



# Former Gregg's Bakery, Hutton Hall, Benson Row, Penrith, Cumbria

## Building Investigation



**Oxford Archaeology North**

January 2013

**CgMs Consulting Ltd**

Issue No: 2012-13/1355  
OA North Job No: L10526  
NGR: NGR NY 517 302

**Document Title:** Former Gregg's Bakery, Hutton Hall, Benson Row,  
Penrith, Cumbria

**Document Type:** Building Recording

**Client Name:** CgMs Consulting Ltd


**Issue Number:** 2012-13/1355  
**OA Job Number:** L10526  
**Site Code**

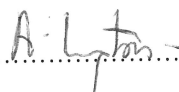
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## SUMMARY

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CgMs Consulting, on behalf of their client McCarthy and Stone, commissioned Oxford Archaeology North (OA North) to undertake a programme of archaeological building recording and evaluation at the site of Gregg's Bakery, Hutton Hall, Benson Row, Penrith, Cumbria (centred NGR NY 517 302). An archaeological evaluation trench and rapid assessment of the potential of the buildings outlined for demolition was undertaken by OA North in November 2011 to inform a planning application for residential development on the site, specifically the construction of apartments for the elderly, with associated landscaping and car parking. Planning permission has since been granted with a condition to undertake a programme of further archaeological evaluation and recording following the recommendations made resulting from the investigation in 2011; a methodology for these additional works was prepared by OA North and approved by Cumbria County Council Historic Environment Service (CCCHES).

The building recording was undertaken in August 2012, and carried out to Level 1+, which is slightly more detailed than the basic English Heritage recording standards for Level 1. The purpose of the survey was to preserve by record those buildings of historical value. These include a single-storey building (Building 1) that will be refurbished abutting a Pele Tower (believed to have been constructed by William Strickland, Bishop of Carlisle); a modified stone and brick outhouse fronting Benson Row to be demolished (Building 2); and a two-storey stone structure in the north-west corner of the site also to be demolished (Building 3). The additional evaluation trenching will be undertaken in a separate phase.

During the second half of the fourteenth century, William Strickland, Bishop of Carlisle (1400-19), acquired substantial areas within Penrith, and it is believed that at this time construction of the Pele Tower commenced. Hutton Hall (now known as Hutton Cottage) was thought to have been occupied from the fourteenth century until 1734 by the Hutton Family, who may have finished the tower Strickland had begun after he became Bishop of Carlisle. Hutton Cottage is obviously not of the fourteenth century in origin, so the earliest form of Hutton Hall is not known. It was sold to John Garth Esq in 1734, and it may have been around this time that the Hutton Masonic Hall superseded the old hall. The buildings were then sold again in 1790 to the Earl of Lonsdale. The earliest available mapping evidence showing the group of buildings comprising Hutton Hall, including the original hall (now Hutton Cottage), the Pele Tower, and the eighteenth century Masonic Hall, is 1787. The land situated immediately to the west and south of Hutton Hall appears to be open grassland or garden. The First Edition Ordnance Survey (OS) maps of 1860 and 1861 show clear division between the buildings comprising Hutton Hall and its outbuildings and it is on these maps that Building 1 is first clearly illustrated. The OS map of 1900 highlights the presence of two outbuildings, Buildings 2 and 3, which are situated to the north of the development site. With the exception of these buildings, it does not appear that any other significant changes have occurred since the OS maps of 1860 and 1861.

The building investigation revealed that, for the most part, the buildings were altered significantly during expansion of the bakery. This is most apparent internally, where much of the fabric has either been removed or obscured by later modern material. At the time of the survey, significant amounts of modern material still remained which

limited the scope of the recording. Despite this, it was apparent that the first phase of construction within the development site commenced with Building 1, and possibly eastern parts of Building 2, before 1860. This was followed by parts of the east end of Building 2 and Building 3 between 1861 and 1900. The general appearance of the surviving buildings suggests dates earlier than this are unlikely.

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## ACKNOWLEDGEMENTS

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OA North would like to thank Rob Bourn of CgMs Consulting Ltd for commissioning the project, on behalf of their client, McCarthy and Stone. Thanks are also due to Jeremy Parsons of Cumbria County Council Historic Environment Service (CCCHES) for his help and advice.

The building investigation was undertaken by Caroline Raynor. The report and the drawings were produced by Karl Taylor. The project was managed by Emily Mercer, who also edited the report.

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## 1. INTRODUCTION

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### 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 CgMs Consulting, on behalf of their client McCarthy and Stone, commissioned Oxford Archaeology North (OA North) to undertake a programme of archaeological building recording and evaluation at the former site of Gregg's Bakery, Hutton Hall, Benson Row, Penrith, Cumbria. An archaeological evaluation trench and rapid assessment of the potential of the buildings outlined for demolition was undertaken in November 2011 to inform a planning application for residential development on the site, specifically the construction of apartments for the elderly, with associated landscaping and car parking (OA North 2011). The building assessment found that, although the buildings were in a fair state of preservation, they had been subject to significant internal modification which served to obscure key relationships and features.
- 1.1.2 Planning permission has since been granted with a condition to undertake a programme of further archaeological evaluation and recording following the recommendations made resulting from the investigation in 2011. The recording will be to preserve by record those buildings of historical value prior to their demolition. These include a single-storey building (Building 1) that will be retained and refurbished and abuts a Pele Tower (which is believed to have been constructed by William Strickland, Bishop of Carlisle); a modified stone and brick outhouse fronting Benson Row earmarked for demolition (Building 2); and a two-storey stone structure in the north-west corner of the site also to be demolished (Building 3). The remainder of Gregg's Bakery complex was constructed in the late twentieth century and is of no historical significance and, therefore, not subject to recording.
- 1.1.3 The methodology for the additional evaluation and recording was prepared by OA North and approved by Cumbria County Council Historic Environment Service (CCCHES). The additional evaluation trenching will be undertaken in a separate phase in the area currently occupied by buildings along the Benson Row frontage, and the available area along Friargate. This report sets out the results of the building recording in the form of a short document outlining the findings of the site work, which was carried out on 30<sup>th</sup> August 2012.

