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**CARLISLE CITY COUNCIL**

**OLD CENTRAL PLAZA, CARLISLE**

**HERITAGE IMPACT ASSESSMENT**

**JULY 2021**

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**JULY 2021**

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## SUMMARY

Wardell Armstrong LLP (WA) was commissioned by Carlisle City Council to prepare a Heritage Impact Assessment (HIA) for a proposed development at the site of the old Central Plaza Hotel, Carlisle (centred on NGR 340090,555687). This HIA aims to show the impact of the scheme on the heritage significance of upstanding and below ground heritage assets within the 200 m study area.

The site is set in the city centre of Carlisle, surrounded by Georgian, Victorian and modern development set within the medieval streetscape. Access to the site was from Backhouses Walk. The site was once also accessible from the Victoria Viaduct.

There is not yet a clear proposal for the redevelopment of the site. It is estimated that any proposed works will predominantly directly impact the assets within the site boundary, comprising the remnants of the former Central Plaza Hotel and the former mill, and only cause indirect impacts on heritage assets outside of the site boundary, such as effects on the setting. The proposed development may have a moderate adverse impact upon the setting of upstanding heritage assets in close proximity to the site, especially the grade II listed Caledonian Mill and the grade I listed 10-22 West Wall, with the Scheduled Monument of the city wall.

A total of 74 known heritage assets have been identified within the study area of 200m through the Historic England and HER databases; and an additional eight heritage assets have been identified within the site boundary through a geophysical survey and documentary research, which are at risk of direct impact. They comprise the former stable range and cottage, a set of outhouses, a well, as well as several features identified as structural and drainage features, which are likely associated with the former structures.

This research has shown that the site was part of the medieval city walls from medieval times up to the beginning of the 19<sup>th</sup> century. Known finds in the surrounding area show a high potential of archaeology of Roman and medieval date. Many elements of this streetscape have been impacted upon by the extensive building activity in the 19<sup>th</sup> and 20<sup>th</sup> century. There is, however, some potential for surviving as-yet unknown archaeological remains to be impacted by the proposed works. Any future mitigation is dependent on the Local Planning Authority archaeologist.

## **ACKNOWLEDGEMENTS**

Wardell Armstrong LLP (WA) thanks Carlisle City Council for commissioning the project and for all assistance throughout the work.

WA also thank Mark Brennand, Lead Officer Historic Environment and Commons at Cumbria County Council, for providing HER data for the work.

The report has been written by Ariane Buschmann with the figures produced by Helen Phillips. Frank Giecco edited the report. Frank Giecco managed the project and provided final quality assurance review.

## **1 INTRODUCTION**

### **1.1 Circumstances of Project**

1.1.1 Wardell Armstrong LLP (WA) was commissioned by Carlisle City Council (hereafter referred to as the client) to prepare a Heritage Impact Assessment for the site of the old Central Plaza Hotel, Carlisle (centred on NGR 340090,555687).

### **1.2 The Purpose of the Heritage Impact Assessment**

1.2.1 This Heritage Impact Assessment is designed to assess the impact of the scheme on the heritage significance of upstanding and below ground heritage assets within the study area.

1.2.2 The Heritage Impact Assessment seeks to address in detail the issues of impacts on heritage significance of upstanding and below ground heritage assets and to do this it both seeks to understand the significance of the assets before evaluating the impact of the development proposals upon them.

### **1.3 Planning Policy and Legislative Framework**

1.3.1 National planning policies on the conservation of the historic environment are set out in the *National Planning Policy Framework* (NPPF), which was updated by the Ministry of Housing, Communities and Local Government in June 2019 (MHCLG 2019). This is supported by *Planning Practice Guidance* (PPG) which was published in March 2014.

