for each area at the back, each with a stamp of authenticity. The maps are hand drawn with scales and north arrows, as well as details of landowners and plot numbers which are linked to the text of the award. The built area of Milnthorpe is only partially involved with any of the Inclosure areas. Plan II is of small areas of open land which comprise Milton Moor, Rowell Green, Ackenthwaite Green and Milnthorpe Green. The area covering Milnthorpe Green is at the eastern end of the town beyond St Thomas' Church and the plan shows clearly the late division of the land by the very regular straight lines. The situation is the same for the other part of Milnthorpe, The Marsh, which is shown on Plan III. This area lies to the north and west of the town and concerns the division of land along the road leading north by the Kent Estuary. On both plans, plots of land area were ascribed to the main landowners in Milnthorpe, including Robert Hardy who at the time was the owner and proprietor of the Cross Keys.
- 4.3.7 **Blount 1826:** (CRO(K)) WD/D/Acc/950/49 (Fig 4): this large plan is beautifully hand drawn with careful lettering and is at a scale of 1": 6 chains. The geographical features including the River Bela, the road network, Dallam Tower and the adjacent village of Ackenthwaite are all shown and the reliability of the surveying is good. The field boundaries and property boundaries are all very clear and each plot has a number referring to ownership. Bingham (2000, 6) suggests that the numbers refer to the Poor Law assessment, a rate-based way of paying for the workhouse. However, the record office provided the accompanying survey book which gives the details of the properties and tenants of the estate of George Wilson. It is possible that the book utilised the plan and numbering for a personal survey, especially as the book suggests it was compiled in 1827, although this is written in different hand and ink than the title of the book. There is also, reference to an individual estate map dated to 1825 ((CRO(K)) WD/BIG, 1320 or WD/AG 111 - which then refers to WD/D/Acc 950/49) which is a smaller area or excerpt of the larger 1826 area. However, when following the reference the end results seems to be the 1826 township

plan. The greatest difference visible on this plan are the terraced properties along the north/south road which have the regular appearance of being all one phase of construction with the dwelling on the street frontage and at the rear a similar sized area of land. There are a number of buildings present on the land occupied by the study area. The buildings are on the street fronts both facing north and west with access routes in to the areas behind, which would presumably be yards, and beyond them was several small plots of open land. The properties were not part of the ownership of George Wilson. The plan also shows the development of the eastern part of the town and the area which was subject to the 1803 Inclosure award, this shows the contrast between these regular fields and the less regular fields to the north of the town. The town cross is not shown on this plan.

- 4.3.8 *Ordnance Survey 1860 – First Edition 25” to 1 mile* (Fig 5): the smaller scale 6” to 1 mile was of less use than the larger scale OS maps and the information on the first edition maps at both scales was of similar date. The OS maps were the first published and printed maps for which accurate surveying had been undertaken specifically and with no other use such as taxes or leisure. The copy of the relevant sheet at the record office is itself only a large scale photocopy rather than the original. The most notable aspect is the lack of any geography to the south and west of Milnthorpe; this was because Milnthorpe lies close to the boundary with Lancashire and for the first editions the areas displayed were county specific. The map shows field layouts, the road network, individual buildings and even garden areas, the River Bela and the details of the mill races, the bridge across the Bela to the west, the National School, St Thomas’ church, the town cross with a hexagonal or octagonal base and other pieces of information. The most obvious difference between this map and the 1826 plan is the erection of St Thomas’ Church. On the earlier plan the site is imply shown as a rectangular plot of land but on the first edition OS it is shown as the ground plan of a church within a churchyard.
- 4.3.9 *Ordnance Survey 1898, Second Edition 25” to 1 mile*: this map is more formal than the styled first edition map, the cross is simply located rather than portrayed and the field boundaries do not have vegetation shown alongside them. The most significant difference is the presence of the Arnside Branch of railway line running south-west/north-east, approximately one mile to the west of Milnthorpe. There are other signs of the increasing modernisation of the area, for instance the gas works, the large lime works to the southwest, the police station to the west of Beetham Road and the tennis courts south of Park Road. The overall layout of the town and the specific buildings within the study area remains the same as the first edition map approximately forty years earlier.
- 4.3.10 *Ordnance Survey 1915, Third Edition 25” to 1 mile*: the copy of this edition has hand annotations in red on it, although it is unclear to what they refer. There are no changes of note in the layout of the town and none within the defined limits of the study area.
- 4.3.11 *Later Twentieth Century Editions of OS Maps*: during the first half of the twentieth century there was some infilling and over one hundred houses were built at various locations throughout Milnthorpe. Wyndsore Avenue and its residential dwellings were built pre-second world war with further house building on Firs

Road, Ryley Field Road and Owlett Ash in the 1950s. Most of this later housing was funded by the council and typical of this mass produced style.

- 4.3.12 **Conclusions:** the sequence of maps shows that the defined study area was already fully developed by 1770 and that the overall town layout remained constant and focused along the east/west road through the town towards the port until the early nineteenth century when the focus changed onto the north/south turnpike. The first major change was in the early nineteenth century when the terraces were constructed along the north/south road, known as Blue Row part of modern day Church Street. Other information provides details of the buildings and changes they underwent which cannot be demonstrated on maps and culminated in the buildings as they survive today.
- 4.3.13 **Documentary Sources:** two sets of papers were found relating to the properties within the study area and two other sets provided general information on Milnthorpe (CRO(K) - WD/BIG; WD/AG; WD/D and WDX).
- 4.3.14 **WD/BIG:** this first set of papers relates to documents which are part of the Biggins Estate of Kirkby Lonsdale. The main documents from this collection which refer to Milnthorpe are the small estate map of 1825, previously mentioned (WD/BIG, 1320 or WD/AG/111), and the minute book of the Turnpike Trust. The Turnpike Trust book covers the matters discussed at the meetings from when the trust was set up in 1797 to 1819 when the turnpike road scheme had been completed and implemented. The turnpike was instrumental in the history of not only Milnthorpe but specifically the Cross Keys Inn. The turnpike provided easier access along the north/south route to Kendal and into the lakes which brought more travellers and guests to the Cross Keys, and may have resulted in, modifications and rebuilding of the premises which took place in 1821.
- 4.3.15 **WD/AG:** this collection of documents consists of the papers which were in the possession of Arnold Greenwood Solicitors. The township plan of 1826 is referred to in this collection but is now to be found in the WD/D collection. The majority of the documents are deeds and conveyances relating to properties. They are of limited use but do provide information concerning the owners, occupiers and how these change over time. There are also brief descriptions of the properties which may indicate the use of the land and suggest whether cellars may have been present or not. There are a large number of documents which relate to the Cross Keys Inn itself (WD/AG/Box 101-104). However, these were in too fragile a state to be seen but they are listed as deeds dating between 1840-1869. A second set relates both to cottages next to the Cross Keys and the Cross Keys Inn itself (WD/AG/Box 97) and it was possible to view these. There were ten documents in total dating between 1871 and 1888.
- 4.3.16 **WD/AG/Box 97:** the earliest document is an assessment by or for the Inland Revenue which says that the Hardy family have a fourth share (not necessarily a quarter) of the Cross Keys, outbuildings, yard and gardens totalling 43 acres and 3 rods. In addition, the family also had shares in other inns such as the Kings Arms and the White Lion. The tenants of the Cross Keys at this time are shown to have been Ann and Isabella Hutton. A second document, dated to 1872, is the title document referring to the Cross Keys, mentioning Richard Hardy as the owner who was a surgeon. The premises are described as the "...Cross Keys,

yard, garden, barn, stables and all other outbuildings adjoining it...and also the blacksmith's shop and cottages at the bottom of the yard...". It is difficult to pinpoint the exact location of each of these buildings on the first edition map but it would appear that the Inn outbuildings are within the study area and possibly the buildings at the end of the yard may be just outside. (Fig 5).