### 1.2 LOCATION AND GEOLOGY

- 1.2.1 The site is situated within an urban townscape at a height of approximately 14m AOD (above Ordnance Datum). It is situated to the north-east of Penrith town centre (Fig 1), within an area of primarily commercial usage (centred NGR NY 517 302; Fig 1). This site is bounded by Benson Row to the north-east, to the south-east by Friargate and to the south-west by the grounds of the neighbouring Mansion House. The northern limit of the site borders onto the rear of residential and commercial properties that overlook Sandgate. The site lies within the "bowl" that characterises the town centre, and is adjacent to

several other historically significant sites, including St Andrew's Church and the Mansion House. The area to the north-west and west of the site is characterised by long plots of buildings with narrow frontages divided by small yards and passageways.

- 1.2.2 The underlying geology of the Eden Valley is New Red Sandstone (Cumbria County Council 2002). The drift geology of the area is dominated by glacial deposits in the form of drumlins formed by ice moving down what is now the Eden Valley (Moseley 1978).

### 1.3 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 1.3.1 The following section presents a summary of the historical and archaeological background of the general area, some of which is provided within the desk-based assessment (CgMs Consulting Ltd 2011). This has been compiled in order to provide a wider archaeological context to the site. For a more detailed understanding of the site, the desk-based assessment should be read in conjunction with this report.
- 1.3.2 There is no documentary evidence for a settlement in Penrith pre-dating the twelfth century, although it has been suggested that a major nucleated settlement, possibly fulfilling a number of 'urban functions', existed before the Norman Conquest (Winchester 1979, 5). Burrowgate, for instance, contains the Old English element *burh*, a fortified place, which may suggest a pre-urban fortified enclosure (*ibid*). Furthermore, the parish church of St Andrew's stands on a rounded eminence, with significant tenth-century monuments being preserved in the churchyard (Bailey and Cramp 1988). Together with an area of land, later known as Bishop Row, believed to be an ancient area of church land (Winchester 1979), they are suggestive of an origin predating the Norman Conquest.
- 1.3.3 In 1222, the town was granted the right to hold a market and fair by Henry III (*op cit*, 3), and an Augustian Friary was recorded from 1299 (*op cit*, 7). By 1310, a survey of the vill of Penrith shows that the textile industry was important, with mention of a dye works and weaving shops (*op cit*, 3). However, any resulting urban expansion was stilted during the first half of the fourteenth century, as the town's position on a major route from Scotland into England meant that it suffered repeated depredation by Scottish raids. During a raid of 1345, it was recorded that all the vills in the liberty of Penrith were 'completely burnt, destroyed and wasted' (*ibid*). In the wake of this destruction, the town was granted a licence to erect a defensive wall around it. The walls were, evidently, still in use in 1391, when another grant of murage (a tax levied to pay for the cost of defensive town walls (Corèdon 2004, 1980)) was made for their upkeep, and they were again mentioned in 1601 (Winchester 1979, 6).
- 1.3.4 During the second half of the fourteenth century, William Strickland, (Bishop of Carlisle from 1400 to 1419) also appears to have been helping to restore the town's fortunes, acquiring substantial areas within it that may have been destroyed by the Scots (Winchester 1979, 3). It is believed that he had Penrith



Castle constructed, together with the Pele Tower (possibly before becoming Bishop in 1400) (Perriam 2008), situated on the proposed development site, the land for which Strickland owned (*ibid*).

- 1.3.5 Hutton Hall (presently known as Hutton Cottage), which was annexed to the Pele Tower, was believed to be occupied from the fourteenth century until 1734 by the Hutton Family (Jefferson 1840, 89). It is not known how the Hutton family came to acquire the land and they may have finished the tower that Strickland started and subsequently built the hall (Perram 2008). Strickland may not have had further use for the tower after becoming Bishop of Carlisle in 1400. The original form of Hutton Hall is not known either as Hutton Cottage, the original Hall, is not of fourteenth century date, that is unless the Pele Tower was referred to as the Hall. Addison Hutton, the last of the Hutton family, sold the property to John Garth Esq in 1734, and it was probably around this time that the Hutton Masonic Hall replaced the old hall. The buildings were then sold again in 1790 by Garth's son to the Earl of Lonsdale (*ibid*). Hutton Hall has since undergone several modifications, including repair to the facade and the removal of the stone balustrade along the roof line.
- 1.3.6 During the sixteenth and early seventeenth centuries, plague and famine caused much loss of life and suffering in the town (Appleby 1978, 124; Winchester 1979, 4). By the later seventeenth century its fortunes had recovered and Penrith was a thriving market town, with specialist markets serving specific purposes, and one of the main centres in Cumberland (*ibid*). These brought prosperity to the town which led to an important phase of rebuilding, which included, amongst others, the Two Lions Inn, originally a merchant's house (OA North 2006); the rebuilding of St Andrew's Parish Church in 1790 (Pevsner 1967); and The George Inn, which dates to the early eighteenth century (*ibid*). This continued into the nineteenth century.
- 1.3.7 A map regression, undertaken as part of the desk-based assessment (CgMs Consulting Ltd 2011), found that the earliest map of the development site at a useful scale was Clarke's Map of Penrith, 1787, which showed the outline of a group of buildings comprising Hutton Hall, including the original hall (now Hutton Cottage), the Pele Tower and the eighteenth century Masonic Hall to the south of Benson Row. The land situated immediately to the west and south of Hutton Hall appears to be open grassland or garden (*ibid*). However, the First Edition Ordnance Survey (OS) maps of 1860 and 1861 show the site in greater detail, with clear division between the buildings comprising Hutton Hall and its outbuildings, including the first clear illustration of Building 1, whilst the open space to the west of the hall now appears more of an enclosed garden with landscaping evident to the front and rear of the hall (*ibid*). The OS map of 1900 highlights the presence of two outbuildings (Buildings 2 and 3) which are situated to the north of the development site. Since the OS maps of 1860 and 1861, the buildings have been incorporated into the late twentieth century structures of the main bakery.
- 1.3.8 Within the current development area are buildings that comprise the bakery present on the OS maps of 1980 and 2010. These buildings were built probably in the 1960s to 1970s, and consist of warehouses with flat and

pitched roofs in the north-west portion, and small out-buildings comprising brick and breeze block with corrugated-iron flat roofs to the east of the site (*ibid*).