1.3.2 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance. With regard to designated heritage assets, '*great weight should be given to the asset's conservation*'. The more important the asset, the greater the weight should be; substantial harm to or loss of a Grade II Listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, Grade I and II\* Listed Buildings and Grade I and II\* Registered Parks and Gardens and World Heritage Sites, should be wholly exceptional (NPPF, para 194). Therefore, preservation in-situ is the preferred course in relation for such sites unless exceptional circumstances exist.

1.3.3 The NPPF states that '*the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm*



*or loss and the significance of the heritage asset’ (NPPF, para 197). The NPPF advises that local planning authorities should ‘require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact’ (NPPF, para 199).*

- 1.3.4 The NPPF advises that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably (NPPF, para 202).

#### 1.4 **Local Planning Policies**

- 1.4.1 The Carlisle District Local Plan 2015-2030 was adopted in November 2016 and sets down the principal local policy and guidance regarding development between now and 2030. The relevant policies are Policy HE 2, HE 3, HE 6, and HE 7.

- 1.4.2 Policy HE 2 addresses Scheduled Ancient Monuments and Non-Designated Archaeological Assets. The policy states:

1.4.3 *‘Development will not be permitted where it would cause substantial harm to the significance of a scheduled monument, or other non-designated site or assets of archaeological interest, or their setting.*

1.4.4 *Proposals that affect non designated assets will be judged on the significance of the assets and the scale of likely harm to establish whether the development is acceptable in principle. The preferred approach will be to seek to avoid damage to such remains through their preservation in-situ. When in-situ preservation is not justified, the developer will be required to make adequate provision for excavation and recording and analysis of assets. Where possible and appropriate opportunities should also be taken to promote and interpret assets.*

1.4.5 *Where there is knowledge that there are archaeological remains, or where there are reasonable grounds for the potential of unknown assets of archaeological interest to be, proposals should be accompanied by an assessment of the significance of the asset and how it will be affected by the proposed development including where their significance, extent and state of preservation is not clear. The level of information required will be proportionate to the asset’s significance and to the scale of impact of the proposal, and may require, where necessary, archaeological desk-based assessment and field evaluation’(Carlisle City Council 2016, 182).*

- 1.4.6 Policy HE 3 specifies the regulations for Listed Buildings. It states that:
- 1.4.7 *'Listed buildings and their settings will be preserved and enhanced. Any harm to the significance of a listed building will only be justified where the public benefits of the proposal clearly outweighs the harm.'*
- 1.4.8 *Applications for works to listed buildings including alterations or extensions, changes of use, or new development within the curtilage and/or its setting must have regard to:*
- 1. the significance of the heritage asset, including its intrinsic architectural and historic interest and its contribution to the local distinctiveness and character of the District;*
  - 2. the setting of the asset and its contribution to the local scene;*
  - 3. the extent to which the proposed works would result in public benefits;*
  - 4. the present or future economic viability or function of the heritage asset; and*
  - 5. the preservation of the physical features of the building, in particular scale, proportions, character and detailing (both internally and externally) and of any windows and doorways.*
- 1.4.9 *Development within the locality of a listed building should preserve or enhance its character and setting, and be sympathetic in scale, character and materials.*
- 1.4.10 *The demolition or total loss of the significance of a listed building will only be permitted in exceptional circumstances where it can be clearly demonstrated that the tests set out in national policy can be met. Such proposals must also be accompanied by clear details of the proposed redevelopment.'* (Carlisle City Council 2016, 184).
- 1.4.11 Locally Important Heritage Assets are addressed in Policy HE 6:
- 1.4.12 *'Throughout Carlisle District there are a number of buildings and structures of historic and architectural significance that, whilst not statutorily protected, help create the locally distinctive character of the area. The Council recognises the positive contribution these structures make to streetscape and/or landscape and will therefore designate such assets through the Local List to strengthen the presumption in favour of their retention when considering development proposals.'*
- 1.4.13 *Development which would remove, harm or undermine the significance of a locally listed asset, or its contribution to the character of the area, will only be permitted where robust evidence can demonstrate that the public benefits of the development*