- 4.3.17 An 1873 conveyance describes properties "...two cottages and gardens on the west side of the Cross Keys yard in Milnthorpe...". There are two other documents from this same year referring to the same properties. The first is a covenant and the second an agreement of entrance. All three documents indicate that Agnes Hackhouse was the owner. The situation may have remained the same until 1888 when there are another three documents all relating to the sale of the same two cottages. There is a covenant/agreement to produce the deeds of ownership, a conveyance and a handwritten letter confirming the purchase of "...two cottage houses with gardens and containing 17 perches...bounded on the south and east by the Cross Keys property...". Again the description is difficult to understand in terms of exactly which buildings are being described, they may be the buildings along the street frontage or further back, at the end of the plot of land containing the Cross Keys. However, the indication would be that since they were cottages the likelihood of cellars beneath the buildings is low and as a result archaeology may survive in these locations.
- 4.3.18 *WD/D*: these are the papers belonging to the Wilson family of Dallam Tower who owned various manors including the manor of Milnthorpe. The Milnthorpe documents were in a separate section (*WD/D/M*) and were then further subdivided into six groups (*M1-M6*). The majority of the papers were seventeenth to nineteenth century in date and mostly concerned property deeds. Most of the properties were not within the study area although the descriptions were somewhat vague. For instance a conveyance of 1837 between Richard Newson and George Wilson refers to a "...plot of land containing eleven perches on the west side of Church Street..." (*WD/D/M4/41*). Other documents show that George Wilson owned the paper mill at Beetham in 1830 (*WD/D/M3/35*), and there is a nineteenth century plan showing the proposed lots of Milnthorpe Green which were to be sold by the commissioners, presumably relating to the Inclosure (*WD/D/M5/51*).
- 4.3.19 *WDX*: this final collection of papers is where the miscellaneous documents are referred. There are large numbers of them but most are too general in terms of Milnthorpe's history to provide any useful insight into the defined study area. Examples of the records within this collection include an 1847 notice concerning the hiring of harvest labour which was to take place at five o'clock on Mondays (*WDX 140/113*), a receipt relating to expenses at the workhouse for 1852 (*WDX148/E12*) and many others through to the modern day such as a report on recreation in Milnthorpe dating to 1970 (*WDX/334*).

4.4 LOCAL STUDIES LIBRARIES (KENDAL)

- 4.4.1 Several secondary sources were consulted in these collections, particularly the volumes of Nicolson and Burn (1777), volumes of the *English Place Name Society* (Smith 1967), Parson and White's Directory (1829) and Whellan's directory for Cumberland and Westmorland (1860). The information from these sources has been incorporated into the historical background (*Section 3.2*). For

the nineteenth century there is a wealth of primary information in the form of reports in the local paper, in this case the Westmorland Gazette. Although each report should be considered carefully, since there may be bias in the information, it does help to provide a plethora of contemporary detail about the activity in the town at this time.

5. WATCHING BRIEF RESULTS

5.1 EXCAVATION

- 5.1.1 The foundation trenches for the dwelling were excavated as one continuous trench which, when completed, resembled an L-shape building footprint (Fig 6). The trench was excavated with a 0.6m toothed bucket and was 0.7m in width with a maximum depth of 1.2m. The overall limit of the area excavated was 8m x 10.2m.
- 5.1.2 The area was stripped of 0.2m of stony gravel overburden and below that 0.12m of modern sub-base or hardcore. A layer of buried topsoil containing twentieth century pottery and glass fragments was located beneath the hardcore which was an average of 0.25m thick becoming up to 0.37m thick to the north. Below the buried topsoil was a soft mid-grey-brown sandy silt subsoil, 0.5m thick. This contained only very occasional small fragments of eighteenth and nineteenth century pottery. A yellow-grey coarse sand with frequent small rounded pebbles represented the natural subsoil and was located beneath the silty subsoil. The natural subsoil was located at a depth of c1.15m and this depth was only achieved at the northern end of site where disturbed ground prompted the landowner to excavate down to a more stable soil horizon.
- 5.1.3 A stone culvert was located at two points within the trench (Plate 4, Fig 6). It ran north-west/south-east and was located at the interface between the subsoil and buried topsoil, at a depth of 0.5m.
- 5.1.4 The northern end of the site proved to have been disturbed by the laying of modern drains and the construction of a brick culvert which was located at a depth of 0.65m (Plate 3, Fig 6). A 0.25m layer of redeposited natural subsoil was observed below the topsoil which presumably relates to the digging of the modern service trenches.
- 5.1.5 A dog burial was located in the centre of the site within the subsoil horizon at a depth of 1.0m (Fig 6).

5.2 FINDS

- 5.2.1 All finds recovered pertained to the post-medieval period, the earliest being eighteenth century pottery sherds from the subsoil layer.

6. CONCLUSIONS

6.1 ARCHAEOLOGICAL POTENTIAL

- 6.1.1 The results of the assessment have shown that there is the potential for the survival of archaeological deposits within the site which lies within the heart of medieval Milnthorpe. The town, although relatively small in the present day, had a number of important aspects which made it a significant settlement in earlier periods. It was on the main axial route north/south between Lancaster and Kendal and it was the only port within the ancient county of Westmorland. Furthermore, it was located on a reliable source of water power, the River Bela, which was utilised to run mills from as early as the medieval period onwards.
- 6.1.2 The size of the study area and its position within the town gives the site considerable archaeological potential. The area of the present development is remote from the street frontage and the land is less likely to have been disturbed by building work. This is the area of the backlands and has the potential for rubbish pits and agricultural features. All of this material would constitute a very important resource for a future understanding of Milnthorpe's historical development and provide details of the wider development of Westmorland and perhaps the interaction between Westmorland's only port and the nearby port of Lancaster.

6.2 OBSERVED SURVIVAL

- 6.2.1 Despite the site location, close to the centre of a village with medieval origins, it was somewhat surprising that a total lack of medieval or early post-medieval activity was observed and may potentially reflect truncation. The fact that only a small area of land was actually excavated means that the site potential remains far from clear. It is quite possible that substantial sub-surface archaeological remains are preserved nearby.
- 6.2.2 The earliest deposit encountered was a gravelly sand deposit which was likely to have been a post-glacial river deposit.
- 6.2.3 It is possible that the thick layer of subsoil, despite containing post-medieval pottery, represented a long continuous period of agricultural land use. It is possible that the land may have been part of one or more burgage plots or tofts, narrow strips of land behind the houses located along the street frontage, where the local community would grow fruit and vegetables.
- 6.2.4 It is also possible that the area lay within the Cross Keys Inn garden and so was neither cultivated nor built upon. The presence of the dog burial adds credibility to this hypothesis.
- 6.2.5 The presence of the culverts may relate to the two cottages which are known to have been located close to, or in the study area, in the nineteenth century, according to documentary sources (CRO(K) WDAG).
- 6.2.6 The presence of another modern brick built culvert (Plate 4) and several drain pipes would suggest that this area may have been prone to flooding and both the stone and brick culverts were efforts made to prevent this.