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## 2. METHODOLOGY

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### 2.1 PROJECT DESIGN

2.1.1 The methodology (*Appendix 1*) agreed by CCCHES was based upon the historic building recording specification published by English Heritage (English Heritage 2006). The work was also consistent with the relevant standards and procedures of the Institute for Archaeologists (IfA 2008), and generally accepted best practice.

### 2.2 BUILDING INVESTIGATION

2.2.1 The building recording was carried out on two structures identified for demolition (Buildings **2** and **3**), both fronting Benson Row, and the building proposed for redevelopment abutting the Pele Tower (Building **1**). The recording was carried out to a Level 1+ standard in accordance with English Heritage (2006) guidelines. Level 1 recording is the most basic, comprising a photographic record of mainly external elements. Level 2 recording is more detailed in which the internal elements, i.e. each room and all fixtures and fittings of archaeological or architectural significance, are recorded together with a descriptive account and drawn plans. The aim in this instance was to provide a more detailed record than Level 1, but since the date, function and recent modification to the buildings to incorporate them into the bakery contributes to their relatively low-level significance, for which a Level 2 record would be excessive, a compromise of the two levels was carried out.

2.2.2 **Descriptive Record:** a rapid visual inspection of the building was undertaken and brief written notes were taken using OA North buildings *pro-forma* sheets. The level of recording did not include the requirement for detailed descriptions but brief notes were required in order to understand the basic development or phasing and use of the buildings. Details of any significant architectural or historical elements were also noted.

2.2.3 **Site drawings:** architect's drawings have been supplied for Building **1** abutting the Pele Tower, and were annotated accordingly. For the two buildings fronting Benson Row (Buildings **2** and **3**), sketch floor plans were created on site using a highly accurate hand-held Leica Disto distance measurer, accurate to +/- 1mm. The final drawings were produced using an industry standard CAD package.

2.2.4 **Photographs:** photographs were taken with a 35mm SLR using monochrome film, and high-resolution cropped frame (12.6mp APS-C) DSLR cameras using a variety of lenses. The photographic archive consists of general images of the building both internal and external, and detailed internal and external scaled coverage of architectural and decorative features and/or structural detail. The location of each photograph was marked on printed copies of plans on site.

## **2.3 ARCHIVE**

- 2.3.1 A full professional archive has been compiled in accordance with current IfA (IfA 2006) and English Heritage guidelines (English Heritage 1991). The paper and digital archive will be deposited with the Carlisle Record Office on completion of the project, and a paper copy will be sent to the Cumbria Historic Environment Record, Kendal.

### 3. BUILDING INVESTIGATION RESULTS

#### 3.1 INTRODUCTION

3.1.1 The following section provides a summary of the results of the building investigation.

#### 3.2 LAYOUT

3.2.1 The three buildings investigated consisted of a one-and-a-half-storey building (Building 1), abutting the Pele Tower a stone and brick outhouse (Building 2), and a two-storey structure in the north-west corner of the site (Building 3) (Fig 2). Buildings 2 and 3 face on to Benson Row (Plate 1), while Building 1 is situated behind a gated access. Modern sheds and other structures are situated to the rear. Of these buildings, only Building 1 was subject to descriptive recording.



Plate 1: View of the complex from Benson Row, facing south-east, showing Building 3 in the foreground, and Building 2 further along Benson Row

#### 3.3 DETAIL

3.3.1 **Building 1:** is a one-and-a-half-storey structure of red, random-coursed, squared sandstone with mostly cement-based mortar. The building abuts the north elevation of the adjacent Pele Tower. Access is via two wide doorways situated in the north-facing elevation (Plate 2). Much of the exterior of the building is obscured by later additions, such as a metal lean-to and other modern structures.



Plate 2: North-facing side of Building 1 showing later additions

3.3.2 The two wide doorways situated on the ground-floor (one of which is completely obscured by a later lean-to and is without doors) both have ashlar sandstone quoins and arched timber lintels (Plate 2). The dimensions are roughly similar, and measure some 2.32m high (at the apex) by 2.19m wide. The doors on the eastern opening are plank and ledge construction with simple mouldings on the ledges. The doors are hung on strap hinges and pintles. There is a further smaller doorway to the left of the east door, which has an ashlar surround with tool marks evident.



Plate 3: Internal view of the ground floor of Building 1 showing later material

- 3.3.3 There are two window apertures present, both of which are situated in the north elevation on the upper and lower floors. Both are similar to each other in appearance and have ashlar surrounds. The reveals are chamfered and the ashlar exhibits tool marks of varying types, similar to the small doorway on the ground floor. Both of the windows are boarded.
- 3.3.4 The roof is of pitched construction with a hip at the west end. The covering is of modern tiles. All the rainwater goods are plastic. A single stainless steel flue exits the roof at the west end.
- 3.3.5 Internally, the building is divided into three ground floor and two upper floor rooms by modern plasterboard partition walls (Plate 3). The upper floor has been formed by the insertion of a modern ceiling, together with a steel staircase. Access to the upper floor was limited due to the small size of the space and the lack of light. Most of the interior face of the stone walling was covered with modern boarding, obscuring all of the detail. Brief inspection of the roof revealed it to be of wholly modern construction.