*would clearly outweigh the harm.*

1.4.14 *A number of buildings on the Local List have also been included on the basis that together, and sometimes alongside statutory listed heritage assets, they make a particularly strong and positive contribution to the 'townscape' character of an area. These 'key townscape frontages' are identified on the Policies Map. Development proposals which would erode the significance of these frontages will be resisted.*

1.4.15 *Only in exceptional circumstances will the loss of a locally listed asset be permitted. Where this is the case the following may be required:*

*1. an appropriate level of survey and recording which may also include archaeological excavation;*

*2. provision of replacement buildings of comparable quality and design; and*

*3. the salvage and reuse within the replacement development of special features' (Carlisle City Council 2016, 187).*

1.4.16 *The key townscape frontages referred to in Policy HE6 include the frontage of the former Central Plaza Hotel overlooking Victoria Viaduct and returning into West Walls and over Backhouses Walk, along with the other stone frontages lining the Viaduct.*

1.4.17 *The City Centre Conservation Area is covered by Policy HE7 Conservation Areas:*

1.4.18 *'Any new development and/or alterations to buildings in conservation areas should preserve or enhance the special character and appearance of the conservation area and its setting.*

1.4.19 *Specifically, proposals should:*

*1. seek to harmonise with their surroundings and be sympathetic to the setting, scale, density and physical characteristics of the conservation area;*

*2. preserve or enhance features which contribute positively to the area's character or appearance, in particular the design, massing and height of the building should closely relate to adjacent buildings and should not have an unacceptable impact on the townscape or landscape;*

*3. not have an unacceptable impact on the historic street patterns/boundaries, roofscape, skyline and setting of the conservation area, important open spaces or significant views into, out of and within the area;*

*4. not, other than as a last resort, result in demolition and redevelopment behind*

*retained facades;*

*5. wherever practicable, draw on a local pallet of materials to reinforce the distinctiveness of an area;*

*6. retain individual features of interest e.g. doorways, windows, shopfronts, garden walls, railings, cobbled or flagged forecourts, sandstone kerbs, trees and hedges etc. Where this is not possible or practical any replacement should match the original; and*

*7. not generate a significant increase in traffic movements, heavy vehicles or excessive parking demands where these would be prejudicial to the character of the conservation area.*

1.4.20 [...] *There will be a presumption in favour of the retention of buildings and/or features which make a positive contribution to the special character and appearance of a conservation area. Demolition or other substantial loss of these assets will only be permitted where it can be clearly demonstrated that the tests set out in national policy can be met. Such proposals must also be accompanied by clear details of the proposed redevelopment'* (Carlisle City Council 2016, 189).

## **2 METHODOLOGY**

### **2.1 Introduction**

2.1.1 The preparation of this Heritage Impact Assessment has been undertaken in accordance with guidance recommended by Historic England and prepared by Bassetlaw District Council (2011). Note is also taken of Historic England guidance on understanding place (2017) and on the setting of heritage assets (2015).

2.1.2 The data underlying this Heritage Impact Assessment relies heavily on Cumbria County Council's Historic Environment (HER) dataset, and on readily accessible sources. Current COVID-19 conditions mean that at the time of producing this report, many public libraries were closed on health and safety grounds, or only accessible via a long pre-booking process. The impact of the development on heritage assets within a 200m search radius, centred on the site, was assessed using a series of standard tables (*confer* Appendix 1).

### **2.2 Historical and Cartographic Sources**

2.2.1 Several sources of information were consulted, in accordance with professional guidelines (CifA 2020). A search of online resources was undertaken to identify any designated sites such as scheduled monuments, listed buildings and conservation areas in the study area. This was done to help assess the possible impact of a development on archaeologically sensitive areas. The principal sources of information were historical maps and websites.

2.2.2 The principal sources for this type of evidence were:

- the Cumbria County Council Record Office;
- historic Ordnance Survey maps.

