



# Hutton Hall Bakery, Benson Row, Penrith, Cumbria

## Archaeological Evaluation Report



**Oxford Archaeology North**

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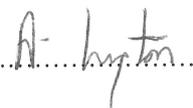
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## CONTENTS

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<b>SUMMARY .....</b>	<b>2</b>
<b>ACKNOWLEDGEMENTS .....</b>	<b>4</b>
<b>1. INTRODUCTION .....</b>	<b>5</b>
1.1 Circumstances of Project.....	5
1.2 Location, Topography and Geology .....	5
1.3 Historical and Archaeological Background .....	6
<b>2. METHODOLOGY .....</b>	<b>9</b>
2.1 Project Design.....	9
2.2 Evaluation.....	9
2.3 Finds.....	10
<b>3. FIELDWORK RESULTS .....</b>	<b>11</b>
3.1 Trial trenching .....	11
3.2 Rapid Assessment of Standing Structures.....	12
<b>4. CONCLUSION .....</b>	<b>15</b>
4.1 Discussion .....	15
4.2 Impact.....	15
<b>5. BIBLIOGRAPHY.....</b>	<b>17</b>
<b>6. ILLUSTRATIONS.....</b>	<b>19</b>
6.1 Figures.....	19
6.2 Plates .....	19
<b>APPENDIX 1: PROJECT SPECIFICATION .....</b>	<b>20</b>
<b>APPENDIX 2: PROJECT DESIGN.....</b>	<b>21</b>
<b>APPENDIX 3: CONTEXT INDEX .....</b>	<b>27</b>

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## SUMMARY

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CgMs Consulting Ltd commissioned Oxford Archaeology North (OA North) to undertake an archaeological evaluation within the service yard of the former Hutton Hall Bakery, Benson Row, Penrith, Cumbria (centred NGR NY 517 302). Planning permission is being sought for a residential development, specifically the construction of apartments for the elderly, with associated landscaping and car parking. A desk-based assessment was undertaken by CgMs Consulting Ltd in February 2011 to support the planning application, as the site is positioned within the Penrith Archaeological Hazard Area, an area of high archaeological sensitivity recorded in Cumbria County Council's Historic Environment Record. The potential for medieval and post-medieval below ground remains to survive was assessed as moderate. However, this is mainly within the central and southern portions of the outlined development area, within the car and lorry park, where it was understood that there had been limited disturbance from previous building groundworks.

The desk-based assessment had recommended that trial trenching should target these areas to investigate the potential remains in order that any requirements for mitigation during the construction groundworks be understood, in accordance with PPS 5 (Planning Policy Statement: Planning for the Historic Environment 2010). To this end, CgMs Consulting Ltd, in consultation with the local planning authority, Eden District Council, and Cumbria County Council's Historic Environment Service (CCCHES), proposed that a 20m x 2m trench be excavated in the central southern half of the site.

The evaluation trench demonstrated that there were no significant archaeological deposits within this area at least; the presence of buried soil horizons was entirely consistent with the cartographic evidence, which showed that the grounds were gardens from the eighteenth century onwards. The central portion of the trench contained modern intrusive features down to 1m, suggesting that any putative remains would, most likely, be variable across the site. However, observations from a resident of Hutton Hall in the nineteenth century suggest that buried remains may exist closer to the fourteenth century Pele Tower adjacent to the northern part of the site and, particularly, along the line of the boundary wall. Therefore, it is recommended that further investigation should be undertaken in these areas, following the demolition of the former bakery buildings, although archaeological monitoring during the demolition, in particular the removal of any foundations, may also enable identification of any areas of surviving below ground remains.

The site also adjoins Hutton Masonic Hall, which comprises the Pele Tower, a sixteenth-seventeenth century domestic range and an eighteenth century Masonic mansion house and Hutton Cottage (the original Hutton Hall), all of which are Grade II\* listed (LB No 5165). Although these buildings are not situated within the proposed development site boundary, a number of associated outbuildings are included. As a group, these buildings represent a significant element of the area's local built heritage and, as such, a rapid assessment of the structures was conducted at the request of the client in order to provide a brief statement on their current condition, and advise accordingly. The ancillary buildings were found to be in a fair state of preservation due to their incorporation into the bakery and use thereafter. However, modifications, particularly extensive internal changes, have served to obscure certain key relationships and features, where these still exist. Due to the significance of these buildings, in terms of their association with a statutory protected heritage asset, and

their historical nature, being mainly early- to mid-nineteenth century date, it is recommended that a detailed record of the buildings is undertaken. As with below ground remains, archaeological monitoring during the demolition process of the bakery buildings, in particular those of nineteenth century date, would enable currently obscured sections of historic structures to be recorded more fully prior to their removal.

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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. Thanks are also due to the Metcalf's plant operator.

Thanks also to Chris Malpas of Gregg's Bakery who kindly provided on site assistance and additional information.

The evaluation was undertaken by Jeremy Bradley, who also compiled the report, with assistance on site by Nate Jepson. The rapid assessment of the standing buildings was undertaken by Caroline Raynor, who contributed to the report. The drawings were produced by Mark Tidmarsh. 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 PROJECT

- 1.1.1 CgMs Consulting Ltd commissioned Oxford Archaeology North (OA North) to undertake an archaeological evaluation within the service yard of the former Hutton Hall Bakery, Benson Row, Penrith, Cumbria (centred NGR NY 517 302; Fig 1). Planning permission is being sought for the residential development, specifically the construction of apartments for the elderly, with associated landscaping and car parking.
- 1.1.2 A desk-based assessment was undertaken by CgMs Consulting Ltd (2011) to support the planning application, and considered the below ground potential. The site lies within Penrith's Archaeological Hazard Area, which is an area of high archaeological sensitivity recorded in the Cumbria County Council Historic Environment Record (CCHER). The assessment found that the potential for medieval and post-medieval below ground remains to survive was moderate, with little potential for prehistoric or Roman remains. However, any surviving remains are likely to be within the central and southern portions of the outlined development area, within the car and lorry park, where there had been limited disturbance from previous building groundworks; the report concluded that any archaeological evidence in the north of the site was likely to have been destroyed by the construction of the bakery in the 1960s and 70s. The desk-based assessment, consequently, recommended that trial trenching should target the central and southern areas to investigate the potential remains to enable any requirement for mitigation during the construction groundworks to be understood, in accordance with PPS 5 (DCLG 2010).
- 1.1.3 To this end, CgMs Consulting Ltd, in consultation with the local planning authority, Eden District Council, and Cumbria County Council's Historic Environment Service (CCCHES), proposed that a 20m x 2m trench be excavated in the central southern half of the site. In conjunction with this, it was also requested that an appraisal of the existing bakery buildings was also undertaken. This report sets out the results in the form of a short document, outlining the findings and assessing the impact of the proposed development based on current knowledge.

### 1.2 LOCATION, TOPOGRAPHY 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 located to the north-east of Penrith town centre (Fig 1), within an area of primarily commercial usage. 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 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" which 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 is presented by historical period, and 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 **Prehistoric period:** no prehistoric remains are recorded within the development site, although prehistoric remains are fairly evenly distributed in the area surrounding the core settlement of Penrith, with slightly larger numbers having been recorded to the west (Cumbria County Council 2002). No remains of Palaeolithic or Mesolithic date are known, although Neolithic axes are relatively common finds, and King Arthur's Round Table Henge to the south-east of Penrith (SM no 23648, HER no 2868) is believed to date to the end of the Neolithic or early Bronze Age. Many Bronze Age finds and monuments are recorded within the wider landscape (Burl 1979; Cumbria County Council 2002), and a single Iron Age and Romano-British monument comprising a complex of enclosures and trackways (SM no 388) is known to the north-east of Penrith.
- 1.3.3 **Roman period:** the Roman road from Manchester to Carlisle is known to the east of Penrith, passing through the Roman fort at Brougham (Shotter 1997), around which a large cluster of Roman landscape elements, structures and stray finds have been recorded (Cumbria County Council 2002, Map D). However, apart from two poorly located Roman coins within Penrith, and outside of the development site boundary, there is no firm evidence to suggest any significant Roman activity ever took place within the town (*ibid*).
- 1.3.4 **Early medieval period:** 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.
- 1.3.5 **Medieval period:** the town was granted the right to hold a market and fair by Henry III in 1222 (*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). Despite these references, only a field name, Great Wall Head, given on the 1843 tithe map, appears to preserve any trace of the wall (*ibid*).

- 1.3.6 During the late medieval period, Penrith held many markets, each of which was used for a specific purpose (Clarke 1787, 15). These brought prosperity to the town which led to an important phase of rebuilding that continued into the nineteenth century. Furthermore, during the second half of the fourteenth century, William Strickland, Bishop of Carlisle (1400-19) also appears to have helped 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 (Perriam 2008), situated on the proposed development site, the land for which Strickland owned (*ibid*).
- 1.3.7 Hutton Hall (presently known as Hutton Cottage), which may have always been annexed to the Pele Tower, was occupied from the fourteenth century until 1734 by the Hutton Family (Jefferson 1840, 89). Addison Hutton, the last of the Hutton family, sold the property to John Garth Esq, 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.
- 1.3.8 **Post-Medieval and Modern:** 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 and one of the main centres in Cumberland (*ibid*). This precipitated a period of reconstruction, 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*).
- 1.3.9 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 composed of 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, 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 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 (*ibid*).

- 1.3.10 Within the current outlined 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 A project design (*Appendix 2*) was submitted by OA North in response to a specification for an archaeological evaluation issued by the client (*Appendix 1*). The project design was adhered to in full, with the addition of a rapid building appraisal, and the work was consistent with the relevant IfA and English Heritage guidelines (Institute for Archaeologists 2008a, 2008b, 2010; English Heritage 2006).

### 2.2 EVALUATION

2.2.1 The excavation of a single trial trench, measuring 20m x 2m, was undertaken in the central southern half of the site, the position of which had been determined by the client. The purpose was to establish the presence or absence of any archaeological deposits, and to establish their date, nature, depth and quality of preservation. The following methodology was undertaken in line with the client's specification.

2.2.2 The tarmac and reinforced concrete overburden was removed by a JCB fitted with a breaker. The underlying deposits were then removed with a toothless ditching bucket under archaeological supervision and, thereafter, excavation proceeded down to the surface of the first significant archaeological or natural deposit, which was inspected for archaeological features. All such features were investigated and recorded. Generally, the trench was not excavated deeper than 1.2m below present ground level to accommodate health and safety constraints, with the exception of two machine-excavated sondages that were excavated to a maximum depth of 1.52m below present ground level (pgl), although these were not accessed by any OA North staff.

2.2.3 All information identified in the course of the site works was recorded stratigraphically, using a system adapted from that used by the former Centre for Archaeology of English Heritage, with an accompanying pictorial record (plans, sections, and digital photographs).

2.2.4 A rapid assessment of the standing buildings within the site perimeter was also conducted. This entailed the examination of the area of the modern bakery and perimeter wall facing onto Benson Row, together with a visual inspection of Hutton Hall and Pele Tower as part of the Grade II\* listed group of buildings. An interior and exterior appraisal of these structures was made, where possible, in order to provide a basic report on the present condition. Although Hutton Hall, the Pele Tower and Hutton Cottage do not lie within the boundary of the proposed development site, those ancillary structures within the development site abut or are attached to these historic buildings and, therefore, any alteration or demolition will accordingly have an effect.

2.2.5 Results of all field investigations were recorded on *pro forma* context sheets. The site archive includes both a photographic record and accurate large-scale plans and sections at an appropriate scale (1:50, 1:20 and 1:10).

## **2.3 FINDS**

- 2.3.1 The recovery of finds and sampling programmes were carried out in accordance with best practice (following current IfA guidelines), and subject to expert advice in order to minimise deterioration. All artefacts recovered from the evaluation trench were retained.

## **2.4 ARCHIVE**

- 2.5.1 A full professional archive has been compiled in accordance with the project specification and design (*Appendices 1 and 2*), and in accordance with current IfA (2008b) and English Heritage guidelines (English Heritage 2006). The paper and digital archive will be deposited in Cumbria HER and Record Office in Carlisle on completion of the project. The material archive is to be deposited with Tullie House Museum, Carlisle

### 3. FIELDWORK RESULTS

#### 3.1 TRIAL TRENCHING

- 3.1.1 **Introduction:** a single trench was excavated during the course of the investigations (Fig 2), to determine the potential for surviving below ground remains of a likely medieval or post-medieval date. A summary of the results for the trench is presented below, with a context list provided in *Appendix 3*.