Plate 4: Two of the apertures closest to Hutton Hall in the wall forming the site boundary along Benson Row

- 3.3.6 To the north of this building, a short section of stone wall forming part of the site boundary along Benson Row is present. Just outside the development boundary, and set into this wall are three blocked apertures, each with a sandstone surround (Plates 4 and 5), the smallest of these is roughly the same size as the apertures visible in the east elevation of the Pele Tower. The largest of the apertures has been modified slightly, with the addition of tool-marked sandstone quoins, and two pintles are present indicating a door or shutter was once attached. To the right of the northern aperture (Plate 5), some evidence of

a possible vertical join is visible in the stonework. To the right of the join, the stone work differs being more squared. The uppermost part of the wall is built from thin stones, and there are flat coping stones topping off the wall.



Plate 5: Third aperture and possible vertical join in the wall forming the site boundary along Benson Row



Plate 6: The north elevation of Building 2 viewed from Benson Row, with Building 3 in the background



- 3.3.7 **Building 2:** this building is a long, single-storey structure fronting on to Benson Row measuring some 19m by 7.5m (Plate 6). It is of stone and brick construction, the visible stonework being similar in style to that of Building 1. The quoins on the building exhibit pick tool marks, also of similar style to those on Building 1. The brickwork appears to be of two phases, the majority and earliest, being handmade brick laid in common bond (4-1) with mainly lime mortar. There is a soldier course at approximately 1.5m height. The remaining brick is later (of late-twentieth century manufacture) and is mainly limited to the piers supporting the roof on the north elevation facing Benson Row (Plate 6). The western end of the building is of stone construction.
- 3.3.8 Situated in-between the brick piers, are sliding steel concertina shutter doors (Plate 6). Only the right hand door is operational, the others being blocked internally with cinder block. There is a small doorway situated at the western end of the building, which has a sandstone surround exhibiting pick tool marks (Plate 7). To the right of the building, is an opening which appears to be a former entrance.



Plate 7: Doorway at the west end of the north elevation of Building 2, also showing quoins on both sides.

- 3.3.9 The roof is of hipped construction with felt shingles, the structure of which, from internal inspection, appears to be of twentieth century origin. All the rainwater goods are plastic.
- 3.3.10 Internally, this building has a similar appearance to Building 1 (Plate 8). A false ceiling has been inserted above which the roof structure is visible. This is supported on braced, king post trusses with boarded roof slopes and a long skylight on the south slope. Some riveted I-beams are visible. The floor is concrete and all of the walls are either covered or painted. There are some doorways present in the west and south walls, which are of modern origin.



Plate 8: Internal view of Building 2

3.3.11 **Building 3:** this two-storey structure is wholly of stone construction (Plate 9). The stonework is similar to that already described and is of random, coursed, squared sandstone. The building forms the north-west boundary of the site. It has a modern hipped roof covering, with plastic rainwater goods. The north and west elevation are plain with a single window aperture with sandstone sill present on the upper floor of the north gable. The building is connected to Building 2 via a single-storey extension.



Plate 9: General view of Building 3 from Benson Row with Building 2 in the background



Plate 10: Ground floor of Building 3



Plate 11: The upper floor of Building 3

3.3.12 The south and east walls of this building are almost entirely obscured by later structures forming the remainder of the bakery complex. Internal inspection revealed that much of the east and south walling had been removed and the building has been knocked through to provide larger internal spaces (Plate 10).

3.3.13 Much of the ground floor has been cleared and is mainly modern in appearance, with little earlier fabric remaining. There is a doorway in the south elevation. The upper floor is plain in appearance but appears to have

been less altered than the ground floor (Plates 11 and 12). The roof structure consists of three king post trusses, two of which are of nineteenth century appearance with bolted members and braces.



Plate 12: The roof trusses in Building 3

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## 4. CONCLUSION

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### 4.1 INTRODUCTION

- 4.1.1 The building investigation has revealed that, for the most part, the buildings have been altered significantly in line with expansion of the bakery. This is most apparent internally, where much of the fabric has either been removed or is obscured by later, modern material. At the time of the survey, significant amounts of modern internal material and external later structures still remained which limited the scope of the survey.

### 4.2 DISCUSSION

- 4.2.1 A desk-based assessment carried out by CgMs Consulting Ltd (CgMs 2011) revealed that buildings were present on or near the site as early as at least 1787 as illustrated on Clarke's map of that date. The footprint of the current buildings however, appear not to coincide with the buildings illustrated on Clarke's map, although this may be due to mapping errors. The 1860 OS map is the first available map to clearly show the outline of the Pele Tower together with an adjacent structure sharing its footprint with the current Building 1. The general appearance of Building 1, together with some of the construction details suggests that it was constructed sometime in the nineteenth century which concurs with the mapping evidence. Also visible on this map are two further smaller structures to the north, which may have been incorporated into the current boundary wall close to Hutton Hall and the eastern part of Building 2. Indeed, the current boundary wall that contains the three apertures, was possibly once part of the easternmost building shown on the maps prior to 1861. By 1900, the building is not illustrated and it was probably removed leaving the boundary wall extant, together with its blocked apertures.
- 4.2.2 The footprint of the current Building 2 is not visible on any of the historical mapping but as mentioned above, a small structure present on the 1860 OS map have been incorporated into the current fabric. Certainly, some of the visible parts of this building are of stone construction, which is similar in appearance to Building 1, although much of the eastern end of Building 2 is of brick construction. The 1900 OS map illustrates a further small building situated where the western end of Building 2 now stands. This end of the building is of stone construction and dates to between 1861 and 1900. The rest of this building is of modern construction.
- 4.2.3 Also visible on the 1900 OS map is a rectangular building where Building 3 now stands. This appears to share much of the footprint of the current structure, and the general appearance suggests a construction date of between 1861 and 1900. The appearance of the roof trusses supports a mid-late nineteenth century date of construction.
- 4.2.4 Despite the presence of modern fabric, and the removal of some of the original fabric of the buildings, it is apparent that the first phase of construction within

the development site commenced with Building **1** and possibly the eastern parts of Building **2** before 1860. This was followed by parts of the west end of Building **2** and Building **3** between 1861 and 1900. The general appearance of the surviving buildings suggests dates earlier than this are unlikely.