2.2.3 Relevant documents are listed in the Bibliography and reproduced in Figs. 3 to 7.

### **2.3 Secondary Sources**

2.3.1 All sources are listed in the Bibliography. The principal sources of secondary material were:

- the Cumbria County Council Record Office;
- the Archaeology Data Service <sup>1</sup>;
- the Wardell Armstrong in-house library.

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<sup>1</sup> <https://archaeologydataservice.ac.uk/>

## 2.4 Geological Information

2.4.1 A description of the superficial and solid geology of the local and surrounding area was compiled in order to assess the likely presence and potential condition of any archaeological remains on the site. This information was drawn from appropriate maps published by the Geological Survey of Great Britain (BGS 2021).

## 2.5 Site Walkover Survey

2.5.1 During the desk-based assessment, a physical walkover of the site was undertaken. The inspection had the following purposes:

- to examine the areas of archaeological potential identified during the desk-based assessment; in particular, with a view to gauging the likely survival and condition of archaeological remains;
- to identify signs of disturbance or truncation within the Site which could affect archaeological potential;
- to review the presence/absence of earthworks indicative of the presence of archaeological remains i.e. ridge and furrow earthworks;
- to confirm the presence/absence of historic hedgerows;
- to inform the Impact Assessment element of this document.

## 2.6 Assessment of Significance

2.6.1 The NPPF stipulates that a description of the significance of each asset potentially affected by the proposed development should be provided in order to satisfy the requirements of the NPPF (Para 189).

2.6.2 The significance of a heritage asset is defined within the National Planning Policy Framework (NPPF) 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'*.

2.6.3 For a definition of these *'interests'* a useful reference document is Historic England's Conservation Principles for the Sustainable Management of the Historic Environment (2008). The terms used in this document roughly equate to those specified within the NPPF; *'evidential'* equating to archaeological, *'historical and communal'* equating to historic and *'aesthetic'* equating to architectural and artistic. A consultation draft of a revised Conservation Principles (Historic England 2017) reverts to the NPPF terminology and specifically provides a definition of archaeological interest,

architectural interest, artistic interest, and historic interest.

## 2.7 Assessment of Setting

2.7.1 As stated within the NPPF *'significance derives not only from the physical fabric of a heritage asset but also from its setting'* (MHCLG 2019, Annex 2 page:71).

2.7.2 In respect of identifying the importance of setting to the identified significance of a heritage asset, Historic England's good practice guidance presented in the Setting of Heritage Assets (Historic England GPA 3 2017) will be utilised; specifically, the five-step approach to assessment:

- Step 1 – Identify which heritage assets and their settings may be affected;
- Step 2 – Assess the degree to which settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3 – Assess if any change to the setting identified would affect the appreciation/ understanding of an asset's significance (there may be no change);
- Step 4 – Explore ways to maximise enhancement and avoid or minimise harm;
- Step 5 – Make and document the decision and monitor outcomes.

## 2.8 Assessment of Impact

2.8.1 The NPPF stipulates three levels of potential impact to designated heritage assets. The NPPF references these as:

- Substantial harm;
- Less than substantial harm; and
- No harm (Significance is sustained or enhanced).

2.8.2 Planning Practice Guidance (PPG) discusses how to assess substantial harm where it states *'In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting'* (Para 19).

2.8.3 The application of the terms 'substantial' and 'less than substantial' is made on professional judgement and experience. The level of impact expressed by this assessment will be either no harm, less than substantial harm or substantial harm, however where EIA terminology is required or in respect to stakeholder preferences,

the DMRB methodology will also be referenced, see Appendix 1.

## 2.9 Reporting

2.9.1 A digital copy of the report will be sent to the Historic Environment Record at Cumbria County Council's offices in Preston, where access will be made available on request.

2.9.2 Wardell Armstrong support the **Online Access** to the **Index** of archaeological investigations (**OASIS**) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. As a result, details of the results of this study will be made available by Wardell Armstrong, as a part of this national scheme, under the code: **wardella2- 426618**.