Plate 1: The trench during excavation, facing north-west, with burial soil horizon (**103**) in the foreground (1m scale)

- 3.1.2 **Results:** the trench was aligned north-west/south-east and was excavated to a maximum depth of 1.52m pgl, with natural geology (**110**) encountered at 1.35m below pgl.
- 3.1.3 The earliest deposits, overlying the natural deposits, comprised upper and lower buried soil horizons positioned at the south-east (**102** and **103**, Plate 1) and north-west (**109** and **111**) ends of the trench (Fig 2). Deposits **102**, **103**, and **109** were approximately 0.2m thick, whilst **111** was approximately 0.5m thick. A small quantity of post-medieval ceramics was recovered from soil horizon deposit **102**.
- 3.1.4 The soil horizons had been almost completely truncated in the central area of the trench by a series of modern structures and cuts. The earliest of these (cut **107**), was later truncated by construction cut **105**, which housed a sub-surface

rectangular brick structure **108**. Immediately to the north-west of this structure were two parallel north-east/south-west brick walls (**114** and **115**) located some 1.35m apart (Plate 2). These features and deposits were then sealed below rubble and hardcore layers **101**, **112** and **113**, used as a foundation layer for the reinforced concrete yard surface (**100**).



Plate 2: The exposed deposits between walls **114** and **115**, showing typical make-up found at either end of the trench

- 3.1.5  **Finds**: two sherds of post-medieval pottery, comprising glazed red and dark glazed earthenware, were recovered from buried soil horizon **102**. An eighteenth or nineteenth century date would be applicable for both fragments. The stem of a clay tobacco pipe was recovered from the same deposit.

## 3.2 RAPID ASSESSMENT OF STANDING STRUCTURES

- 3.2.1 A rapid assessment of the building complex was required to ascertain any impact and, therefore, necessary mitigation prior to or during the proposed development. The buildings to be impacted upon are ancillary or outbuildings to the main group of Grade II\* listed buildings, which consists of a fourteenth century Pele Tower abutted on its south-western side by the original Hutton Hall, now Hutton Cottage, which adjoins the later, probable seventeenth and eighteenth century Hutton Masonic Hall. This is adjoined to the rear by a probable nineteenth century coach house and the mainly modern mid- to late-twentieth century bakery and warehouses. The outbuildings to the Hall, as seen on the First Edition OS Maps of 1860 and 1861 (CgMs Consulting Ltd 2011), have been incorporated within the bakery buildings. However, there is cartographic evidence of structures in place immediately to the rear of the Hall in the eighteenth century (extract of Clarke's map of 1787, taken from *ibid*) that may relate to the remains of the current structures.



Plate 3: View eastwards showing the modern bakery building (foreground) within the setting of Hutton Masonic Hall, behind

3.2.2 The modern bakery complex takes up the majority of the site to the rear of the Pele Tower and Hall, and the western and northern limits of the site are predominantly occupied by modern constructions, with breeze block walls and pitched corrugated roofing, with intermittent sky lights to provide natural light into the complex. Concrete floors and machine bases are also in evidence, all of which are associated with the manufacture and packaging of baked goods on a large scale. The historic buildings within the modern bakery complex are, for the most part, situated with their gable walls forming part of the north-eastern boundary wall that runs parallel to Benson Row. The former one storey coach house with pitched roof is constructed against the north-west side of the Pele Tower (Plates 4 and 5) and is of at least early nineteenth, if not eighteenth, century date. It is built of pink sandstone, and in the same rubble masonry bond as the Pele Tower. This structure is, in part, positioned within the site boundary and parallel to north-eastern boundary wall along Benson Row.



Plate 4: View from Benson Row showing the Pele Tower and Hutton Cottage. The former one storey coaching house just visible abutting the Pele Tower

3.2.3 To the north-east of the former coach house, and abutting it at the north-western end, is an extensively modified stone and brick outhouse that may be eighteenth century in origin or incorporate such elements (Plate 6). The long north/south axis of this structure forms part of the boundary wall with Benson Row, and has been clearly modified with the addition of a set of modern double doors creating a large delivery bay. Beyond this, an additional two-storey outhouse structure survives, again built into the boundary wall, however its present function is unclear. Such clarification could be achieved through further targeted investigation, using detailed plans of the current site and more thorough analysis.



Plate 5: The former coaching house obscured by modern obstructions and clutter



Plate 6: The southern end of the stone-faced, brick outhouse that abuts Benson Row

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## 4. CONCLUSION

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### 4.1 DISCUSSION

- 4.1.1 The trial trench demonstrated that there were no significant archaeological deposits within the area of the trench. The buried soil horizons (*102-03*, *109* and *III*) and finds are entirely consistent with the information provided by the cartographic evidence, which showed that the grounds were gardens from the eighteenth century onwards. The central area of the trench contained modern intrusive features down to 1m, suggesting the survival of any putative remains would be variable across the site.
- 4.1.2 The eastern perimeter of the site is situated close to a number of historically significant structures, including Hutton Hall, the Pele Tower, Hutton Cottage, with the Mansion House to the south-west of the site. Within the outlined proposed development area at least three historic structures dating from approximately the eighteenth century are present, although these have all been modified and incorporated within the now redundant mid- to late-twentieth century bakery complex. All of these structures are built of local stone and constructed in the same irregular rubble bond as the nearby Pele Tower. Major modifications include the insertion of delivery bay doors to enable access from Benson Row, and alterations to the floors in relation to use as a building designed to cope with industrial baking processes. The historic buildings extant within the modern 1960s building can, at this time, be interpreted as the modified elements of earlier outhouse buildings, one of which was known to be a coach house, variously present on nineteenth century OS maps and possibly earlier (CgMs 2011).

### 4.2 IMPACT

- 4.2.1 The single evaluation trench demonstrated negative results in the south-western part of the site, thereby indicating that the development would have a very low impact in this area. However, the area of the development to the immediate north-west of both Hutton Hall and the fourteenth century Pele Tower maybe impacted upon by the demolition of the extant bakery buildings. There is the possibility that this area contains below ground remains of ancillary buildings dating from the late medieval period onwards, although the evaluation has indicated that survival of archaeological significant deposits and features would be variable across the site due to modern truncation. It has been noted, however, that M W Taylor, who resided at Hutton Hall in the nineteenth century, observed 'enceinte walls around the ground attached to the tower' that might have enclosed a barmkin (Perriam 2008, 42). This, along with the depth of the garden soil deposits (extending down to 1.5m below present ground level in places), might suggest that there could be pockets of archaeological remains surviving. However, the final impact of the scheme upon any putative below ground remains cannot yet be fully determined until full construction details are known and further investigation has taken place.

- 4.2.2 **Recommendations:** it is recommended that further evaluation trenching would be required in the areas closest to the Hall and Pele Tower, on the north and eastern side of the site once the former bakery buildings have been demolished. Furthermore, should there be the opportunity, archaeological monitoring during the removal of foundations may provide useful information on the potential for the survival of below ground remains, together with recording any remains should they be encountered during the process.
- 4.2.3 Three historically significant Grade II\* listed structures are situated just beyond the site boundary; the Pele Tower, Hutton Masonic Hall and Hutton Cottage. However, within the proposed development boundary are smaller related structures, specifically outhouse buildings, that are outlined for demolition. It is not certain whether these are within the listed building curtilage, and the Penrith Conservation Officer would need to be consulted as a result. Nevertheless, a detailed assessment and investigation of these buildings should be carried out to record them prior to their demolition. It may also be useful to undertake a watching brief during the soft-strip process to allow an opportunity to view features and elements of the structures that are currently obscured by modern fittings.

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## 6. ILLUSTRATIONS

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### 6.1 FIGURES

Figure 1: Site Location Map

Figure 2: Trench plan

### 6.2 PLATES

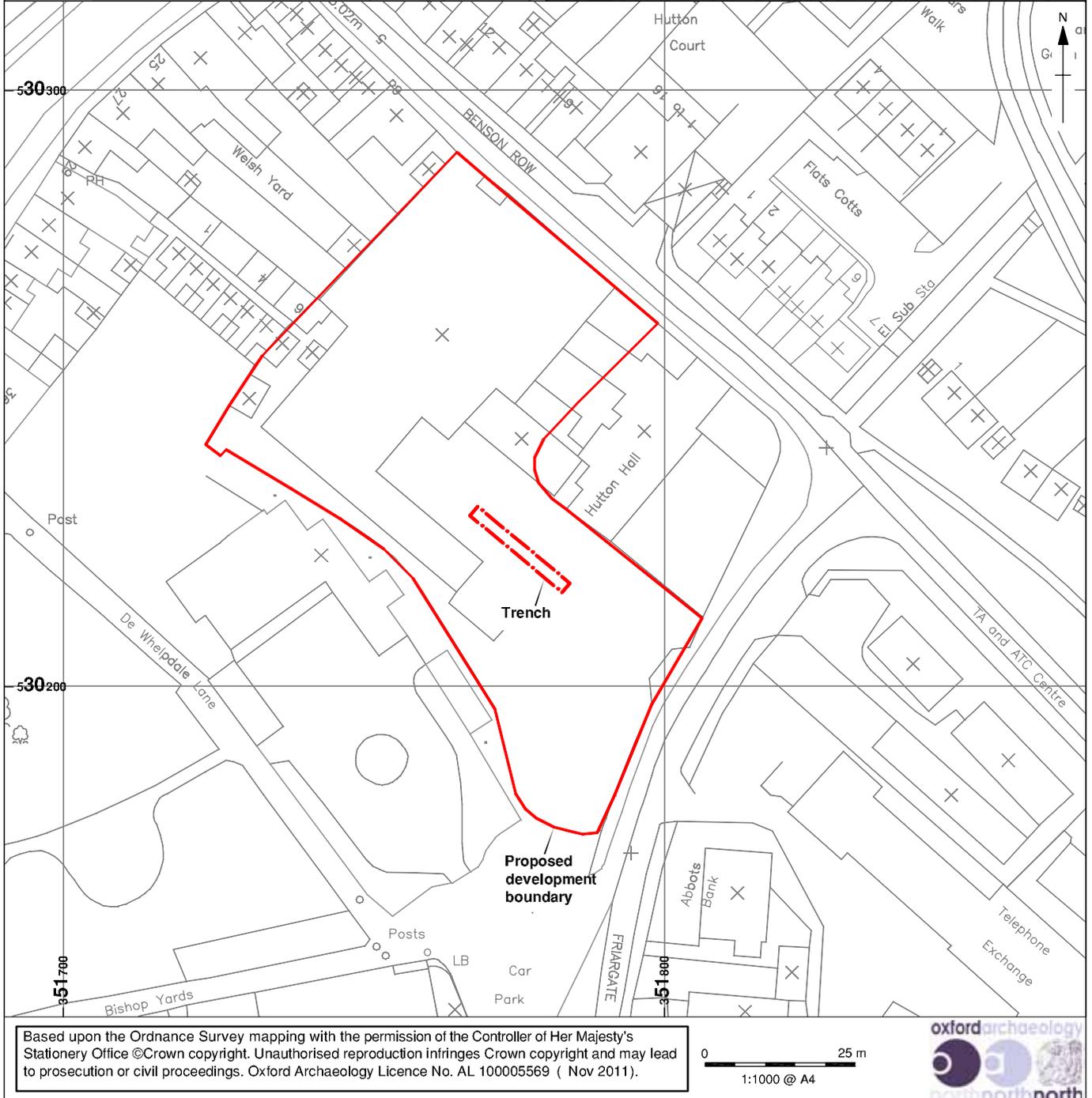
Plate 1: The trench during excavation viewed toward the north-west, with burial soil horizon (**103**) in the foreground, 1m scale

Plate 2: The exposed deposits between walls **114** and **115**, showing typical make-up found at either end of the trench

Plate 3: View eastwards showing the modern bakery building (foreground) within the setting of Hutton Masonic Hall, behind

Plate 4: View from Benson Row showing the Pele Tower and Hutton Cottage. The former one storey coaching house just visible abutting the Pele Tower

Plate 5: The former coaching house obscured by modern obstructions and clutter

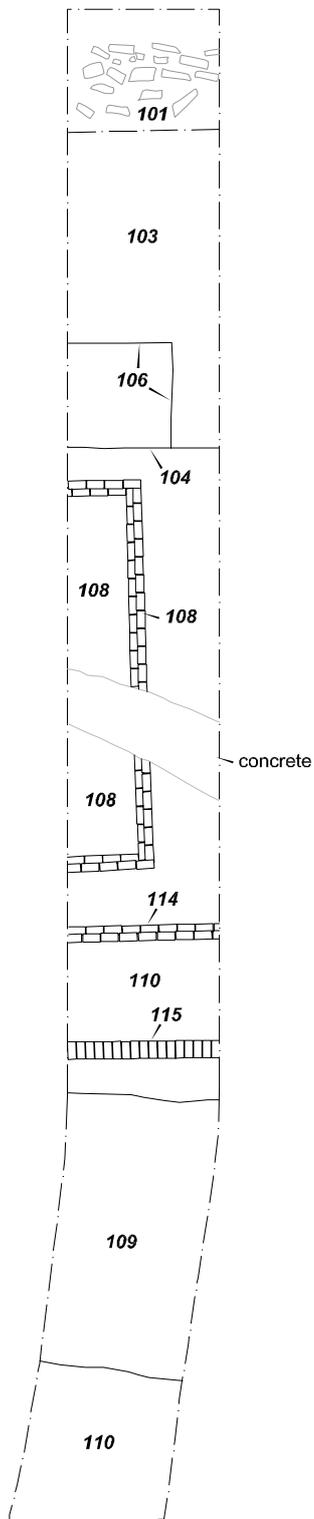
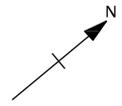