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## 6. ILLUSTRATIONS

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### 6.1 FIGURES

Figure 1: Location Map

Figure 2: Locations of buildings surveyed and photographic locations

### 6.2 PLATES

Plate 1: View of the complex from Benson Row, facing south-east, showing Building 3 in the foreground, and Building 2 further along Benson Row

Plate 2: North-facing side of Building 1 showing later additions

Plate 3: Internal view of the ground floor of Building 1 showing later material

Plate 4: Two of the apertures closest to Hutton Hall in the wall forming the site boundary along Benson Row

Plate 5: Third aperture and possible vertical join in the wall forming the site boundary along Benson Row

Plate 6: The north elevation of Building 2 viewed from Benson Row, with Building 3 in the background

Plate 7: Doorway at the west end of the north elevation Building 2, also showing quoins on both sides.

Plate 8: Internal view of Building 2

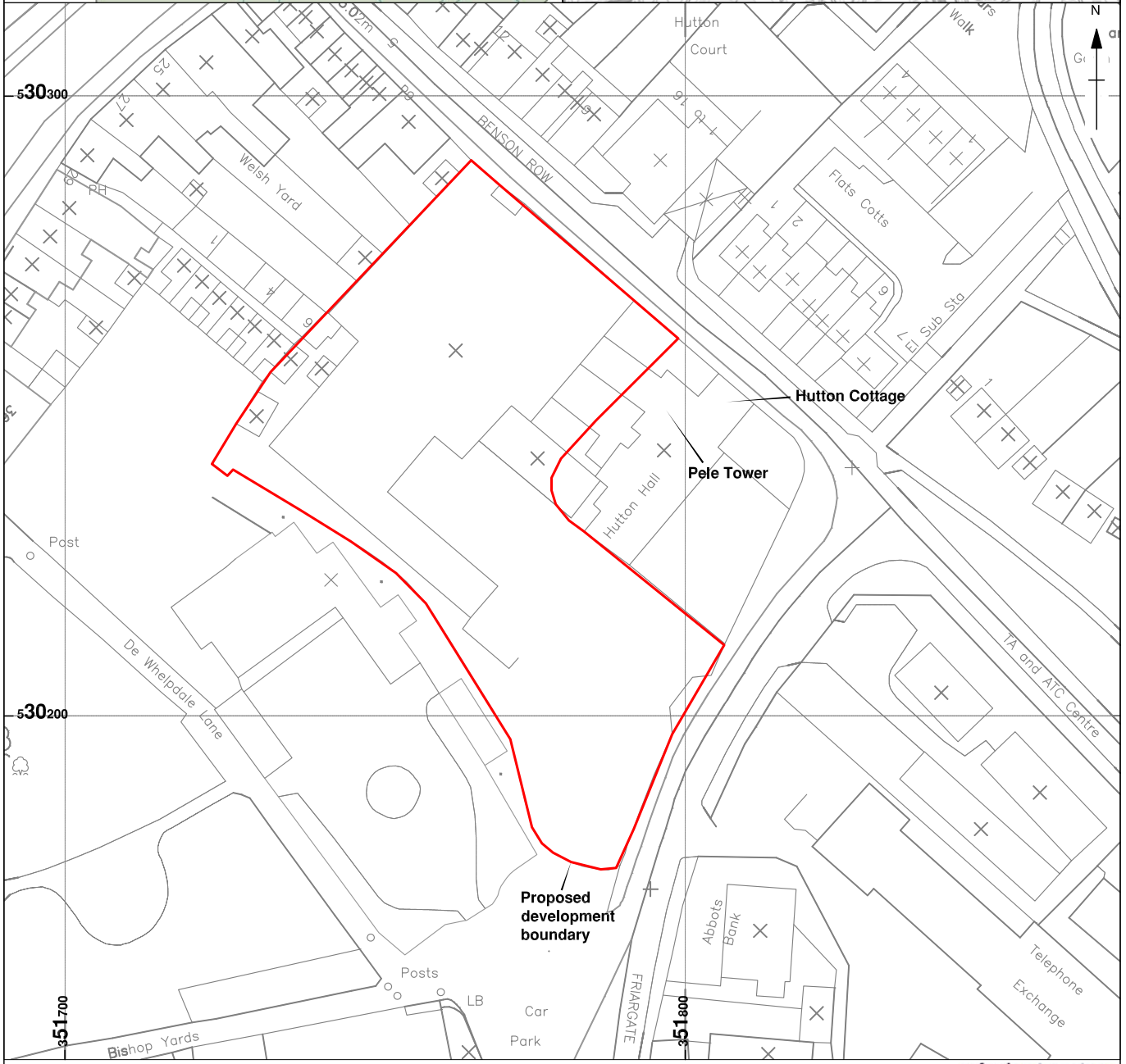
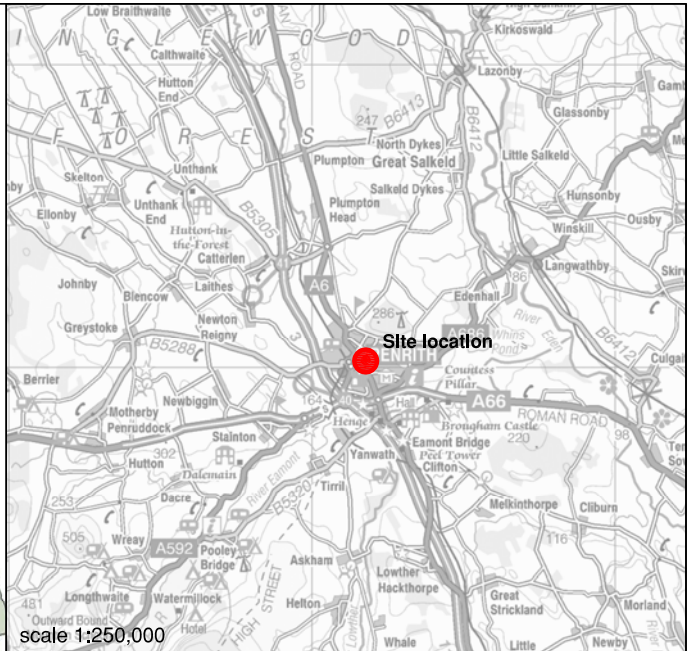
Plate 9: General view of Building 3 from Benson Row with Building 2 in the background