7. IMPACT AND RECOMMENDATIONS

7.1 IMPACT

- 7.1.1 The impact of stripping the ground surface, installing services and sinking foundations would cause considerable disturbance to any surviving archaeological deposits. Documentary evidence revealed that there was some potential for the survival of archaeological deposits on the site. The site lies within the vicinity of the medieval core of Milnthorpe and is the probable location of medieval tenements which may have been north/south aligned and fronting onto what is now Park Road. At the front would have been the dwellings with the small back plot, or toft, behind.
- 7.1.2 The watching brief, however, revealed a lack of evidence for medieval or early post-medieval activity. The area excavated revealed a thick layer of cultivation soil which is likely to have been associated with burgage plot/s serving the houses situated on Park Road to the north and/or Beetham Road to the east. Consequently, no significant extant resource was identified in the course of the field work.

7.2 RECOMMENDATIONS

- 7.2.1 Although the watching brief identified only a low survival of archaeological deposits there remains the potential for significant archaeological remains in the area. It is therefore recommended that if further ground impact will be required as part of the wider development then there should be a contiguous watching brief presence during ground works. This work would seek to accurately record the location, extent and character of any surviving archaeological features, with the proviso that should any significant archaeology of particular importance be uncovered then further work would be entailed.
- 7.2.2 The buildings themselves, if they are to be developed, should be subject to a programme of building recording and, considering their relatively recent date, this should be to Royal Commission on Historic Buildings in England (RCHME) Level 2 standard. This would involve an examination of the extant fabric of the buildings, a summary assessment of the period and significance of the structure and a plan of the internal layout recording all significant extant structural elements. A general oblique photographic survey should also be undertaken.

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APPENDIX 1: PROJECT BRIEF

1 SITE DESCRIPTION AND SUMMARY

Site Name: Land adjacent to Cross Keys Yard, Milnithorpe

Land Area and Use: 0.35ha,

Planning Application Reference: 5/01/2449
Reference: 2076

Sites and Monuments Record

Grid Reference: NGR SD 4961 8147

Date of Brief: 10 October 2001

Detailed proposals and tenders are invited from appropriately resourced, qualified and experienced archaeological contractors to undertake an archaeological project outlined by this brief and to produce report on that work. The work should be under the direct management of either an Associate or Member of the Institute of Field Archaeologist. No fieldwork may commence until approval of a specification has been issued by the County Archaeology Service.

2. PLANNING BACKGROUND

2.1 Cumbria County Council's Archaeology Service (CCCAS) has been consulted by South Lakeland District Council regarding a planning application for a dwelling and garage at Cross Keys Yard, Milnithorpe.

2.2 The Scheme lies in an area of high archaeological significance. Consequently, a programme of archaeological works (a watching brief) is required during the course of the ground works.

2.3 This advice is given in accordance with guidance given in Planning Policy Guidance note 16 (Archaeology and Planning) and with the policy of the County Structure Plan and South Lakeland District Local Plan.

3. ARCHAEOLOGICAL BACKGROUND

3.1 The site is located in the core of the medieval settlement of Milnithorpe, in an area defined by the Extensive Urban Survey as medieval tenements. The medieval market place is situated to the east of the site, with the village green and church at its eastern end.

4. SCOPE OF THE PROJECT

4.1 Objectives:

4.1.1 To identify any surviving archaeological remains within the development groundworks and to investigate and record any revealed archaeological remains or deposits.

4.2 Work Required:

4.2.1 Before any on site work commences the County Sites and Monuments Record should be consulted and a rapid desk-based survey of the existing resources undertaken. This should result in an assessment of those primary and secondary sources referenced in the County Sites and Monuments Record as well as any relevant aerial photographs held by the County Sites and Monuments Record.

4.2.2 All topsoil stripping, footings and services trenches must be carried out under archaeological supervision. Any putative archaeological features must then be cleaned by hand and if possible a

stratigraphic record made. Finds and environmental samples should be retrieved as appropriate. A reasonable period of uninterrupted access should be allowed to the archaeologist for all necessary recording.

5. SPECIFICATION

5.1 Before the project commences a specification must be submitted to and approved by the County Archaeologist.

5.2 Proposals to meet this Brief should take the form of a detailed project design prepared in accordance with the recommendations of *The Management of Archaeological Projects*, 2nd ed. 1991 and must include:-

- A description of the methods of observation 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
- A projected timetable for all site work and post excavation work (through to final publication of results)

5.3 Any significant variations to the proposal must be agreed by the County Archaeologist 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 frontcover/frontispiece which includes the planning application number and the national grid reference of the site
- A concise, non-technical summary of the results
- 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
- The dates on which the project was undertaken

6.2 Three copies of the report should be deposited with the County Sites and Monuments Record within six 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 Sites and Monuments Record.

6.3 A summary report should be submitted to a suitable regional or national archaeological journal within one year of completion of fieldwork. If archaeological remains of significance are identified, one or more full reports should also be submitted to a suitable journal in due course.

6.4 Cumbria SMR 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 landowners 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 Archaeological Service must be notified of the arrangements made.

8. PROJECT MONITORING

8.1 One weeks notice must be given to the County Archaeology Service prior to the commencement of fieldwork.

8.2 Fieldwork will be monitored by the Assistant Archaeologist on behalf of the local planning authority. Monitoring notes will be recorded on a standardised form, which will be completed following the receipt of the final project report. Copies of the form will be forwarded to the contractor and their clients.

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 (e.g.: services, contaminated ground etc.). The County Archaeology Service bears no responsibility for the inclusion or exclusion of such information within this brief or subsequent specification.

9.2 The Code of Conduct of the Institute of Field Archaeologists must be followed. All work must be carried out by an archaeological team of appropriate competence and experience.

9.3 The involvement of the County Archaeology Service should be acknowledged in any report or publication generated by this project.

10. FURTHER INFORMATION

For further information regarding the brief, contact;

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Assistant Archaeologist

Community, Economy and Environment

Cumbria County Council

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Kendal

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For further information regarding the County Sites and Monuments Record, contact;

Bette Hopkins Tel: 01539 773432

Sites and Monuments Record Officer

Cumbria County Council

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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.

APPENDIX 2: PROJECT DESIGN

Oxford
Archaeology
North

January 2003

LAND ADJACENT TO CROSS KEYS YARD, MILNTHORPE CUMBRIA

ARCHAEOLOGICAL WATCHING BRIEF PROJECT DESIGN

Proposals

The following design is offered in response to a request from Ivan Coates for an archaeological desk-based study and watching brief in advance of a residential development at the Cross Keys site, Milnthorpe, Cumbria.

1. INTRODUCTION

1.1 PROJECT BACKGROUND

1.1.1 Ivan Coates has requested that Oxford Archaeology North (OA North) submit proposals for an archaeological watching brief at Cross Keys, Milnthorpe, Cumbria in advance of a proposed residential development at the site.

1.1.2 The site is within the extent of the medieval settlement of Milnthorpe and the medieval market place is to the east of the site and the church and village green is at its eastern end.