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Figure 1: Site location

EM\*L10425\*MAT\*Nov 2011



--- Limit of excavation

0 2.5 m  
1:100 @ A4



EM\*L10425\*MAT\*Nov 2011

Figure 2: Plan of Trench

## APPENDIX 1: PROJECT SPECIFICATION

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**SPECIFICATION FOR  
ARCHAEOLOGICAL  
EVALUATION**

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**Hutton Hall Bakery  
Benson Row  
Penrith  
Cumbria**

**September 2011**

Planning • Heritage

Specialist & Independent Advisors to the Property Industry

**Local Planning Authority:  
EDEN DISTRICT COUNCIL**

**Site centred at:  
NY 517 302**

**Author:  
Rob Bourn BA MA MifA**

**Approved by:  
Rob Bourn**

**Report Status:  
Final**

**Issue Date:  
9<sup>th</sup> September 2011**

**CgMs Ref:  
12564**

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## **CONTENTS**

- 1.0 Non-Technical Summary
- 2.0 Introduction
- 3.0 Aims and Objectives
- 4.0 Field Evaluation - Detailed Specification

## **LIST OF FIGURES**

- Fig. 1 Site Location
- Fig. 2 Site Details
- Fig. 3 Trench Plan

## **APPENDIX 1**

CgMs 2010. Archaeological Desk Based Assessment: Hutton Hall Bakery. Unpublished client report

## **1.0 NON-TECHNICAL SUMMARY**

- 1.1 It is proposed to undertake an archaeological trenching evaluation of Hutton Hall Bakery, Benson Row, Penrith, to confirm the presence or absence of archaeological finds and features.
  
- 1.2 The results of this survey will, if necessary, provide the basis for considering mitigation measures.

## **2.0 INTRODUCTION**

2.1 This report refers to land at Hutton Hall Bakery, Benson Row, Penrith. The site lies at grid ref. NY 517302 within the administrative district of Eden District Council (Figs. 1 & 2).

2.2 The site is proposed for residential development. An archaeological desk based assessment has been undertaken to support a planning application to establish the archaeological potential of the site and the character of any possible remains.

### **2.3 Planning Background**

2.3.1 Planning permission for the demolition of existing buildings followed by the construction of apartments for the elderly, landscaping and car parking is being sought.

### **2.4 Geology & Topography**

2.4.1 The underlying geology is New Red Sandstone. The site is flat lying at c. 14mOD.

### **2.5 Archaeological Background**

2.5.1 An archaeological desk based assessment of the site has been undertaken (Appendix 1). In summary, this concluded that the site has low potential for pre-medieval remains and moderate potential for medieval and post-medieval remains. However, any archaeological remains in the north of the site are likely to have been destroyed by the construction of the existing bakery buildings. It is therefore considered likely that the only areas within the development site boundary that may contain archaeological assets are those located centrally and in the south. These areas are currently used as a car park and lorry park.

### **3.0 AIMS AND OBJECTIVES**

- 3.1 The evaluation will aim to determine, as far as is reasonably possible, the location, form, extent, date, character, condition, significance and quality of any surviving archaeological remains, irrespective of period, liable to be threatened by the proposed development. An adequate representative sample of all areas where archaeological remains are potentially threatened will be studied.
- 3.2 The evaluation will also seek to clarify the nature and extent of existing disturbance and intrusions and hence assess the degree of archaeological survival of buried deposits and any surviving structures of archaeological significance.
- 3.3 Within these parameters, the evaluation of this site presents an opportunity to address the following objectives:
- 1) To establish the presence or absence of archaeological deposits
  - 2) Evaluate the likely impact of past land use and development.
  - 3) Identify any evidence of Roman occupation/activity and its nature and extent

#### **4.0 FIELD EVALUATION – DETAILED SPECIFICATION**

- 4.1 The overall objectives of this evaluation are set out in Section 3. This section details the on site methodologies, report format and other related details.
- 4.2 One 20m x 2m trench will be excavated in the location shown on Fig. 3. This is located in the only area of the proposed new development that falls outside of the footprint of the existing building. All features encountered will be located and assessed. The results of the trenching will, if necessary, provide the basis for considering mitigation measures.
- 4.3 The trenches will be opened by mechanical excavator, with removal of all undifferentiated topsoil down to the first significant horizon. The machine will remove a level spit of no more than 0.25m depth moving along the length of the trench. Successive spits may be similarly removed until the first significant archaeological horizon is reached. That level will be cleaned in plan using a wide blade, ditching bucket or similar, with no teeth. If the machine has to re-enter the trench care will be taken to ensure that it does not damage underlying remains, particularly in soft conditions. *The machine must not be used to cut arbitrary trial trenches down to natural deposits, without regard to the archaeological stratification and leaving a section record only.* All machine work must be under archaeological supervision and will cease immediately if significant evidence is revealed.
- 4.4 The machine used will be powerful enough for a clean job of work and able to mound spoil neatly, a safe distance from trench edges. Mini garden excavators or bulldozers will not be used.
- 4.5 Initially examination of all archaeological deposits will be by hand with cleaning, examination and recording both in plan and section. The objective is to define remains rather than totally remove them. Full excavation will be confined to the least significant remains (e.g. dumped layers) which may allow underlying stratigraphy and features to be exposed and recorded. Within significant levels partial excavation, half-sectioning, the recovery of dating evidence, sampling and the cleaning and recording of structures is preferable to full excavation. *There is no requirement to totally excavate the evaluation trench to natural levels.* Depending on the stratigraphy revealed sieving and flotation of fills (at the appropriate mesh level) will be undertaken to recover small flint flakes/metalwork (i.e. a control sample of artefacts).

- 4.6 Archaeological excavation may require work by pick and shovel or occasionally further use of the machine. *Such techniques are only appropriate for the removal of homogeneous or low-grade deposits which may give a 'window' into underlying levels. They must not be used on complex stratigraphy and the deposits to be removed must have been properly recorded first.* Casual "mattock testing" of features of uncertain archaeological value must not be undertaken without the prior approval of the Local Planning Authority. The depth and nature of all colluvial or other masking deposits must be established across the site.
- 4.7 Particular care will be taken not to damage any areas containing significant remains which might merit preservation in situ. Such evidence would normally include deep or complex stratification settlement evidence and structures. The Local Planning Authority and County Archaeological Officer will be informed immediately if remains likely to be of national significance are encountered. Such areas will be protected and not left open to the weather, or other forms of deterioration whilst investigation will not be at the expense of any structures, features or finds which might reasonably be considered to merit preservation, it is important that a sufficient sample is studied.
- 4.8 Any human remains must also be left in situ, covered and protected. If removal is essential it can only take place under appropriate environmental health regulations together with those of the Department of Communities and Local Government, which replaced Home Office regulations. Such removal must be in compliance with the Disused Burial Grounds Amendment Act 1981. Prior written notice is also to be given to the Local Planning Authority.
- 4.9 Metal detector searches will take place at all stages of the evaluation.
- 4.10 Topsoil, subsoil and archaeological deposits will be kept separate during the evaluation to allow sequential backfilling.

#### **Access and Safety**

- 4.11 Reasonable access to the site is to be arranged for representatives of the Local Planning Authority and County Archaeological Officer who may wish to make site inspections to ensure that the archaeological investigations are progressing satisfactorily.
- 4.12 All relevant health and safety regulations will be followed. A detailed risk assessment and management strategy for this site will be prepared. In particular the machine will be kept away from unsupported trench edges and public access routes will be

supervised and controlled. Barriers, hoardings and warning notices will be installed as appropriate. Safety helmets are to be used by all personnel as necessary. The Archaeological Contractor will provide appropriate toilet and washing facilities for site staff.

- 4.13 No personnel are to work in deep unsupported excavations. Trenches deeper than 1.2m will have to be stepped or battered back.
- 4.14 Where there is reason to believe from previous uses that the ground may be contaminated, arrangements for pollution sampling and testing before any site work will take place. A search for public utility or other services will also be undertaken by the Archaeological Contractor prior to commencement.
- 4.15 The archaeological organisation must be satisfied that the applicant or developer has provided all information reasonably obtainable on contamination and the location of live services before any site work takes place.
- 4.16 All archaeological trenches will be backfilled upon completion, for safety reasons, unless the client has given written instructions to the contrary.

### **Recording Systems**

- 4.17 The recording system must be fully compatible with that most widely used elsewhere in the District. Context sheets will include all relevant stratigraphic relationships and for complex stratigraphy a separate matrix diagram will be employed. This matrix will be fully checked during the course of the evaluation. If there is any doubt over recording techniques the guidance of the County Archaeological Officer will be sought.
- 4.18 The site archive will be so organised as to be compatible with other archaeological archives produced in the District. Individual descriptions of all archaeological strata and features excavated or exposed will be entered onto prepared pro-forma recording sheets. Sample recording sheets, sample registers, finds recording sheets, access catalogues, and photo record cards will also be used. This requirement for archival compatibility extends to the use of computerised database.
- 4.19 Site location plan required; general plan (e.g. OS 1:1250) showing investigation area and development site in relation to surrounding locality and street pattern.

- 4.20 This will be supplemented by trench plans at 1:500, which will show the location of the areas investigated in relationship to the investigation area, OS grid and site grid (if any). The locations of the OS bench marks used and site TBMs will also be identified.
- 4.21 Archaeological plans; some record of the full extent in plan of all archaeological deposits must be made. All significant deposits that significantly affect the interpretation of the site and relate to the evaluation objectives will be formally planned in relation to the trench and OS grid and be at a scale of 1:10 or 1:20. Single context planning is required on deeply stratified sites.
- 4.22 Sections containing significant deposits, including half sections, will be drawn as appropriate. Upon completion of the trench at least one long section is to be drawn, including a profile of the top of natural deposits (extrapolated from cut features etc. if the test pit has not been fully excavated). In addition to the excavation of man made deposits some assessment of "naturally deposited" levels will be necessary, especially when these are organically preserved and laid down within archaeological timescales.
- 4.23 All archaeological plans and sections will be on drawing film at a scale of 1:10 or 1:20 and will include context numbers and OD spot heights for all principal strata and features.
- 4.24 An adequate photographic record of any significant archaeological remains is required, in both plan and section. This will include black and white prints and colour transparencies (on 35mm film), illustrating in both detail and general context the principal features and finds discovered. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. The transparencies will be mounted in suitable frames. Where appropriate a photogrammetric record will be made of complex structures, features and horizons liable to be damaged in the course of the evaluation.
- 4.25 A Harris Matrix stratification diagram will be compiled and fully checked during the course of the excavations.

### **Finds and Samples**

- 4.26 A high priority will be given to dating any remains and so all artefacts and finds are to be retained. Consideration will also be given to the recovery of specialist samples for scientific analysis, particularly samples for absolute dating, structural materials and cultural/environmental evidence. Different sampling strategies may be employed

according to established research targets and the perceived importance of the strata under investigation.

- 4.27 The strategy for sampling archaeological and environmental deposits and structures (which can include soils, timbers, animal bone and human burials) will be developed in consultation with the County Archaeological Officer and the English Heritage Scientific Advisor.
- 4.28 A high priority will be given to the sampling of river and other anaerobic deposits (such as peat) where organic materials may be preserved.
- 4.29 Organic samples will be subject to appropriate specialist analysis. There may be a requirement to submit timbers to dendrochronological analysis and to process some samples to provide C14 dating. Other forms of specialist analysis may also be appropriate.
- 4.30 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. No finds will, however, be discarded without the prior approval of the County Archaeological Officer.
- 4.31 All finds and samples will be treated in a proper manner and to the standards of the UK Institute of Conservators Guidelines. They will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the guidelines set out in the UK Institute for Conservation "Conservation Guideline No 2". Appropriate guidelines set out in the Museums and Galleries Commissions "Standards in the Museum Care of Archaeological Collections (1991)" will also be followed.