Plate 10: Ground floor of Building 3

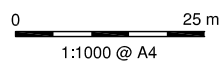
Plate 11: The upper floor of Building 3

Plate 12: The roof trusses in Building 3





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EM\*L10526\*KIT\*08-01-2013

Figure 1: Site location

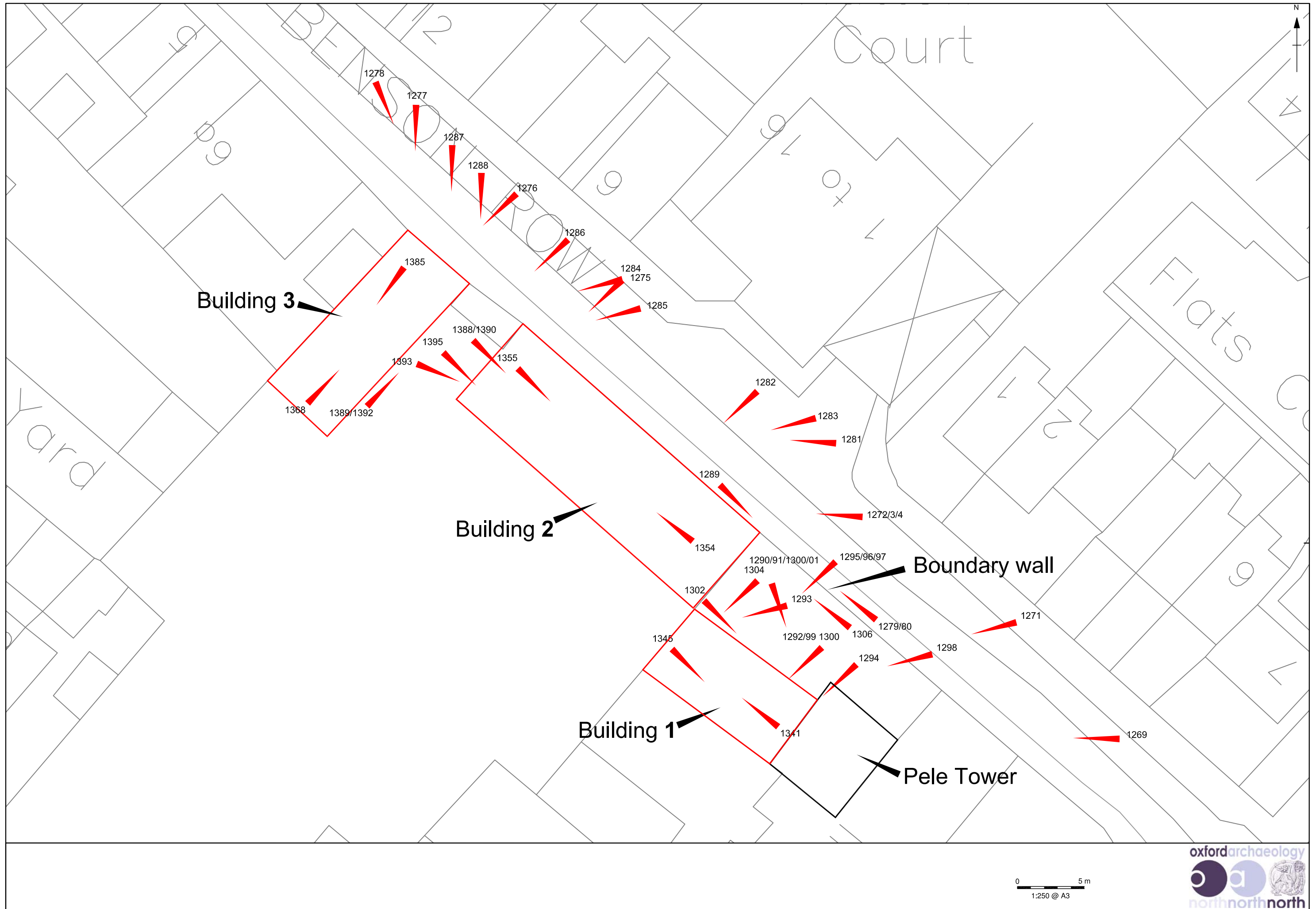


Figure 2: Locations of the buildings surveyed and photographic locations

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## APPENDIX 1: PROJECT SPECIFICATION

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### 1. INTRODUCTION

#### 1.1 PROJECT BACKGROUND

- 1.1.1 CgMs Consulting, on behalf of their client McCarthy and Stone, has requested that Oxford Archaeology North (OA North) prepare a Written Scheme of Investigation (WSI) to undertake a programme of archaeological building recording and evaluation at the former site of Gregg's Bakery, Hutton Hall, Benson Row, Penrith, Cumbria (centred NGR NY 517). Planning permission has been granted for residential development on the site, specifically the construction of apartments for the elderly, with associated landscaping and car parking. An archaeological evaluation trench and rapid assessment of the potential of the buildings outlined for demolition was undertaken by OA North in November 2011 to inform the planning application. CgMs has, therefore, agreed with Eden District Council on behalf of their client, to carry out the recommendations as made by OA North in the evaluation of 2011. The building recording will be to preserve by record those buildings of historical value (in this case, nineteenth century or earlier), as opposed to the mid twentieth century bakery buildings, prior to their demolition. These include a single-storey building abutting the Pele tower that will be retained and refurbished; the modified stone and brick outhouse fronting Benson Row earmarked for demolition; and the two-storey stone structure in the north-west corner of the site also to be demolished. The evaluation trenching will look to investigate the potential for surviving below ground remains in areas currently occupied by the former bakery buildings along the Benson Row frontage and the available area along Friargate.
- 1.1.2 A desk-based assessment was undertaken by CgMs in February 2011 to support the planning application, from which the potential for medieval and post-medieval below ground remains to survive was assessed as moderate, positioned mainly within the central and southern portions of the development area, where there had been limited disturbance from previous building groundworks. This area was targeted by the first phase of trial trenching undertaken by OA North in November 2011, and the garden soils observed corroborated with cartographic evidence that this area of the site had never been developed. However, as most of the area of archaeological potential is along the northern and eastern sides of the site, where the buildings of the former bakery are situated, this area could not be investigated until the buildings have been removed.
- 1.1.3 Consequently, in agreement with Cumbria County Council's Historic Environment Service (CCCHES) and CgMs Consulting, the following proposals have been prepared for the initial phase of the mitigation stage. Should the results of the evaluation trenching suggest additional recording work of below-ground remains is required further consultation will be undertaken and a separate WSI issued in response.