1.2 OXFORD ARCHAEOLOGY NORTH

1.2.1 Oxford Archaeology North (OA North) has considerable experience of the archaeological survey and evaluation of sites and monuments of all periods, having undertaken a great number of small and large projects during the past 20 years. Projects have been undertaken to fulfil the different requirements of various clients and planning authorities, and to very rigorous timetables. OA North has considerable experience of the recording of historic buildings together with the evaluation and excavation of sites of all periods, having undertaken a great number of small and large scale projects during the past 20 years. Fieldwork has taken place within the planning process and construction programmes, to fulfil the requirements of clients and planning authorities, to very rigorous timetables.

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

2. OBJECTIVES

2.1 The following programme has been designed, in accordance with a brief by Cumbria County Council Archaeological Service (CCCAS) to provide a rapid desk-based study, and a watching brief during groundworks. The required stages to achieve these ends are as follows:

2.2 DESK-BASED STUDY

2.2.1 To provide a rapid desk-based assessment of the site.

2.3 WATCHING BRIEF

2.3.1 To record any surviving archaeological features or deposits by means of detailed observation and recording in the course of the groundworks for the development. To record the presence of buried features by appropriate recovery techniques, where applicable.

2.5 REPORT

2.5.1 A written report will assess the significance of the data generated by this programme within a local and regional context. It will present the desk-based study, and watching brief results and would make an assessment of the development of the building and site.

3. METHOD STATEMENT

3.1 DESK- BASED STUDY

3.1.1 The following will be undertaken as appropriate, depending on the availability of source material. The level of such work will be dictated by the timescale of the project.

3.1.2 *Documentary and cartographic material:* this work will rapidly address the full range of potential sources of information. It will include an appraisal of the Cumbria Sites and Monuments Record, as well as appropriate sections of County histories, early maps, and such primary documentation (tithe and estate plans etc.) as may be reasonably available. Particular emphasis will be upon the early cartographic evidence which has the potential to inform post-medieval occupation and land-use of the area. Any photographic material lodged in either the County Sites

and Monuments Record or the County Record Offices will also be studied. Published documentary sources will also be examined and assessed. This work will involve visits to the County Record Office in Kendal.

- 3.1.3 **Aerial photography:** a brief survey of the extant air photographic cover will be undertaken where available within the Sites and Monuments Record. This would provide an indication of recent land-use, but is not likely to significantly inform the archaeological potential of the site.

3.2 WATCHING BRIEF

- 3.2.1 A programme of field observation will accurately record the location, extent, and character of any surviving archaeological features in the course of the ground works for the proposed residential development. This work will comprise the observation of the process of excavation for these works, the systematic examination of any subsoil horizons exposed during the course of works, and the accurate recording of all archaeological features and horizons, and any artefacts, identified during observation.
- 3.2.2 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 coordinates where appropriate). All archaeological information collected in the course of fieldwork will be recorded in standardised form, and will include accurate national grid references. 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. The recording techniques and procedures employed by OA North for such detailed recording represent current best practice.
- 3.2.3 It is assumed that OA North will have the authority to stop works for up to one hour to enable the recording of important deposits, and to call in additional archaeological support if a find of particular importance is identified. This would only be called into effect in agreement with the Client and CCCAS and will require a variation to costing. In normal circumstances, field recording will also include a continual process of analysis, evaluation, and interpretation of the data, in order to establish the necessity for any further more detailed recording that may prove essential.

3.3 REPORT

- 3.3.1 **Archive:** the results of the fieldwork will form the basis of a full archive to professional standards, in accordance with current English Heritage guidelines (*The 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. This archive can be provided in the English Heritage Centre for Archaeology format, both as a printed document and on computer disks as ASCII files, and a synthesis (in the form of the index to the archive and the report) will be included in the Cumbria Sites and Monuments Record. A copy of the archive can also be made available for deposition with the National Archaeological Record. OA North practice is to deposit the original record archive of projects (paper, magnetic and plastic media) with the appropriate County Record Office, and a full copy of the record archive (microform or microfiche) together with the material archive (artefacts, ecofacts, and samples) with an appropriate museum.
- 3.3.2 **Report:** one bound and one unbound copy of a written synthetic report will be submitted to the Client, and a further copy submitted to the Cumbria County Council SMR. The report will include a copy of this project design, and indications of any agreed departure from that design. It will present, summarise, and interpret the results of the programme detailed above and present an assessment of the sites history, its architectural significance of the structures on the site and an assessment of the below ground survival; it will include photographs of any significant features. The report will also include a complete bibliography of sources from which data has been derived, and a list of further sources identified during the programme of work, but not examined in detail.

3.3.3 Illustrative material will include a location map, site map, historic maps, site plans and also pertinent photographs. It can be tailored to the specific requests of the client (eg particular scales etc), subject to discussion.

3.4 OTHER MATTERS

3.4.1 **Health and Safety:** OA North conforms to all health and safety guidelines as contained in the Lancaster University Manual of Health and Safety and the safety manual compiled by the Standing Conference of Archaeological Unit Managers. The work will be in accordance with Health and Safety at Work Act (1974), the Council for British Archaeology Handbook No. 6, *Safety in Archaeological Fieldwork* (1989).

3.4.2 Full regard will, of course, be given to all constraints (services etc) during the watching brief and fabric survey, as well as to all Health and Safety considerations. OA North provides a Health and Safety Statement for all projects and maintains a Unit Safety policy. A risk assessment will be completed in advance of the project's commencement.

3.4.3 **Insurance:** the insurance in respect of claims for personal injury to or the death of any person under a contract of service with the unit and arising out of an in the course of such person's employment shall comply with the employers' liability (Compulsory Insurance) Act 1969 and any statutory orders made there under. For all other claims to cover the liability of OA North, in respect of personal injury or damage to property by negligence of OA North or any of its employees, there applies the insurance cover of £2m for any one occurrence or series of occurrences arising out of one event.

3.4.4 **Confidentiality:** the report is designed as a document for the specific use of the Client, for the particular purpose as defined in the project design, and should be treated as such; it is not suitable for publication as an academic report, 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.

3.4.5 **Project Monitoring:** OA North will consult with the client regarding access to the site. Whilst the work is undertaken for the client, the County Archaeologist will be kept fully informed of the work and its results. Any proposed changes to the project design will be agreed with CCCAS in consultation with the Client.

4. WORK PROGRAMME

The phases of work will comprise the following:

4.1 **Rapid Desk-Based Study**

A four day period is required for the desk-based study

4.2 **Watching Brief**

The timetable will be dictated by the work programme

4.3 **Prepare Report**

A five day period would be required to complete this element.

4.4 OA North can execute projects at very short notice once an agreement has been signed with the client.

4.5 STAFF

4.5.1 The project will be under the management of **Jamie Quartermaine BA DipSurv** (OA North Project Manager) to whom all correspondence should be addressed. He will supervise the survey and will monitor the progress of the project ensuring adherence to all agreed programmes and timetables. He will also provide technical back-up, advice, and will have editorial control over the compilation of the full report.

APPENDIX 3: GAZETTEER OF PRINCIPAL SITES

Site number 1
SMR number 2495
Site name Market Cross
NGR SD 3497 4815
Site type Cross
Status Listed Building Grade II
Period Medieval/post-medieval
Description Site of the medieval market cross with foot shackles. The shaft and base are possibly eighteenth century and the upper part is more likely to be nineteenth century. The cross is a single round shaft mounted onto an octagonal plinth on an hexagonal base with a ball at the pinnacle. There are references in 1823 to a 'new cross' and later still in 1845 the 'new cross' was dismantled and re-erected on top of a small prison / lock up. The cross was then replaced at ground level and the lock up removed in about 1862.