#### **Reports and Archives**

- 4.32 A summary report on the results of the evaluation will be prepared, both in bound paper format with colour images, and also in electronic format on CD as a PDF with a minimum file size of 300dpi.
- 4.33 The summary report will include:
- The site/finds code

- Perceived archaeological potential of the site and vicinity from documentary sources – historic, cartographic, archaeological, SMR, geographical, topographic and environmental.
- The aims and methods adopted in the course of the evaluation.
- Illustrative material including maps, plans, sections, drawings and photographs as necessary: photographs will include images of work in progress together with any significant features revealed.
- The nature, extent, date, condition and significance of the archaeological finds with specialist opinions and parallels from other sites if required.
- The anticipated degree of survival of archaeological deposits across the site, as affected by its present state and recent past (e.g. extent of quarrying).
- Recommendations for further action, identifying any areas suitable for either preservation in situ or rescue excavation in advance of development. Copies of the evaluation report will be sent to the Local Planning Authority, the County Archaeological Officer and the Sussex Archaeological Society. A copy of the final report will be sent to the library of the Sussex Archaeological Society.

#### **Archives and Published Reports**

- 4.34 The integrity of the site archive will be maintained. The archive of all records and finds must be prepared consistent with the principles set out in the Management of Archaeological Projects (English Heritage 1991), particularly Appendix 3.1 and Appendix 4.1.
- 4.35 The minimum acceptable standard for the archival report is defined in the "Management of Archaeological Projects" 5.4 and Appendix 3. It will include all materials recovered (or the comprehensive record of such materials) and all written, drawn and photographic records relating directly to the investigations undertaken. It will be quantified, ordered, indexed and internally consistent. It will also contain a site matrix, a site summary and brief written observations on the artefactual and environmental data.
- 4.36 The copyright for the evaluation report will remain with CgMs.
- 4.37 United Kingdom Institute for Conservation guidelines for the preparation of excavation archives for long term storage (1990) will be followed. Arrangements for the curation of the site archive will be agreed in writing with the recipient Museum who will issue a museum acquisition number before site work commences. Details of such arrangements

will be copied to the County Archaeology Officer and the Local Planning Authority before site works commence.

- 4.38 In principal, the site archive is to be deposited with the appropriate museum within 3 months of the completion of work. It will then become publicly accessible. The contractor will need to hold discussions with the museum curator prior to archaeological work commencing regarding the collection and discard policy relevant to the site, and to observe such requirements.
- 4.39 At the start of work (immediately before fieldwork commences) an OASIS online record <http://ads.ahds.ac.uk/projects/oasis/> must be initiated and key fields completed on Details, Location and Creators Forms. All appropriate parts of the OASIS online form must be completed for submission to the HER. This will include an uploaded .pdf version of the entire report (a paper copy will also be included with the archive).
- 4.40 A timetable for all stages of the project will be agreed before the first stage of work commences, including monitoring by the County Archaeological Officer.



 Site Location	 <p>London Cheltenham Kettering Newark Birmingham www.cgms.co.uk</p> <p>Planning &amp; Development Archaeology &amp; Historic Buildings</p>	<p>Project title: Hutton Hall Bakery, Benson Row, Penrith, Cumbria</p> <p>Not to Scale: Illustrative Only</p> <p>Date printed: 08.02.11</p> <p>Drawn by: LW Checked by: RS</p>
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Figure 1: Site Location



Additional information:

 Site Boundary

N

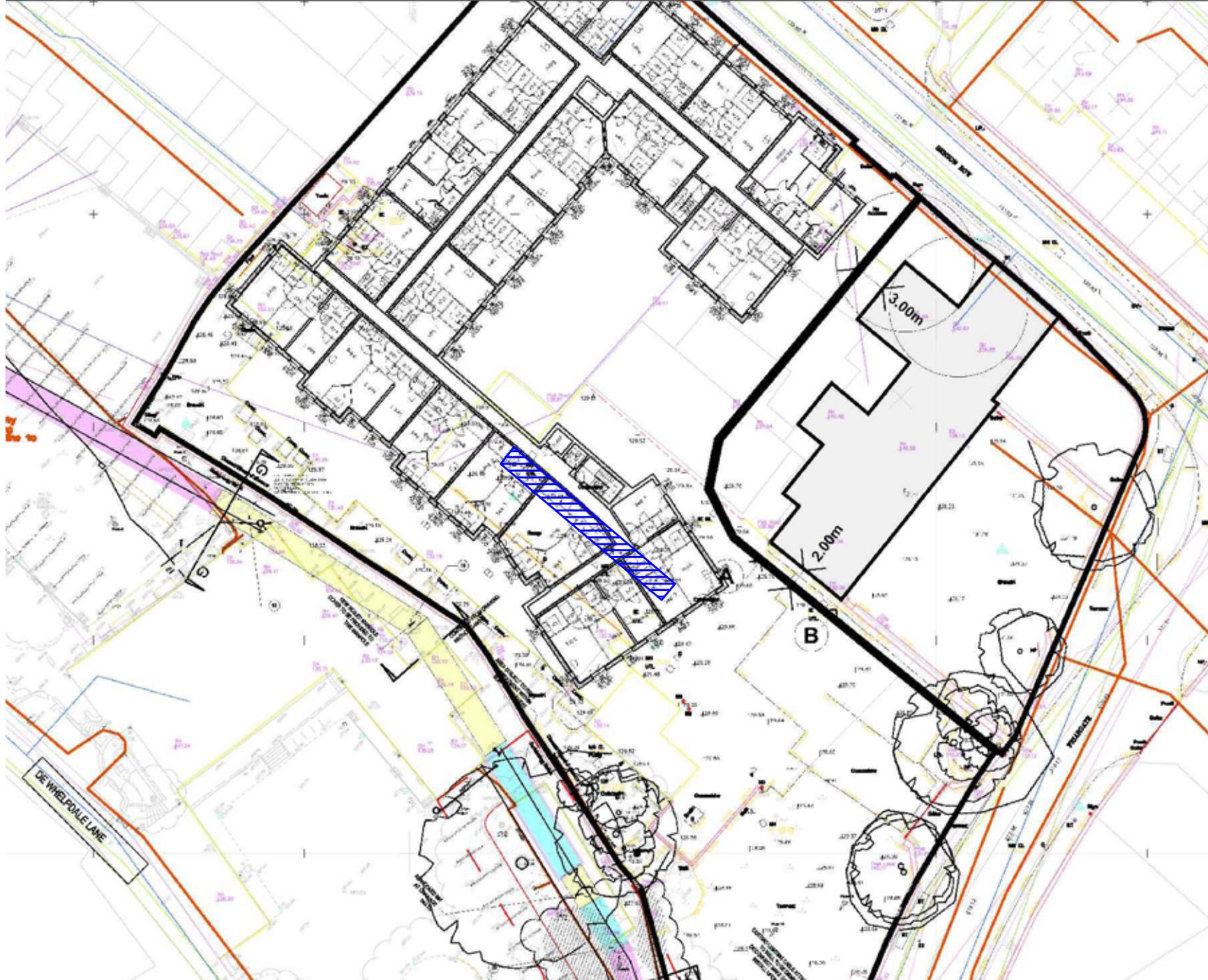
Project title:  
Hutton Hall Bakery,  
Benson Row, Penrith, Cumbria

 London  
Cheltenham  
Kettering  
Newark  
Birmingham  
www.cgms.co.uk  
Planning & Development  
Archaeology & Historic Buildings

Not to Scale:  
Illustrative Only

Date printed: 08.02.11	Drawn by: LW Checked by: RS
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Figure 2: Development Site Boundary



Additional information:

 Proposed Trench Location (20m x 2m)

N

Project title:  
Hutton Hall, Penrith

 London  
Cheltenham  
Kettering  
Newark  
Birmingham  
www.cgms.co.uk

Planning & Development  
Archaeology & Historic Buildings

Scale at A4: 1:500

0  10 m

Date printed: Sep 08, 2011	Drawn by: LW Checked by: RB
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Figure 3: Trench Plan

**APPENDIX 1**

CgMs 2010. Archaeological Desk Based Assessment: Hutton Hall Bakery, Benson Row, Penrith, Cumbria. Unpublished client report



**ARCHAEOLOGICAL DESK  
BASED ASSESSMENT**

**HUTTON HALL BAKERY  
BENSON ROW  
PENRITH  
CUMBRIA**

**DR ROBERT SMITH CGeog FRGS  
MifA**

**FEBRUARY 2011**

**ARCHAEOLOGICAL DESK  
BASED ASSESSMENT**

**HUTTON HALL BAKERY  
BENSON ROW  
PENRITH  
CUMBRIA**

**PLANNING AUTHORITY:  
EDEN DISTRICT COUNCIL**

**SITE CENTRED: NY 517302**

**DR ROBERT SMITH CGeog FRGS  
MIfA**

**FEBRUARY 2011**

## **CONTENTS**

### Executive Summary

- 1.0 Introduction and Scope of Study
- 2.0 Planning Policy and Development Plan Background
- 3.0 Geology and Topography
- 4.0 Archaeological/Historical Background and  
Assessment of Significance
- 5.0 Site Conditions, the Proposed Development and  
Impact on Heritage Assets
- 6.0 Summary and Conclusions

### Sources Consulted

## **LIST OF ILLUSTRATIONS**

- Figure 1 Site location
- Figure 2 Development site boundary
- Figure 3 HER data plot
- Figure 4 Gazetteer
- Figure 5 1787 Clarke's Map
- Figure 6 1860 Ordnance Survey Map
- Figure 7 1861 Ordnance Survey Map
- Figure 8 1900 Ordnance Survey Map
- Figure 9 1980 Ordnance Survey Map
- Figure 10 2010 Ordnance Survey Map

## **LIST OF PLATES**

- Plate 1 View looking north-west from Friargate to Hutton Hall and Masonic Hall
- Plate 2 View looking south from Benson Row to the back of Pele Tower and Masonic Hall
- Plate 3 View looking north-west towards Masonic Hall from the junction of Friargate and Benson Row
- Plate 4 View looking south-west across Benson Row towards the side-entrance
- Plate 5 View looking south-west across Benson Row towards the outbuilding in the northernmost part of the development site
- Plate 6 View looking west along Benson Row to the outbuildings at the back of Hutton Hall
- Plate 7 View looking north-west towards the lorry park and Bakery beyond
- Plate 8 View looking west towards the Bakery outbuildings
- Plate 9 View looking south towards the car park

## **EXECUTIVE SUMMARY**

This desk based assessment considers the below ground archaeological potential of land approximately 0.40 hectares in extent at Hutton Hall Bakery, Benson Row, Penrith, Cumbria.

In accordance with government policy (Planning Policy Statement 5: Planning for the Historic Environment), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the development site.

There are no designated (Scheduled Ancient Monuments, Registered Parks and Gardens or Registered Battlefields) or undesignated assets within the proposed development site. However, the site is located within the Penrith Archaeological Hazard Area, an area of high archaeological sensitivity recorded in the Historic Environment Record.

This assessment has considered the potential for as yet to be discovered archaeological assets within the development site boundary and concludes that whilst there is low/nil potential for sub-surface features of prehistoric and Roman origin, it is possible that there is a potential for finds/features from the Medieval period. However, any archaeological evidence in the north of the site is likely to have been destroyed by the construction of the Bakery in the 1960's-70's.

In light of the above information, it is anticipated that further archaeological work may be required. This could take the form of a field evaluation. It is suggested that the archaeological evaluation can follow planning consent secured by appropriately worded archaeological planning conditions, as it would not be possible to evaluate the site fully until the current land use (Bakery) has been relocated and the modern buildings have been demolished.

## **1.0 INTRODUCTION AND SCOPE OF STUDY**

- 1.1 This archaeological desk-based assessment has been researched and prepared by Robert Smith of CgMs Consulting Limited on behalf of McCarthy and Stone Retirement Lifestyles Limited.
- 1.2 The assessment examines a site, also referred to as the study site, which is located in the centre of the Medieval market town of Penrith in Cumbria (formerly Cumberland) (Figure 1). The site is situated to the east of St Andrew's Church, and approximately 0.5 km north-east of Penrith Castle.
- 1.3 The study site is approximately 0.40 hectares in extent and is irregular in shape. It is bounded to the north-east by Benson Row, to the north-west by 19th century terraced houses (some of which have been developed into shops), to the south by Friargate, and to the south-west by District Council Offices and Mansion House. It is centred at National Grid Reference NY 517302 (Figure 2).
- 1.4 In accordance with government policy (Planning Policy Statement 5: Planning for the Historic Environment [PPS5]), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the site.
- 1.5 Additionally, in accordance with the Standard and Guidance for Archaeological Desk-Based Assessments (Institute of Archaeologists 1999), the assessment includes the results of a site inspection, an examination of published and unpublished records and charts historic land-use through a map regression exercise. Consultations have also been made with Jeremy Parsons (Historic Environment Officer, Cumbria County Council).
- 1.6 As a result, the assessment enables relevant parties to assess the significance of heritage/archaeological assets on and close to the site and assesses the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.