#### 1.2 OXFORD ARCHAEOLOGY NORTH

- 1.2.1 Oxford Archaeology North has considerable experience of sites of all periods, having undertaken a great number of small and large scale projects throughout Northern England during the past 30 years. In particular, numerous evaluations, assessments, watching briefs, excavations and building recording have taken place in and around Penrith within the last eight years specifically associated with the Penrith New Squares residential and retail development in the town centre, together with the Thacka Beck Flood Alleviation Scheme for the Environment Agency, both projects of which have involved a large amount of still ongoing fieldwork. Other smaller projects have also been undertaken around the town centre within the planning process, to fulfil the requirements of clients and the planning authority (EDC), 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 for Archaeologists (IfA) registered organisation, registration number 17, and all its members of staff operate subject to the IfA Code of Conduct (2010).

## 2 AIMS AND OBJECTIVES

- 2.1 The archaeological investigation will be two-fold, with the overall aim being to mitigate the impact of the proposed development on the heritage assets, consisting of both built heritage and below ground remains; the buildings proposed for demolition will be preserved by record in accordance with English Heritage guidelines (2006); the potential for surviving below ground archaeological remains within the footprint of those buildings to be demolished will be investigated to determine their condition, extent, nature and significance in order that an appropriate mitigation strategy can be proposed. The stages to achieve these ends are as follows:
- 2.2 **Archaeological Building Recording:** to provide a record of the three outbuildings outlined for demolition or remodelling to a Level 1+ standard as per the English Heritage (2006) guidelines. The intention is to provide a photographic record all features and fixtures of archaeological and historical interest prior to development, and measured floor plans.
- 2.3 **Archaeological Evaluation:** to excavate 140m<sup>2</sup> trial trenches to investigate the potential for surviving below ground remains of a likely medieval or post-medieval origin across the site not previously evaluated, particularly along the Benson Row and Friargate frontages.
- 2.4 **Report and Archive:** a report will be produced for the client within six to eight weeks of completion of the fieldwork, 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. HEALTH AND SAFETY

- 3.1 **Risk Assessment:** OA North provides a Health and Safety Statement for all projects and maintains a company 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. If, at the time of the fieldwork, the building is deemed to be unsafe, recording will be restricted to external photographs.
- 3.2 **Services and other constraints:** full regard will, of course, be given to all constraints (services etc.) during the evaluation trenching as well as to all Health and Safety considerations. As a matter of course the field team will use a Cable Avoidance Tool (CAT) and signal generator prior to any excavation to test for services. However, this is only an approximate location tool, and will be used in conjunction with information regarding services, i.e. drawings or knowledge of live cables or services, provided by the client prior to the commencement of the fieldwork.
- 3.3 **Contamination:** any known contamination issues or any specific health and safety requirements on site should be made known to OA North by the client to ensure all procedures can be met, and that the risk is dealt with appropriately. Should any presently unknown contamination be discovered during excavation, it may be necessary to halt the works and reassess the risk assessment. Should it be necessary to supply additional PPE or other contamination avoidance equipment this will be costed as a variation.
- 3.4 **Staff issues:** all project staff will be CSCS qualified, proof of which can be provided in the form of CSCS cards.
- 3.5 A portable toilet with hand washing facilities is required and will be provided and located on or adjacent to the site, unless the client can provide access to extant facilities on site.
- 3.6 **Fencing/hoarding requirements:** unless significant archaeological deposits are discovered and it is necessary for the trenches to remain open for monitoring purposes, the trench will be backfilled once it has been recorded on the same day. During the course of archaeological recording the trench will be demarcated with barrier tape if necessary, unless specific

requirements are requested by the client for heras security fencing, which will be costed as a variation.

#### 4. METHOD STATEMENT

##### 4.1 ARCHAEOLOGICAL BUILDING RECORDING

4.1.1 The building recording will be carried out to record the two structures identified for demolition, both fronting Benson Row, and the building proposed for redevelopment attached to the Pele tower, and will consist of recording to a Level 1+ standard in accordance with English Heritage (2006) guidelines. A Level 1 record is the most basic, being a visual record and mainly of external elements, whilst a Level 2 is relatively detailed in which the internal elements, i.e. each room and all fixtures and fittings of archaeological or architectural significance, will be recorded with cross-section and elevation drawings included. The aim in this instance is to provide a more detailed record than a Level 1 offers, but the date, function and recent modification to the buildings to incorporate them into the bakery contributes to their relatively low-level significance, for which a Level 2 record would not be the most appropriate. Therefore, a compromise of the two levels will be carried out.

4.1.2 It is understood from the client that an internal soft strip of the buildings has been undertaken, thereby enabling all possible historical elements to be exposed and recorded.

4.1.3 **Photographic Archive:** a photographic archive will include monochrome prints using a 35mm camera, for the main internal and external photographs, and high quality digital shots to be included in the report. The archive will comprise;

- i. general shots of the buildings; both internal, i.e. the main rooms, and external,
- ii. shots of any architectural features and structural or decorative detail (both internal and external),
- iii. the buildings' relationship to their contextual setting, other buildings or significant viewpoint.