Site number 2
SMR number 2676
Site name Custom House
NGR SD 3494 4815
Site type Roofed Building
Status -
Period Post-medieval
Description The reputed customs house for Milnthorpe, located at the western end of town and servicing the port.

Site number 3
SMR number 2678
Site name Bela Mill
NGR SD 3495 4811
Site type Roofed Building
Status -
Period Post-medieval
Description There were several flax and paper mills on the River Bela, of which the best surviving is the Bela Mill, built in the early nineteenth century. It was devoted to the manufacture of twine, sacking and canvas. In 1886 it was turned over to comb manufacture and is apparently now a paper mill. The iron water wheel is 14 feet in diameter. There is another old mill, now a paper mill, at Beetham, known as the Heron Corn Mill.

Site number 4
SMR number 2681
Site name Warehouse
NGR SD 3499 4816
Site type Warehouse
Status -
Period Post-medieval
Description A warehouse, said to be connected with the activity at the port of Milnthorpe.

Site number 5
SMR number 4645
Site name Forge and Gas Works
NGR SD 3496 4813
Site type Site of seventeenth century forge
Status -
Period Post-medieval
Description Site of a seventeenth century forge which later became a paper mill and was subsequently the location of the gas works. The gas works was built in the mid nineteenth century, reports in the Westmorland Gazette show that gas lighting was first seen in Milnthorpe on 1st February 1861. The gas works has apparently been dismantled and transported to Town Moor Outdoor Museum, Newcastle for re-erection.

Site number 6
SMR number 2513
Site name Beetham Lynchets
NGR SD 3497 4812
Site type Earthwork
Status -
Period Unknown
Description Lynchets within the areas of Milnthorpe and Beetham; there are indicative of cultivation.

Site number 7
SMR number 2679
Site name Stables and Carriers
NGR SD 3494 4816
Site type Roofed Building
Status -
Period Post-medieval ?
Description The premises of a carriers business, including a warehouse and stables.

Site number 8
SMR number 2680
Site name Warehouse and Wharf
NGR SD 3494 4814
Site type Structure
Status -
Period Post-medieval ?
Description The site of the wharf and anchorages around Milnthorpe, along the eastern shore of the Kent Estuary. The port was the only one in the county of Westmorland and had possible trade links with places such as Ireland, Whitehaven and Lancaster.

Site number 9
LB number 22144
Site name Nos 1-5 Church Street, Milnthorpe
NGR SD 3496 4815
Site type Roofed Buildings
Status Listed Building Grade II
Period Post-medieval
Description A terrace of houses built in the nineteenth century of limestone rubble and greenslate roofs; most are three storey. They all have some original and some later features and the listing reflects their group value in the townscape.

Site number 10
LB number 22149
Site name Nos 3-13 Park Road
NGR SD 3495 4815
Site type Roofed Buildings
Status Listed Building Grade II
Period Post-medieval

Description A terrace of houses and shops, which are for the most part, of early nineteenth century date with later alterations. These comprise stone rubble walls with graduated greenslate roofs, four chimneys, each are of two storeys and there are ten visible sash windows. Between Nos 9 and 11 is a carriage arch, framed by roughly cut voussoirs and impost blocks. The listing reflects their group value in the townscape

Site number 11
LB number 22148
Site name Cross Keys Hotel
NGR SD 3496 4815
Site type Roofed Building
Status Listed Building Grade II
Period Post-medieval

Description The current structure was remodelled in 1821 and incorporated part of the earlier eighteenth century inn. The building is of limestone rubble with a dressed limestone plinth. The roof is of graduated greenslate with blue glazed ridge tiles and the end chimneys and corniced gutters are on paired square brackets. The hotel has a curved ground floor plan as it follows the road layout. The hotel is on three storeys and has six sash windows. There is a six-panelled door within a pilaster surround, complete with entablature and cornice. In addition there is a blocked door to the right of which again has pilaster stone surround. The outbuildings are described in the listing record as being of little interest.

ILLUSTRATIONS

FIGURES

Figure 1: Location map

Figure 2: Location of Site and Gazetteer Sites

Figure 3: Jeffery's Map of 1770

Figure 4: Blount's Map of 1826

Figure 5: Digitised outline of OS 1st Edition (1860)

Figure 6: Plan showing archaeological features exposed in the course of the watching brief