## **2.0 PLANNING POLICY AND DEVELOPMENT PLAN BACKGROUND**

2.1 In March 2010, the Government published Planning Policy Statement 5: Planning for the Historic Environment (PPS5), providing guidance for planning authorities, property owners, developers and others on the conservation and investigation of Heritage Assets. PPS5 replaces Planning Policy Guidance notes (PPGs) 15 and 16.

2.2 PPS5 is supported by guidance in a document called Historic Environment Planning Practice Guide (HEPPG), which was also issued in March 2010.

2.3 PPS5 sets out the Government's objectives in paragraph 7 as being (in short) to;

- Deliver sustainable development;
- Conserve England's heritage assets in a manner appropriate to their significance; and
- Contribute to our knowledge and understanding of our past (- this applies in particular to the excavation of archaeological sites and to the demolition of buildings).

2.4 Development management is addressed in Policies HE6 to HE12 of PPS5, beginning with the information requirements for applications for consent affecting heritage assets in Policy HE6. Paragraph HE6.1 indicates that in describing the significance of a heritage asset, the level of detail supplied by an applicant should be subject to two considerations:

- It should be proportionate to the importance of the heritage asset; and
- It should be no more than is sufficient to understand the potential impact on the significance of the heritage asset.

2.5 Heritage assets are defined in Annexe 2 of PPS5 as:

*A building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the PPS) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.*

2.6 Annex 2 defines archaeological interest as:

*An interest in carrying out an expert investigation at some point in the future into the evidence a heritage asset may hold of past human activity. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. These heritage assets are part of a record of the past that begins with traces of early human and continues to be created and destroyed.*

2.7 Historic interest is defined as:

*An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

2.8 A designated heritage asset comprises:

*A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.*

2.9 Significance is defined as:

*The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic.*

2.10 In short, government policy provides a framework which:

- Has a presumption in favour of the conservation of designated heritage assets;
- Protects the settings of designated heritage assets;
- Takes into account the desirability of sustaining and enhancing the significance of heritage assets;
- Requires applicants to provide proportionate information on heritage assets affected by their proposals and an assessment of the impact of the proposed development on the significance of those heritage assets; and
- Accepts that where the loss of whole or part of a heritage asset's significance is justified, provision must be made for the recording of assets and publication of the resulting evidence.

- 2.11 In considering a planning application for development, the planning authority will be mindful of the policy framework set by government, in this instance PPS5, by current Development Plan Policy and by other material considerations.
- 2.12 The strategic development plan policy framework is provided by the North West of England Plan Regional Spatial Strategy (2008). The policies relating to the protection and treatment of archaeological remains and other aspects of the Historic Environment are contained in Policy EM1:

**POLICY EM1: INTEGRATED ENHANCEMENT AND PROTECTION OF THE REGION'S ENVIRONMENTAL ASSETS**

**THE REGION'S ENVIRONMENTAL ASSETS SHOULD BE IDENTIFIED, PROTECTED, ENHANCED AND MANAGED. PLANS, STRATEGIES, PROPOSALS AND SCHEMES SHOULD DELIVER AN INTEGRATED APPROACH TO CONSERVING AND ENHANCING THE LANDSCAPE, NATURAL ENVIRONMENT, HISTORIC ENVIRONMENT AND WOODLANDS OF THE REGION. PLANS AND STRATEGIES SHOULD DEFINE SPATIAL OBJECTIVES AND PRIORITIES FOR CONSERVATION, RESTORATION AND ENHANCEMENT AS APPROPRIATE, AND PROVIDE AREA-BASED GUIDELINES TO DIRECT DECISIONS AND TARGET RESOURCES. THESE WILL BE FOUNDED ON A SOUND UNDERSTANDING OF THE DIVERSITY, DISTINCTIVENESS, SIGNIFICANCE AND SENSITIVITY OF THE REGION'S ENVIRONMENTAL ASSETS, AND INFORMED BY SUB-REGIONAL ENVIRONMENTAL FRAMEWORKS. SPECIAL CONSIDERATION WILL BE GIVEN TO THE IMPACTS OF CLIMATE CHANGE AND ADAPTATION MEASURES. PRIORITY SHOULD BE GIVEN TO CONSERVING AND ENHANCING AREAS, SITES, FEATURES AND SPECIES OF INTERNATIONAL, NATIONAL, REGIONAL AND LOCAL LANDSCAPE, NATURAL ENVIRONMENT AND HISTORIC ENVIRONMENT IMPORTANCE. WHERE PROPOSALS AND SCHEMES AFFECT THE REGION'S LANDSCAPE, NATURAL OR HISTORIC ENVIRONMENT OR WOODLAND ASSETS, PROSPECTIVE DEVELOPERS AND/OR LOCAL AUTHORITIES SHOULD FIRST AVOID LOSS OF OR DAMAGE TO THE ASSETS, THEN MITIGATE ANY UNAVOIDABLE DAMAGE AND COMPENSATE FOR LOSS OR DAMAGE THROUGH OFFSETTING ACTIONS WITH A FOUNDATION OF NO NET LOSS IN RESOURCES AS A MINIMUM REQUIREMENT.**

**POLICY EM1 (C): HISTORIC ENVIRONMENT**

**PLANS, STRATEGIES, PROPOSALS AND SCHEMES SHOULD PROTECT, CONSERVE AND ENHANCE THE HISTORIC ENVIRONMENT SUPPORTING CONSERVATION-LED REGENERATION IN AREAS RICH IN HISTORIC INTEREST, AND IN PARTICULAR EXPLOITING THE REGENERATION POTENTIAL OF: THE MARITIME HERITAGE OF THE NORTH WEST COAST INCLUDING DOCKS AND WATERSPACES, AND COASTAL RESORTS AND PIERS; THE PENNINE TEXTILE MILL-TOWN HERITAGE THAT EXISTS IN EAST LANCASHIRE AND GREATER MANCHESTER; AND THE TEXTILE MILL-TOWN HERITAGE OF EAST CHESHIRE; VICTORIAN AND EDWARDIAN COMMERCIAL DEVELOPMENTS IN LIVERPOOL AND MANCHESTER CITY CENTRES; THE TRADITIONAL ARCHITECTURE OF RURAL VILLAGES AND MARKET TOWNS OF CUMBRIA, CHESHIRE AND LANCASHIRE; THE HISTORIC CITIES OF CARLISLE, CHESTER AND LANCASTER; AND THE LAKE DISTRICT CULTURAL LANDSCAPE.**

- 2.13 The relevant Development Plan framework is provided by the Eden Local Plan which was adopted in 1996. The Plan contains the following policies which provide a framework for the consideration of development proposals affecting archaeological assets:

**BE9: PROTECTION AND RECORDING OF ARCHAEOLOGICAL REMAINS**

**WHEN DEVELOPMENT AFFECTING SITES OF ARCHAEOLOGICAL SIGNIFICANCE IS ACCEPTABLE IN PRINCIPLE, THE REMAINS SHOULD BE PRESERVED IN SITU IF POSSIBLE.**

**IF THIS APPROACH CANNOT BE JUSTIFIED, THE DEVELOPER WILL BE REQUIRED TO MAKE ADEQUATE PROVISION FOR EXCAVATING AND RECORDING BEFORE AND DURING DEVELOPMENT.**

**BE10: ARCHAEOLOGICAL ASSESSMENTS**

**WHERE DEVELOPMENT PROPOSALS AFFECT SITES OF KNOWN OR POSSIBLE INTEREST, THE COUNCIL WILL REQUIRE AN ARCHAEOLOGICAL ASSESSMENT OR EVALUATION TO BE SUBMITTED AS PART OF THE PLANNING APPLICATION. PLANNING PERMISSION WILL NOT BE GRANTED WITHOUT ADEQUATE ASSESSMENT OF THE NATURE, EXTENT AND SIGNIFICANCE OF THE REMAINS PRESENT AND THE DEGREE TO WHICH THE PROPOSED DEVELOPMENT IS LIKELY TO AFFECT THEM.**

- 2.14 There are no designated archaeological assets (no Scheduled Ancient Monuments [SAMs], Registered Parks and Gardens or Registered Battlefields), nor any Listed Buildings within the site boundary. The site is located within Penrith New Streets Conservation Area (designated in 1992) and, as such, is subject to the Policies in the Eden Local Plan. In addition, the site also lies within the Penrith Archaeological Hazard Area, an area of high archaeological sensitivity recorded in the Historic Environment Record.
- 2.15 The site also adjoins Hutton Hall (which comprises a 14th-15th century Pele Tower, a 16th-17th century Domestic Range and an 18th century Mansion House, all of which are Grade II\* Listed Buildings [although these buildings are not located within the site boundary]).
- 2.16 In light of the above, this assessment therefore concentrates on undesignated archaeological assets and, in accordance with PPS5, considers the potential of the site to contain as yet to be discovered archaeological assets.

### **3.0 GEOLOGY AND TOPOGRAPHY**

#### **3.1 Geology**

3.1.1 The underlying geology of the Eden Valley is New Red Sandstone, mostly comprising Lower Permian basal breccias, sandstones and mudstones, but with a narrow band of Upper Permian and Triassic sandstones, including Bunter and Keuper sandstone, along its eastern ridge (Cumbria County Council 2002).

3.1.2 Penrith is located close to the western edge of the New Red Sandstone, with Carboniferous Limestone of the Dinitian Series situated to the west (Moseley 1978). 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 (ibid 1978).

#### **3.2 Topography**

3.2.1 The study site is situated within an urban townscape at a height of approximately 14 metres AOD (Above Ordnance Datum). It is located within modern Penrith town centre within an area of primarily commercial usage.

3.2.2 Historic maps indicate that the development site has contained several outbuildings which are located on early Ordnance Survey maps (Section 4). These have since been incorporated into the Bakery which was built in the 1960's-70's, and is still operational. The current topography of the site is therefore entirely man-made.

## **4.0 ARCHAEOLOGICAL/HISTORICAL BACKGROUND AND ASSESSMENT OF SIGNIFICANCE**

The timescales used in this report are as follows:

### **Prehistoric**

Palaeolithic	450,000	-	12,000 BC
Mesolithic	12,000	-	4,000 BC
Neolithic	4,000	-	1,800 BC
Bronze Age	1,800	-	600 BC
Iron Age	600	-	AD 43

### **Historic**

Roman	AD 43	-	410
Saxon/Early Medieval	AD 410	-	1066
Medieval	AD 1066	-	1485
Post-Medieval	AD 1486	-	1800
Modern	AD 1800	-	Present

## **4.1 Introduction**

- 4.1.1 This assessment is based on a consideration of evidence in the Cumbria Historic Environment Record (HER) for the development site and a zone of 300 m surrounding its boundary. Penrith Library was also visited in order to examine maps relating to the site.
- 4.1.2 Undesignated heritage assets (i.e. archaeological finds/features within the site and in the immediate surroundings) are detailed in a gazetteer (Figure 3) and their location presented in Figure 4.
- 4.1.3 This chapter reviews existing archaeological evidence for the site and the archaeological/historical background of the general area and, in accordance with PPS5, considers the potential for as yet undiscovered archaeological evidence on the site. Chapter 5 subsequently considers site conditions and whether the theoretical potential identified in this chapter is likely to survive.

## 4.2 **Prehistoric**

4.2.1 Prehistoric remains are fairly evenly distributed in the area surrounding the core settlement of Penrith, with slightly larger numbers having been recorded to the west (Cumbria County Council 2002, Map C). No remains have yet been identified that are of Palaeolithic or Mesolithic date. However, Neolithic axes have been relatively common finds, and King Arthur's Round Table Henge which is located to the south-east of Penrith, is a monument of great importance (SAM Number: 23648, SMR Number: 2868). It is believed to date to the end of the Neolithic or early Bronze Age, with the discovery of a bronze axe implying the use of the henge during the Bronze Age.

4.2.2 Many Bronze Age finds such as axes, spearheads and knives, and monuments including standing stones, cairns and cists, are also recorded within the wider landscape (Burl 1979, Cumbria County Council 2002). A single Iron Age and Romano-British monument, near Sceugh Farm, which is situated to the north-east of Penrith, comprises a complex of enclosures and trackways (SAM Number 388). The prehistoric remains closest to the study area are two poorly located finds - a Bronze Age cup and ring-marked stone (Frodsham 1989, Cumbria County Council 2002), and battleaxes of uncertain prehistoric date (ibid 2002). However, no prehistoric remains are recorded within the development site.

## 4.3 **Roman**

4.3.1 The line of a Roman road between Manchester and Carlisle is located to the east of Penrith, and passes through the Roman fort at Brougham, which is situated to the south-east of Penrith (Shotter 1997). A large cluster of Roman landscape elements, structures and stray finds has been recorded in this area (Cumbria County Council 2002, Map D). The function of the fort was to guard the nearby crossing of the River Eamont and the junction of the Roman road from Manchester to Carlisle, with the road to York across Stainmore Pass.