4.1.4 The location of each photograph will be marked on floor plans and site plans.

4.1.5 **Site Drawings:** architect's drawings have been supplied for the building abutting the pele tower, and will be annotated accordingly. For the two buildings fronting Benson Row, sketch floor plans will be created on site using a highly accurate hand-held Leica Disto distance measurer, accurate to +/- 1mm

4.1.6 OA North does not undertake to correct survey inaccuracies in the client's drawings, which shall remain the responsibility of the client. However, if inaccuracies significantly impede the progress of the archaeological survey and must be rectified to allow the archaeological survey to proceed, a charge for this correction will be made as a variation.

4.1.7 The drawings will usually be produced at a scale of 1:100. Where necessary the client's drawings will be corrected/enhanced utilising hand survey techniques. The corrected drawings will be digitised into an industry standard CAD package (AutoCAD 2004) for the production of the final drawings.

4.1.8 **Interpretation and Analysis:** a rapid visual inspection of the building will be undertaken and brief notes made utilising the OA North buildings pro-forma sheets. The level of recording does not include the need for descriptions but notes will be made for each floor level to understand a basic development or phasing and use of the building but will not discuss the evidence on which the analysis is based. Details of any significant architectural or historical

lements will also be noted. From this, the findings from the original desk-based assessment (CgMs 2011) will be drawn upon to provide a context for the structures.

## 4.2 TRIAL TRENCHING

- 4.2.1 The programme of trial trenching will be undertaken following the demolition of the current bakery buildings, in order to 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. This will enable the outlined area to be adequately sampled. The following methodology is prepared in line with a verbal brief from CCCHES.
- 4.2.2 **Trenching requirements:** the evaluation is required to examine a 140m<sup>2</sup> of trenching across the site, but particularly concentrating on the Friargate and Benson Row street frontages.
- 4.2.3 **Methodology:** the overburden will be removed by machine fitted with a toothless ditching bucket if suitable. However, following the previous evaluation trench a breaker attachment may be required to open some areas. This will be undertaken under archaeological supervision, and thereafter excavation will proceed in level spits of a maximum 0.25m each down to the surface of the first significant archaeological or natural deposit, whichever is encountered first. 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 will be investigated and recorded unless otherwise agreed by the client and CCCHES. The trench will not be excavated deeper than 1.2m to accommodate health and safety constraints; any requirements to excavate below this depth will involve stepping out or battering of the trench sides, which will require the agreement of a variation to the costing.
- 4.2.4 The trench will be excavated in a stratigraphical manner, whether by machine or by hand, and will be located by the use of GPS equipment, which is accurate to +/- 0.25m, or using an EDM Total Station, based on a site grid related to the national grid obtained from any available client base mapping. Altitude information will be established with respect to Ordnance Survey Datum.
- 4.2.5 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*.
- 4.2.6 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, and monochrome contacts) to identify and illustrate individual features. A Harris Matrix will be compiled during the fieldwork. Primary records will be available for inspection at all times.
- 4.2.7 Results of all field investigations will be recorded on *pro forma* context sheets. The site archive will include both a photographic record (both black and white (35mm), and digital shots for illustration purpose) and accurate large scale plans and sections at an appropriate scale (1:50, 1:20 and 1:10). At least one long section of the trench will be recorded. All artefacts and ecofacts will be recorded using the same system, and will be handled and stored according to standard practice (following current Institute for Archaeologists guidelines) in order to minimise deterioration.
- 4.2.8 **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 section and would be utilised in agreement with the client.

### 4.3 GENERAL PROCEDURES

- 4.3.1 **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.
- 4.3.2 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.
- 4.3.3 **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.
- 4.3.4 **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.
- 4.3.5 **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.
- 4.3.6 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.
- 4.3.7 **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.

### 4.4 REPORT

- 4.4.1 A digital draft copy will be forwarded to the client for approval or required amendment initially. Once approved, a copy of a finalised written synthetic report will be submitted to the client, together with a digital copy on CD, within six to eight weeks of completion of the fieldwork. Relevant copies will be forwarded to the Cumbria HER for reference purposes following agreement with the client. The report will include;

- a site location plan related to the national grid
- a front cover to include the planning application number, where relevant, 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
- a summary of the historical background of the study area
- appropriate plans for both the building recording and trenching showing the location and position of features
- a statement, where appropriate, of the archaeological impact
- 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

4.4.2 **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.

## 4.5 ARCHIVE

4.5.1 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). 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, Kendal, and the material archive will be submitted to an appropriate museum.

4.5.2 **OASIS:** the data will be entered into OASIS records, the online database of archaeological events.

## 5. OTHER MATTERS

### 5.1 ACCESS

5.1.1 Liaison for basic site access will be undertaken through the client. It is understood that there will be access for both pedestrian and plant traffic to the site and that the site is no longer in use as a bakery.

### 5.2 REINSTATEMENT

5.2.1 The ground will be backfilled so that the topsoil is laid on the top, and the ground will be roughly graded with the machine. Should there be a requirement by the client, other than that stated, this will involve recosting.



### 5.3 INSURANCE

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

### 5.4 WORK TIMETABLE

- 5.4.1 **Building recording:** it is anticipated that two days will be required to complete this element.
- 5.4.2 **Trial trenching:** it is anticipated that three days will be required to complete this element, with a team of two people, depending on the ground surface/overburden.
- 5.4.3 **Report and Archive:** the report and archive will be produced following the completion of all the fieldwork. The final report will be available within six to eight weeks of completion of the fieldwork, and the archive deposited within three months.

### 5.5 STAFFING

- 5.5.1 The project will be under the direct management of **Emily Mercer** (OA North Senior Project Manager) to whom all correspondence should be addressed.
- 5.5.2 The fieldwork elements will be undertaken by an OA North project officer experienced in this type of project, and assisted by a an additional archaeologist for the trial trenching. Due to scheduling requirements it is not possible to provide staff details at the present time.
- 5.5.3 Assessment of the finds from the evaluation will be undertaken under the auspices of OA North's in-house finds specialist **Christine Howard-Davis** (OA North finds manager). Christine has extensive knowledge of finds from many periods in the North West.
- 5.5.4 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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