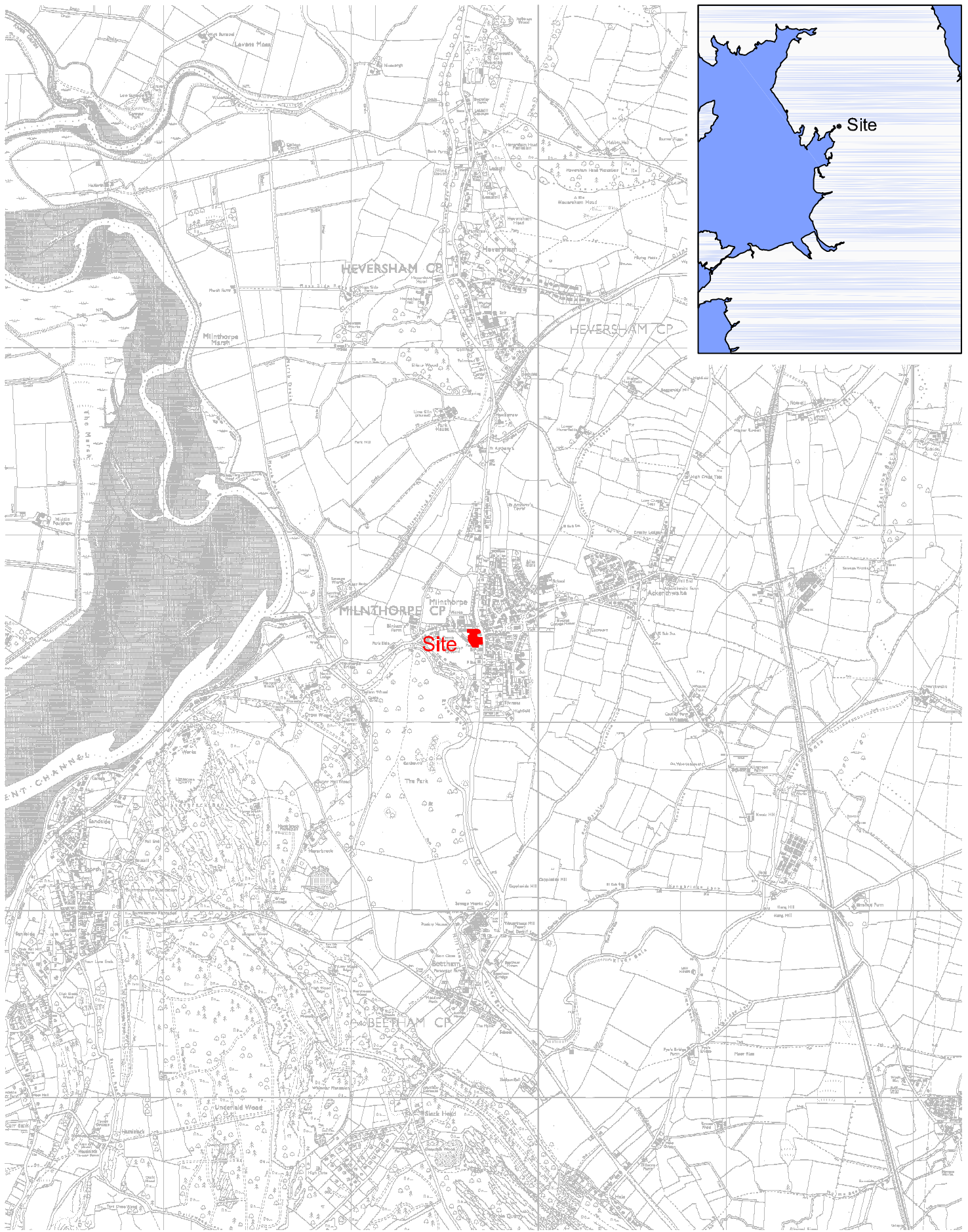
PLATES

Plate 1: Study area street frontage, showing the Cross Keys Inn, c1890

Plate 2: Study area street frontage, showing the Cross Keys Inn, c 1910

Plate 3: Brick culvert located during the watching brief

Plate 4: Stone culvert located during the watching brief



based upon the Ordnance Survey 1:10000
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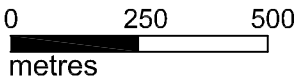
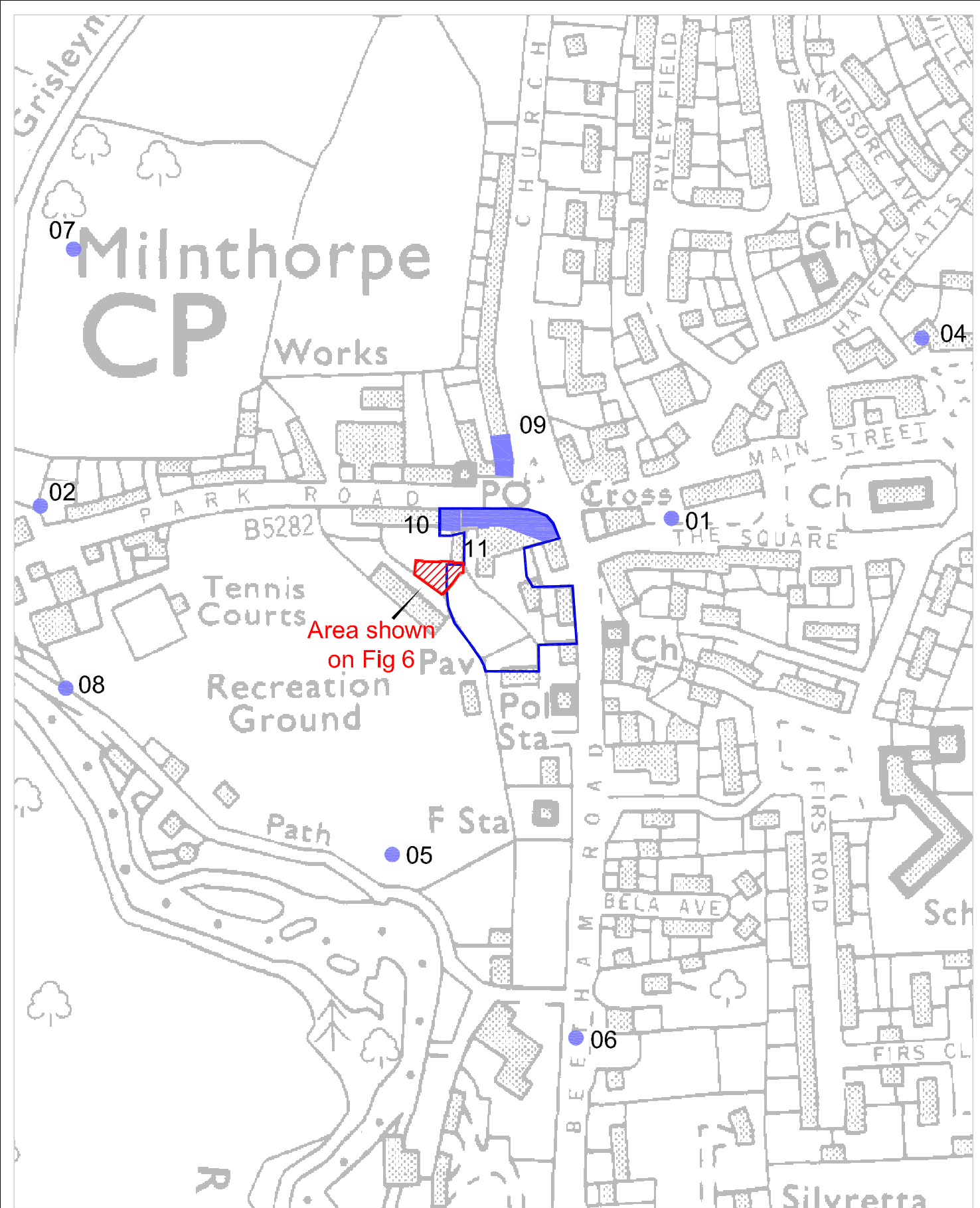


Figure 1: Location Map






Oxford Archaeology North
 Storey Institute
 Meeting House Lane
 Lancaster
 LA1 1TF

 Tel 01524 848666
 Fax 01524 848606

PROJECT: Land adjacent to Cross Keys
DRAWING No.: 2
SCALE: 1:3000
TITLE: Location of site and gazetteer sites
CLIENT: Ivan Coates
DRAWN BY: AJParsons
DATE: February 2003

LOCATION:

 N






KEY
 00 Gazetteer Sites
 Area of development
 Site

Figure 2 : Location of Site and Gazetteer sites

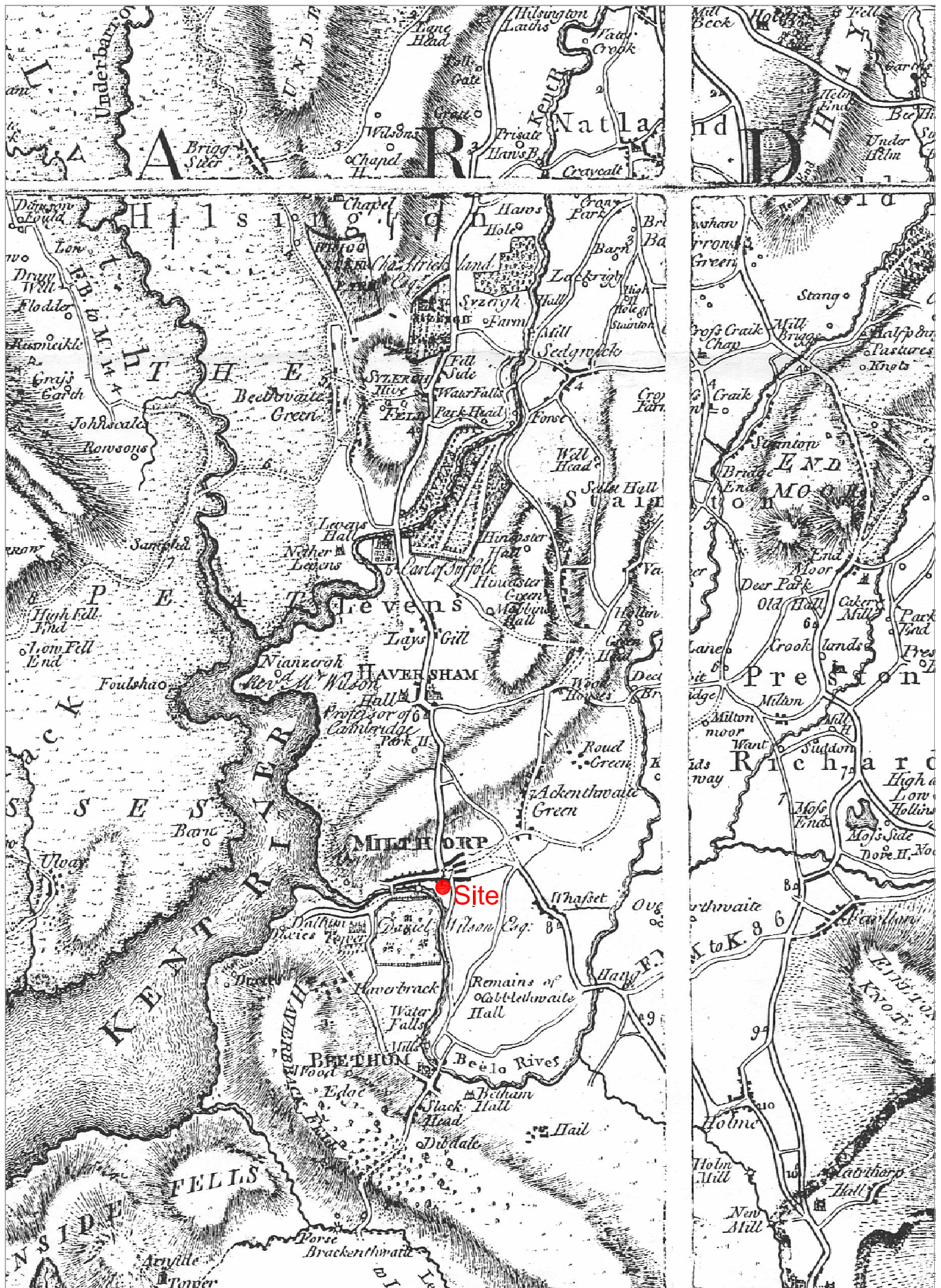


Figure 3 : Jeffrey's Map of 1770

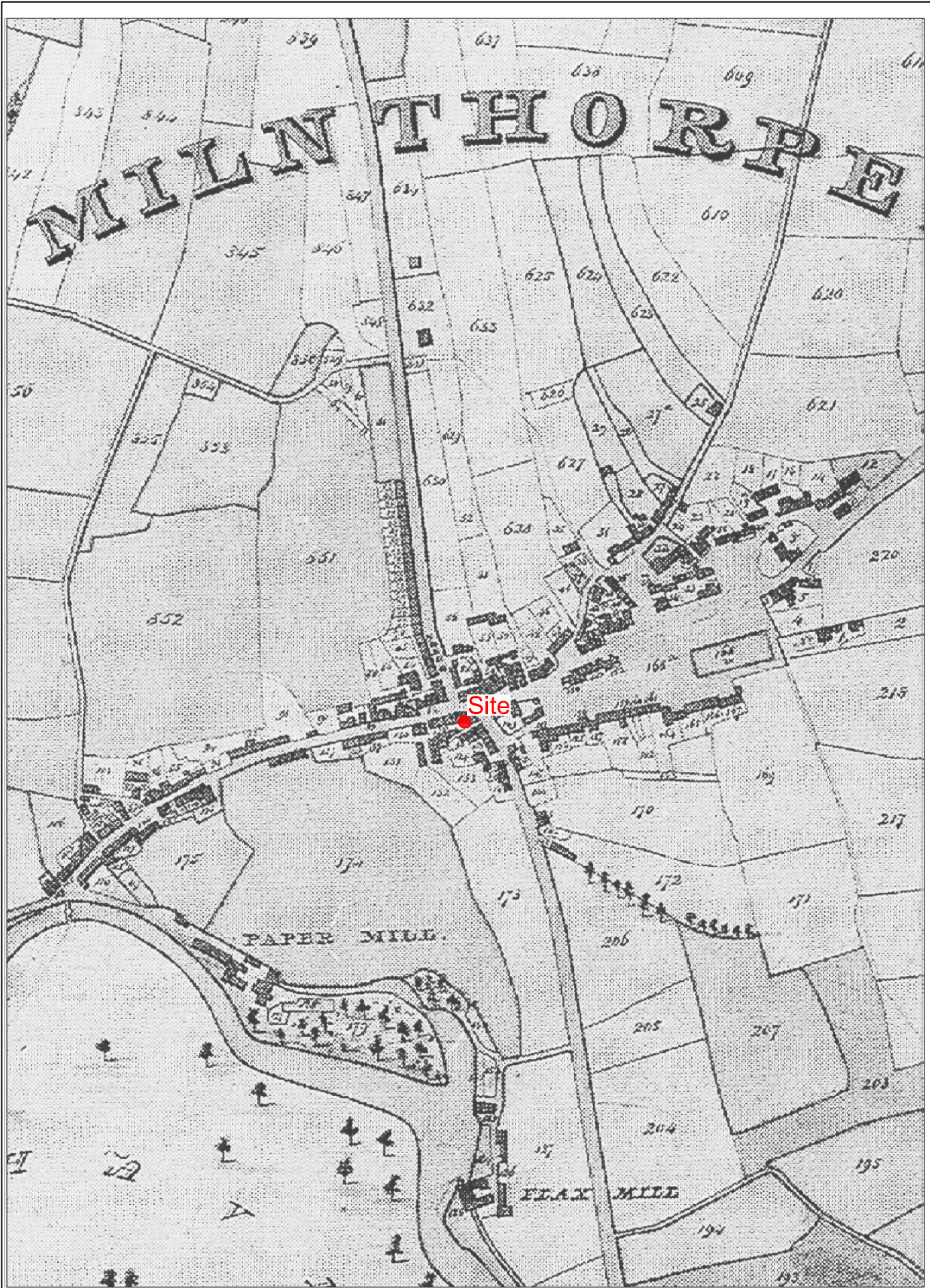
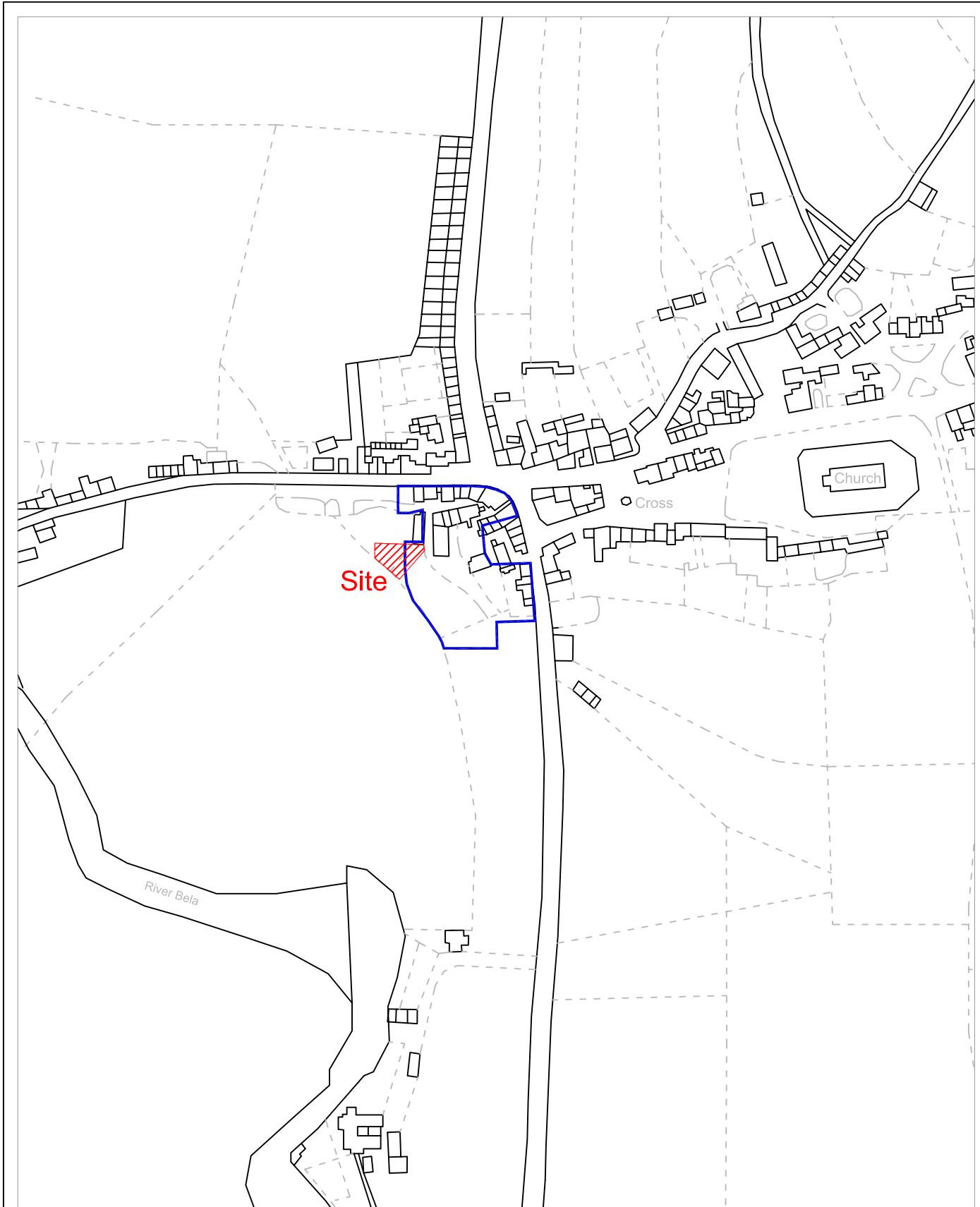