4.3.2 Two poorly located, Roman coins have been discovered within Penrith, but there is no firm evidence to suggest any significant Roman activity ever took place within the town, and certainly no evidence of settlement (Cumbria County Council 2002). As such, there is no record of Roman remains within the development site boundary.

#### 4.4 **Early-Medieval**

- 4.4.1 Although there is no documentary evidence for settlement in Penrith prior to the 12th century, it has been suggested that the street plan indicates pre-Norman settlement, with St Andrew's Church at its centre (Cumbria County Council 2002). A cross-shaft fragment, dated to the late 18th to early 19th century, was discovered built into the walls of Tynefield House in Penrith (Richardson 1998). This is of considerable importance since it is the only artefact that pre-dates the Viking domination of Penrith during the early 10th century (ibid 1998).
- 4.4.2 There are significant 10th century monuments within St Andrew's Churchyard, and these have been scheduled (SAM Number 23662), although they are not thought to be in their original locations. The monuments include the Giant's Thumb High Cross and Giant's Grave, the latter comprising two crosses and four hogback stones (Cumbria County Council 2002). However, there is no record of early-Medieval remains within the development site.

#### 4.5 **Medieval**

- 4.5.1 The surviving remains from the Medieval period are primarily high status buildings. They include St Andrew's Church, the earliest parts of which date to the 12th and 13th centuries, Penrith Castle, dated to the 14th century, Hutton Hall, which dates to as early as the 14th or 15th centuries, and the Gloucester Arms, which was formerly known as Dockray Hall, and dates to the late 15th century (Pevsner 1967). A standing structure known as the Plague Stone is on somewhat smaller scale, but performed an important function during the Great Plague in 1598, when it was used to transfer corn between the town and country people.
- 4.5.2 Specific below ground remains listed by the HER include the site of the late Medieval friary founded in the late 13th century and the site of the Old Grammar School, which was founded in the 14th century (Haswell 1903).

#### 4.6 **Post-Medieval and Modern (including map regression exercise)**

- 4.6.1 The earliest map of the development site which is at a useful scale is Clarke's Map of Penrith, 1787 (Figure 5). This is the first known map of Penrith to show the layout of the town and was the earliest map of the study area that was consulted. Hutton Hall (including the original hall [Plate 1], 14th century Pele Tower [Plate 2] and 18th

century Masonic Hall [Plate 3]) is located to the south of Benson Row. The land situated immediately to the west and south of Hutton Hall appears to be open grassland. Further west, beyond the open space, a row of terraced houses that contain small gardens with trees are in evidence. These plots may be Medieval tenements. Deeds from the Medieval period reveal that Friargate (which bounds the southern part of the site) formed part of the built-up area of the town by the 15th century.

- 4.6.2 The Ordnance Survey Map of 1860 (Figure 6) shows in greater detail the buildings comprising Hutton Hall and the open space located to the west of the hall (and a possible enclosed garden). Access tracks around the perimeter of the site boundary are evident and the Bishops Yards site, which is located to the south-east of the site, is also shown in greater detail.
- 4.6.3 A detailed plan of the development boundary (i.e. Hutton Hall, its outbuildings and gardens) is shown in the Ordnance Survey Map of 1861 (Figure 7). Landscaping to both the front and the rear of the hall is in evidence, along with a number of buildings and a yard adjoining the back of the hall (access is also available from Benson Row as well as the main entrance along Friargate [Plate 4]).
- 4.6.4 The Ordnance Survey Map of 1900 (Figure 8) highlights the presence of two outbuildings which are situated in the north of the development site (Plates 5 and 6). With the exception of these buildings, it does not appear that any other significant changes have occurred since the Ordnance Survey maps of 1860 and 1861.
- 4.6.5 The current buildings which comprise the Bakery at the rear of Hutton Hall are present on the Ordnance Survey Maps of 1980 and 2010 (Figures 9 and 10). These buildings were obviously built sometime before the 1980's, and possibly in the 1960's to 1970's. The building types comprise warehouses with flat and pitched roofs located within the north-west of the site (Plate 7), and small out-buildings comprising brick and breeze block with corrugated-iron flat roofs to the east of the site (Plate 8). The lorry park which is situated within the centre of the development site is shown in Plate 7; with concrete made ground clearly visible. The tarmacadam car park that is situated to the south of the site is shown in Plate 9.

#### 4.7 **Assessment of significance**

- 4.7.1 There are no designated (SAMs, Registered Parks and Gardens or Registered Battlefields) or undesignated assets within the development site. However, the site is located within the Penrith Archaeological Hazard Area, an area of high archaeological sensitivity recorded in the Historic Environment Record.
- 4.7.2 There is no known evidence for prehistoric activity within the site boundary or within its surrounding environs. Therefore, the potential for as yet to be discovered archaeological assets of this period is considered to be low/nil.
- 4.7.3 The proximity of Penrith to the Roman forts at Old Penrith and Brougham, as well as the Roman road that by-passed the town to the east, indicates that the area around Penrith was occupied during the Roman period. However, the lack of finds dating to the Roman period within the historic core of Penrith suggests that the Romans did not occupy the area of the town itself. Therefore, it is considered that the potential for undiscovered archaeological assets from this period within the site boundary is low/nil.
- 4.7.4 There is moderate potential for the discovery of archaeological assets from the Medieval period onwards within the site boundary; particularly given the fact that the major building phases of Hutton Hall began in the late 14th to early 15th centuries (Pele Tower), continued through the late 16th to early 17th centuries (Domestic Range) and into the 18th century (Mansion House). However, any archaeological evidence within the northern section of the development area is likely to have been destroyed by the construction of the modern Bakery and its associated outbuildings in the 1960's-70's.
- 4.7.5 It is considered that the only likely surviving archaeological deposits may be located in those areas which were not impacted by construction activities (i.e. in the central and southern part of the site currently occupied by car and lorry parks, both of which comprise made ground [tarmacadam and concrete, respectively]). Any such assets are likely to be of local significance.

## **5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND IMPACTS ON HERITAGE ASSETS**

### **5.1 Site Conditions**

5.1.1 A site visit was undertaken on 3rd February 2011. As described above, the study site is approximately 0.40 hectares in extent and is irregular in shape (Figure 2). It is bounded to the north-east by Benson Row, to the north-west by 19th century buildings, to the south by Friargate, and to the south-west by District Council Offices and Mansion House. The site also adjoins Hutton Hall (although this building is not located within the site boundary).

### **5.2 The Proposed Development**

5.2.1 The proposed development comprises a residential development; the boundary of which is presented in Figure 2. No further details are available at present.

### **5.3 Impacts on Heritage Assets**

5.3.1 There are no designated or undesignated assets within the study site. However, the site is located within the Penrith Archaeological Hazard Area, which is an area of high archaeological sensitivity recorded in the Historic Environment Record.

5.3.2 This assessment has considered the potential for as yet to be discovered archaeological assets and concludes that whilst there is low/nil potential for sub-surface features of prehistoric and Roman origin, it is possible that there is potential for finds/features from the Medieval period to be present. However, any archaeological evidence in the north of the site is likely to have been destroyed by the construction of the Bakery in the 1960's-70's.

5.3.3 In light of the above, it is therefore considered likely that the only areas within the development site boundary that may contain archaeological assets are those located centrally and in the south. These areas are currently used as a car park and lorry park, with Made Ground comprising tarmacadam and concrete, respectively.

## **6.0 SUMMARY AND CONCLUSIONS**

- 6.1 This archaeological desk-based considers a site approximately 0.40 hectares in extent. The site is bounded to the north-east by Benson Row, to the north-west by 19th century terraced houses (some of which have been developed into shops), to the south by Friargate, and to the south-west by District Council Offices and Mansion House.
- 6.2 In accordance with government policy (Planning Policy Statement 5: Planning for the Historic Environment), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the site.
- 6.3 This desk assessment has established that the study site has little potential for any archaeological evidence pre-dating the Medieval period. However, the site is located within an area of high archaeological sensitivity (Penrith Archaeological Hazard Area), and, although no designated / undesignated archaeological assets have been recorded within the site, it is possible that sub-surface archaeological deposits may remain (although they may have been truncated by modern construction).
- 6.4 In light of the above, it is anticipated that further archaeological work will be required. This could take the form of a field evaluation. It is suggested that the archaeological evaluation can follow planning consent secured by appropriately worded archaeological planning conditions, as it would not be possible to evaluate the site fully until the current land use (Bakery) has been relocated and the modern buildings have been demolished.

## **SOURCES CONSULTED**

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Cumbria Historic Environment Record  
Penrith Library

### 2. **Bibliographic**

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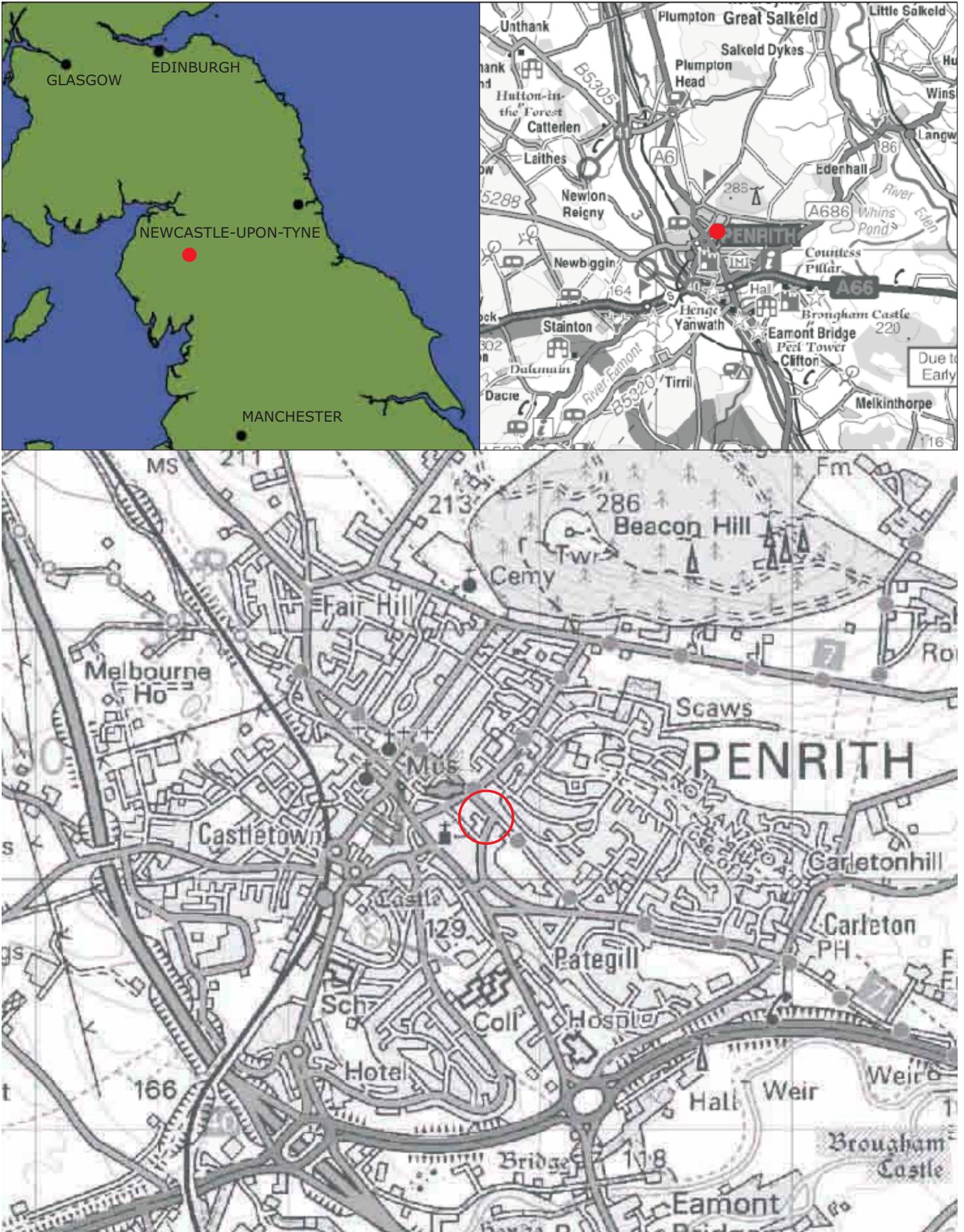
Shotter, D. 1997. *Romans and Britons in North-West England* (CNWRS, Lancaster).

3. **Cartographic**

1787 Clarke's Map  
1860 Ordnance Survey Map  
1861 Ordnance Survey Map  
1900 Ordnance Survey Map  
1980 Ordnance Survey Map  
2010 Ordnance Survey Map

4. **Website**

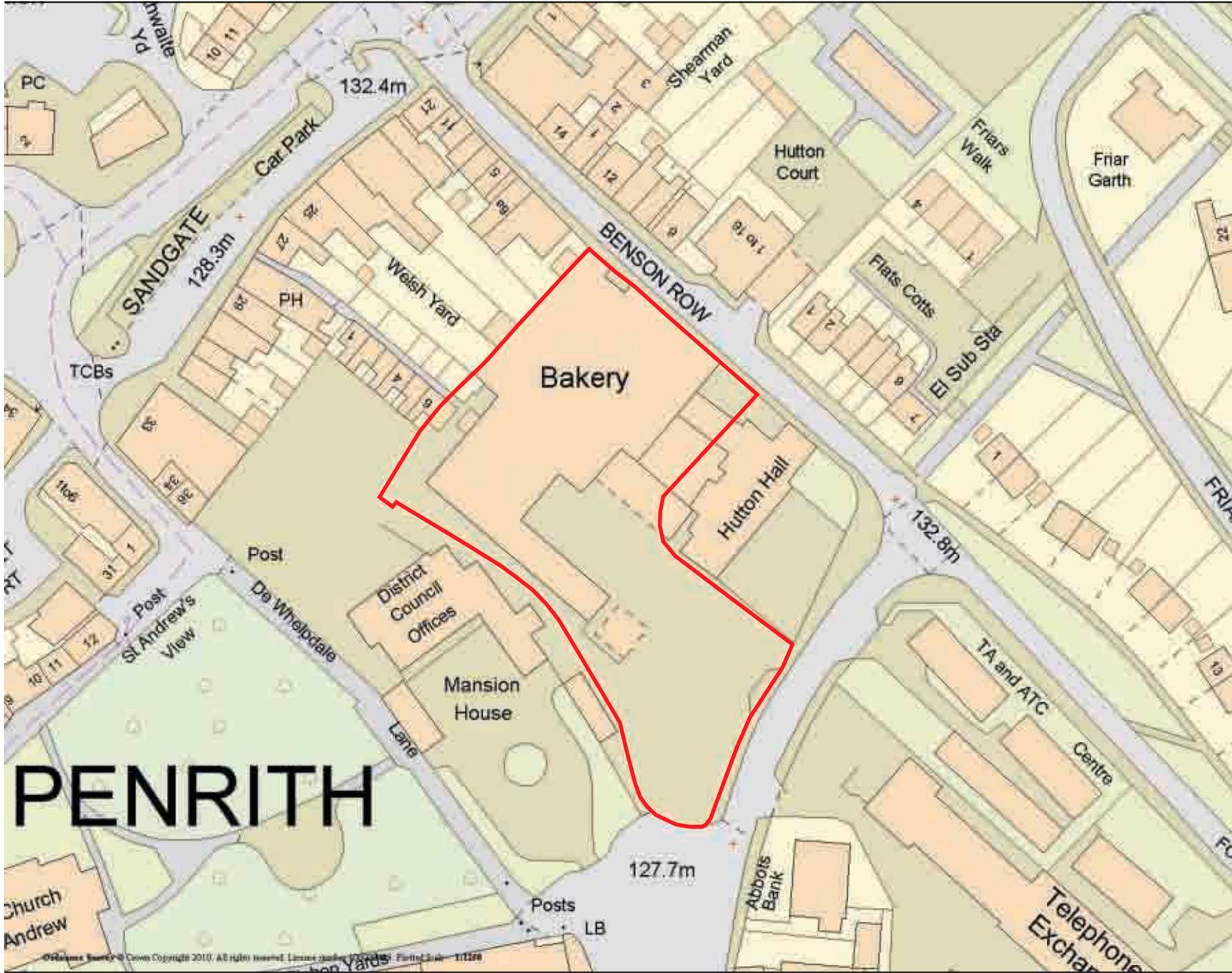
Archaeological Data Service - [ads.ahds.ac.uk](http://ads.ahds.ac.uk)  
Heritage Gateway - [www.heritagegateway.org.uk](http://www.heritagegateway.org.uk)  
MAGIC - [www.magic.gov.uk](http://www.magic.gov.uk)



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Figure 1: Site Location



Additional information:

 Site Boundary



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Figure 2: Development Site Boundary



Additional information -

- Key**
- HER Site
  - Site Boundary



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Figure 3: HER Data Plot

<b>Site Number 01</b>
<b>SMR Number:</b> 983
<b>Site Name:</b> Penrith Friary
<b>Parish:</b> Penrith
<b>National Grid Reference:</b> 351800, 530120
<b>Site Type and Date:</b> Human bone and pottery sherd findspot - Medieval
<b>Description:</b> Site of the priory of Austin Friars, founded between 1291-1300, dissolved in 1539. Now occupied by a house called Friargate. In 1820 a quantity of human bones was found beneath the chancel floor of the priory when the foundations of the adjoining house, Abbot Bank, were dug. According to T Clare, the Friargate is on the site of a convent, the ground floor of which was discovered when foundations for Abbots bank were dug. The Friargate and North Friargate are Listed Grade II* and dated 1717. Abbots Bank, which is next door, is dated 1820, and is also Listed Grade II*. Outwardly there are no traces of the original friary.

<b>Site Number 02</b>
<b>SMR Number:</b> 4911
<b>Site Name:</b> Coin find
<b>Parish:</b> Penrith
<b>National Grid Reference:</b> 351600, 530100
<b>Site Type and Date:</b> Findspot - Post-Medieval
<b>Description:</b> A silver graot of Elizabeth I found by an excavator removing some rubbish near the ruins of Penrith Castle. Some of the lettering is obliterated. All that could be traced was 'Lizabet An F HI EG' and 'OSUI DE'. Present whereabouts unknown.

<b>Site Number 03</b>
<b>SMR Number:</b> 18955
<b>Site Name:</b> Sandgate Fountain
<b>Parish:</b> Penrith
<b>National Grid Reference:</b> 351730, 530340
<b>Site Type and Date:</b> Site of fountain - Post-Medieval
<b>Description:</b> The fountain was situated at the top of Sandgate by 1900.

Figure 4: Gazetteer

<b>Site Number 04</b>
<b>SMR Number:</b> 19306
<b>Site Name:</b> Layne House/Friends Meeting House, Meeting House Lane
<b>Parish:</b> Penrith
<b>National Grid Reference:</b> 351645, 530390
<b>Site Type and Date:</b> Culvert and Friends burial ground - Post-Medieval
<b>Description:</b> The Friends Meeting House in Penrith with adjacent burial grounds dates from c. 1690. This was the first dissenting place of worship in Penrith. The meeting house was originally a farmhouse named Layne House, and was situated on what was originally called Sandy Lane. It was bought in 1699 and used as a dwelling and meeting house. Alterations were made in 1718, 1730, 1803 and 1992. A watching brief was maintained during groundworks for an extension. Groundworks were monitored to a maximum depth of 0.8 m and found a probable 19th century date stone-lined culvert. The associated burial ground was not disturbed.

<b>Site Number 05</b>
<b>SMR Number:</b> 19307
<b>Site Name:</b> The Old Grammar School / Penrith Library
<b>Parish:</b> Penrith
<b>National Grid Reference:</b> 351628, 503182
<b>Site Type and Date:</b> Site of Grammar School -Medieval to Post-Medieval
<b>Description:</b> The first documentary reference to this school was in 1340, when the Bishop John Kirby granted a licence to John de Eskeheved to 'teach the art of grammar'. The school was granted a charter in 1564, although the present building dates from 1857. In 1976 an archaeological excavation was carried out in the area of the Old Grammar School. This unpublished work identified an number of graves. This land may equate to the parcel of land as belonging to the Grammar School, and lying between the School House and the Church. This has been consecrated and was being used as a graveyard.

Figure 4: Gazetteer

<b>Site Number 06</b>
<b>SMR Number:</b> 43351
<b>Site Name:</b> Bark House Lane Gas and Coke Works
<b>Parish:</b> Penrith
<b>National Grid Reference:</b> 351900, 529970
<b>Site Type and Date:</b> Coke oven and gas works - Post-Medieval
<b>Description:</b> A gas and coke works is first shown on Wood's map of 1820 located on Bark House lane, also known as Gasworks Lane and now as Old London Road. A new gas works on the same site replaced the old works in 1830. A new retort house was erected in 1888, and a new improved plant laid in 1894. The gas works appear to be still in use on the Ordnance Survey map of 1988, and at least one gas holder is still marked on modern OS maps.

Figure 4: Gazetteer



Additional information:

 Site Boundary



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Figure 5: 1787 Clarke's Map



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Figure 6: 1860 Ordnance Survey Map



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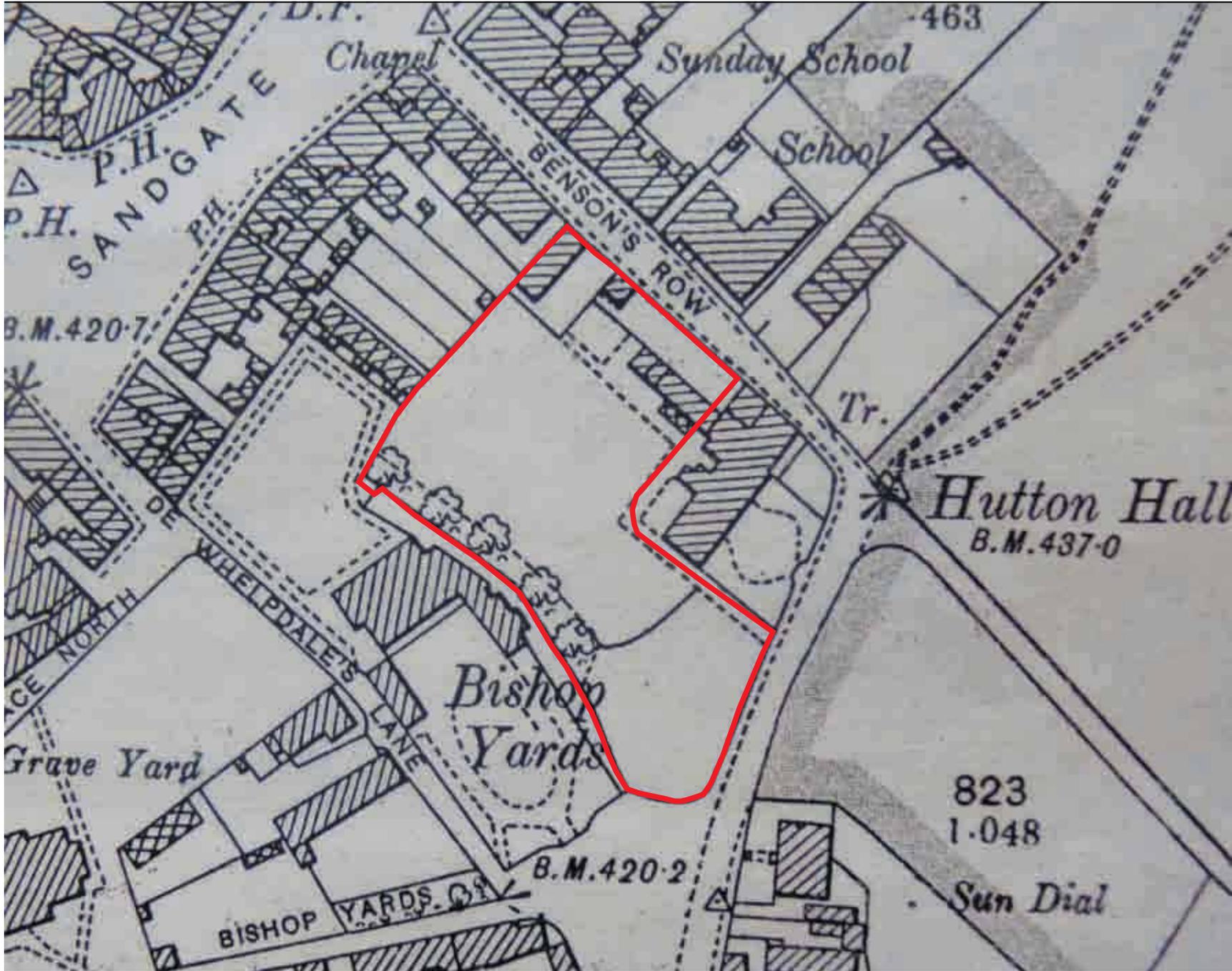
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Figure 7: 1861 Ordnance Survey Map