Figure 4 : Blounts map of 1826







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 Lancaster
 LA1 1TF
 Tel 01524 848666
 Fax 01524 848606


PROJECT: Land adjacent to Cross Keys
DRAWING No: 5
SCALE: 1:3000
TITLE: Digitised outline of 1st edition OS 1860
CLIENT: Ivan Coates
DRAWN BY: AJParsons
DATE: February 2003

LOCATION:





KEY

 Area of development


 Site

Figure 5 : Digitised outline of OS 1st Edition Map (1860)

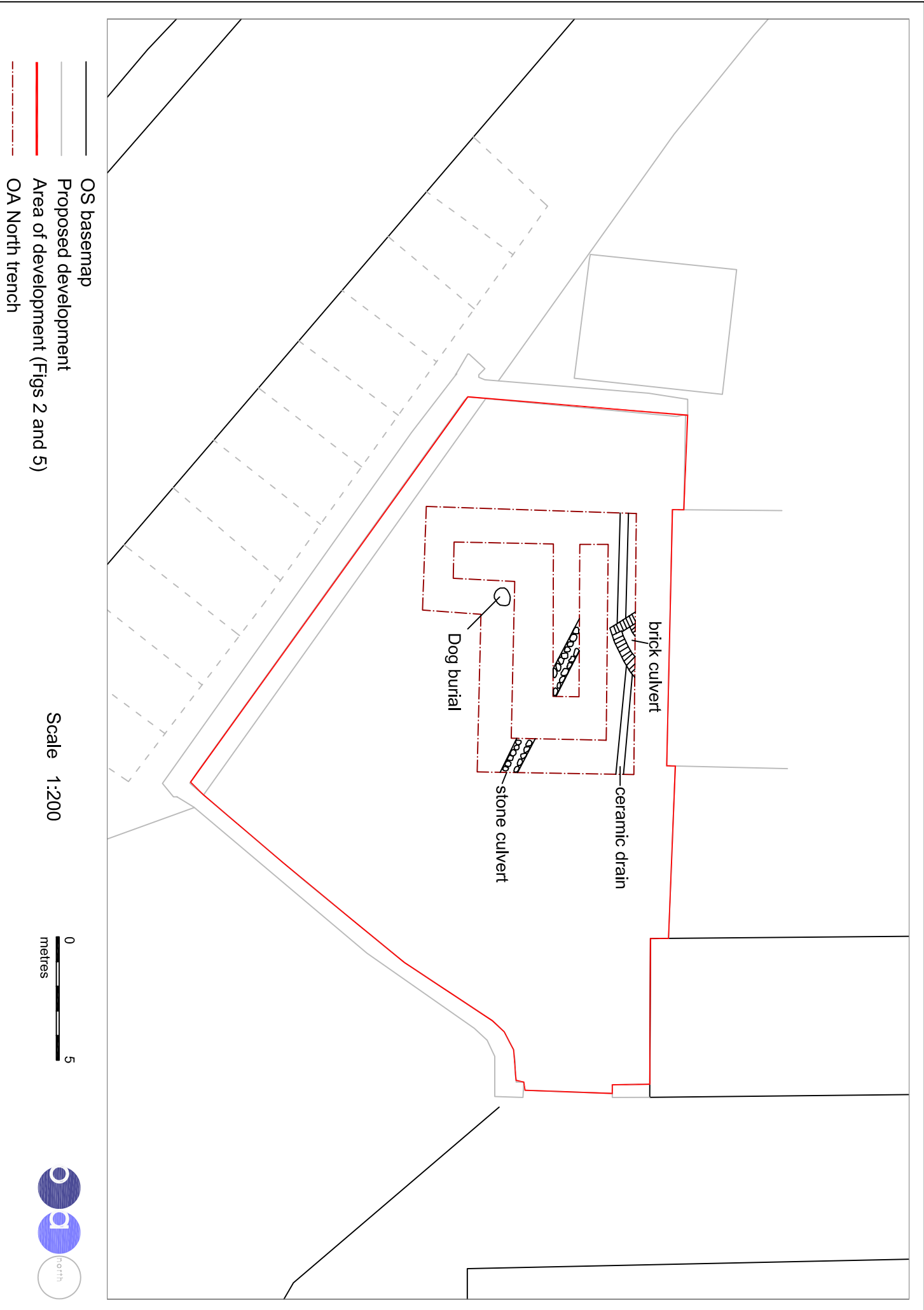


Figure 6 : Plan showing archaeological features exposed in the course of the watching brief



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