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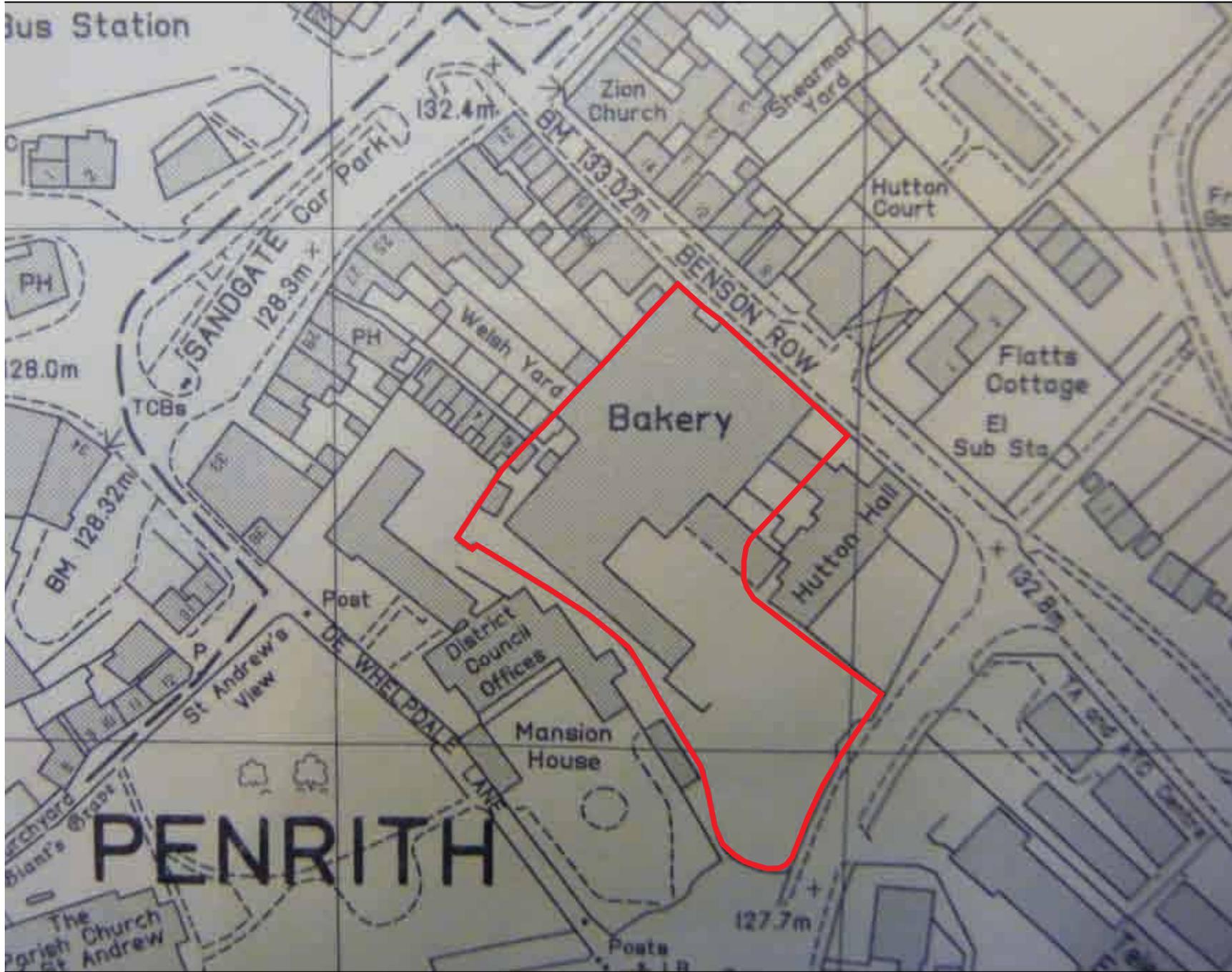
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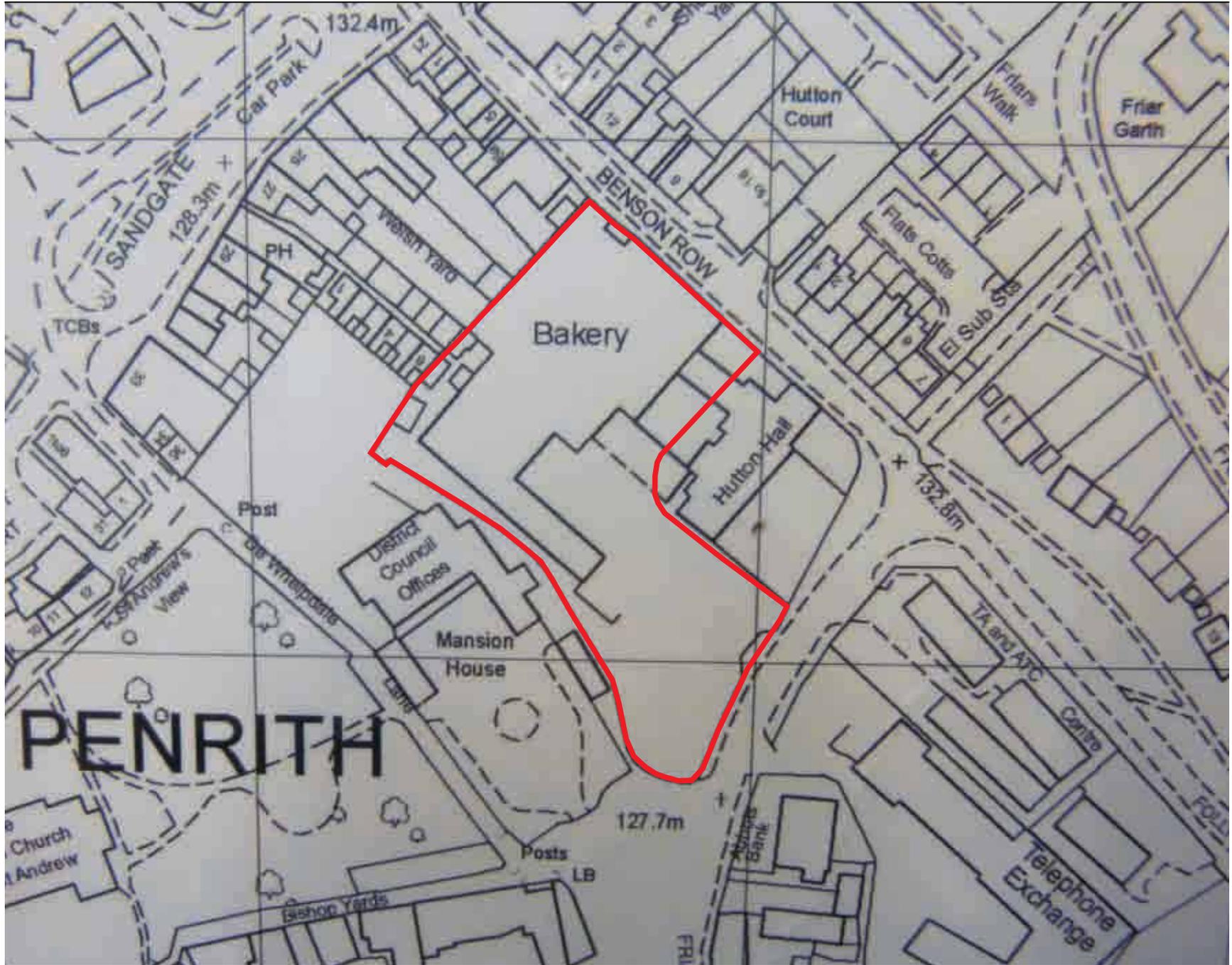
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Figure 8: 1900 Ordnance Survey Map



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Figure 9: 1980 Ordnance Survey Map



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Figure 10: 2010 Ordnance Survey Map



Plate 1: View looking north-west from Friargate to Hutton Hall and Masonic Hall



Plate 2: View looking south from Benson Row to the back of Pele Tower and Masonic Hall

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Plate 3: View looking north-west towards Masonic Hall from the junction of Friargate and Benson Row



Plate 4: View looking south-west across Benson Row towards the side-entrance

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Plate 5: View looking south-west across Benson Row towards the outbuilding in the northernmost part of the development site



Plate 6: View looking west along Benson Row to the outbuildings at the back of Hutton Hall

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Plate 7: View looking north-west towards the lorry park and bakery beyond



Plate 8: View looking west towards the bakery outbuildings



Plate 9: View looking south towards the car park

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## APPENDIX 2: PROJECT DESIGN

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### 1. INTRODUCTION

#### 1.1 PROJECT BACKGROUND

- 1.1.1 CgMs (hereafter the 'client') has requested that Oxford Archaeology North (OA North) submit proposals to undertake an archaeological evaluation within the service yard to Hutton Hall Bakery, Benson Row, Penrith, Cumbria (centred NGR NY 517). Planning permission is being sought for the residential development, specifically the construction of apartments for the elderly, with associated landscaping and car parking. 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. However, this is mainly within the central and southern portions of the outlined development area, within the car and lorry park, where there had been limited disturbance from previous building groundworks. The desk-based assessment, consequently, recommended that trial trenching should target these areas to investigate the potential remains in order that any requirements for mitigation during the construction groundworks be understood, in accordance with PPS 5 (2010).
- 1.1.2 To this end, CgMs, in consultation with the local planning authority, Eden District Council, and Cumbria County Council's Historic Environment Service (CCCHES), have proposed that a 20m x 2m trench be excavated in the central southern half of the site. The following proposals have been prepared in accordance with a detailed specification prepared by CgMs, which should be read in conjunction with this project design.

#### 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 seven 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 OBJECTIVES

- 2.1 The archaeological investigation aims to evaluate the potential for surviving below ground archaeological remains, and determine their extent, nature and significance that may be threatened by the proposed works. To this end, the following programme has been designed to provide a programme of evaluation trial trenching. The results will provide information as to the impact of the proposed development on any archaeological remains and thereby inform any necessary mitigation strategy. The stages to achieve these ends are as follows:
- 2.2 **Archaeological Evaluation:** to excavate a trial trench measuring 20m x 2m to investigate the potential for surviving below ground remains of a likely medieval or post-medieval origin.
- 2.3 **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.
- 3.2 **Services and other constraints:** full regard will, of course, be given to all constraints (services etc.) during the evaluation 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.

### 4. METHOD STATEMENT

#### 4.1 TRIAL TRENCHING

- 4.1.1 The programme of trial trenching will establish the presence or absence of any previously unsuspected archaeological deposits and, if established, will then test their date, nature, depth and quality of preservation. This will enable the outlined area to be adequately sampled. The following methodology is prepared in line with the CgMs specification.
- 4.1.2 **Trenching requirements:** the evaluation is required to examine a 20m x 2m trench in the central southern half of the site, the position of which has been determined by the client.
- 4.1.3 **Methodology:** the tarmac overburden will be removed by machine (fitted with a toothless ditching bucket) 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, acting on behalf of EDC. 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.
- 4.1.4 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.

- 4.1.5 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*.
- 4.1.6 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.
- 4.1.7 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 colour slide, together with 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.
- 4.1.8 **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 document and would be utilised in agreement with the client.

## 4.2 GENERAL PROCEDURES

- 4.2.1 **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.
- 4.2.2 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.
- 4.2.3 **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.
- 4.2.4 **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.

4.2.5 **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.

4.2.6 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.

4.2.7 **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.

### 4.3 REPORT

4.3.1 One copy of a 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 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

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

### 4.4 ARCHIVE

4.4.1 The results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with Appendix 3 of the current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991). 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.

- 4.4.2 **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 **Trial trenching:** it is anticipated that one day will be required to complete this element, with a team of two people.

- 5.4.2 **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 trenching will be supervised by either an OA North project officer or supervisor experienced in this type of project, with an assistant. 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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## APPENDIX 3: CONTEXT INDEX

CONTEXT	TYPE	INTERPRETATION
<b>100</b>	Structure	Concrete yard surface
<b>101</b>	Deposit	Sandstone rubble, 0.5m thick. Used as hardcore for <b>100</b>
<b>102</b>	Deposit	Upper buried soil horizon, composed of dark brown friable sandy-silt, 0.18m thick
<b>103</b>	Deposit	Lower buried soil horizon, composed of mid brown friable sandy-silt, 0.2m thick
<b>104</b>	Cut	Modern intrusive feature. Construction cut for structure <b>108</b>
<b>105</b>	Deposit	Fill of <b>104</b> . Pinkish-brown clay and stone rubble
<b>106</b>	Cut	Modern intrusive feature
<b>107</b>	Deposit	Fill of <b>106</b> . Mottled light reddish-brown clay and stone rubble
<b>108</b>	Structure	Rectangular north-west/south-east-aligned brick structure
<b>109</b>	Deposit	Upper buried soil horizon located in the north-west half of the trench. Composed of dark brown friable silt, 0.2m thick
<b>110</b>	Deposit	Natural geology. Greyish-pink, slightly sandy-clay
<b>111</b>	Deposit	Lower buried soil horizon located in the north-west half of the trench. Composed of brown friable silt, 0.4-0.56m thick
<b>112</b>	Deposit	Greyish-pink hardcore
<b>113</b>	Deposit	Stone and brick rubble
<b>114</b>	Structure	North-east/south-west-aligned grey brick wall
<b>115</b>	Structure	North-east/south-west-aligned red brick wall