## 2.10 Glossary

2.10.1 The following standard terms are used throughout the report:

- Designation – the process that acknowledges the significance of a heritage asset and thus advances its level of consideration/protection within the planning process. Designated assets can either be statutory, like listed buildings, or non-statutory such as registered parks and gardens or conservation areas.
- Heritage Asset – a building, monument, site, place, area, or defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.
- Mitigation – action taken to reduce potential adverse impacts on the heritage significance of a place.
- Setting – the surroundings in which a heritage asset is experienced. The extent is not fixed and will vary according to the historic character of the asset and the evolution of its surroundings.
- Significance – the value of a heritage asset to present and future generations attributable of its heritage interest. That interest may be archaeological, architectural, artistic, or historic (including historical associations).



### 3 DESCRIPTION

#### 3.1 Location

3.1.1 The proposed development site is situated within the city centre of Carlisle (NGR 340090,555687; Figure 1). The site comprises the cleared location of the former Central Plaza Hotel (Figure 2), which had been demolished in 2019. The site is located at the junction of Victoria Viaduct and West Wall, with access to the site from Backhouses Walk.

#### 3.2 Geology

3.2.1 The bedrock geology of the site comprises mudstone of the Mercia Mudstone Group. The sedimentary bedrock formed approximately 201 to 252 million years ago in the Triassic Period. The local environment was previously dominated by hot deserts (BGS 2021).

3.2.2 The superficial deposits comprise diamicton; formed up to 2 million years ago in the Quaternary Period in a local environment previously dominated by ice age conditions (BGS 2021).

#### 3.3 Archaeological and Historical Background

3.3.1 This historical and archaeological background is compiled predominantly from primary and secondary sources consulted in June 2021 during COVID-19 pandemic related lockdown measures in England when many local libraries were closed. Cumbria Archives were open at the time of the project through a pre-booking system. It is intended only as a summary of historical developments around the site. The focus of this study are heritage assets in the immediate surrounding of the proposed development site. The locations of all known heritage assets within the study area are represented in Figure 3 and summarised in Appendix 2.

3.3.2 **Prehistoric:** no evidence for prehistoric activity within the site is known, however pre-historic ploughmarks have been recorded on Blackfriars Street (Assets 34 and 70) during an excavation between 1977 to 79. Further pre-historic finds are, however, known from various excavations on and around Botchergate, which sits just outside of the study area (OAN 2019). There is a possibility for further finds from the prehistoric period in the study area.

3.3.3 **Romano-British:** Two phases of Roman turf and timber fort and a large civilian settlement are known in Carlisle from various excavations in the last 150 years. The

main road leading to the fort and settlement from the south which is now referred as Botchergate was probably established in the early AD 70s, at the same time as the fort. Substantial amount of archaeological evidence for Roman activity is known from Botchergate, including burials, industrial activity; and settlement activity (OAN 2020).

- 3.3.4 A large quantity of over 1,000 sherds of Roman and Medieval pottery (Asset 48) was found in November 1987 in the attic of the Skipton Building Society at 27-31 Bank Street Carlisle. The pottery was stored in 'four wooden crates and two wicker skips' and all wrapped in printed material dating from the 1870s. The pottery had evidently lain undiscovered since that period and was almost certainly part of a large collection of archaeological material built up by a previous owner of the premises, Mr John Fisher, a chemist. Mr Fisher sold a collection of artefacts to Tullie House in July 1892 for the sum of £20 (ie. The Fisher Collection). It is probable that the pottery was recovered during building work at various Carlisle city centre sites in the 19<sup>th</sup> century. The pottery was examined initially by Jeff Taylor, former pottery researcher (Carlisle Archaeological Unit) and was transferred to Tullie House in 1991. The bulk of the Roman pottery is 2<sup>nd</sup> century A.D. and includes both decorated and plain samian, fine-ward beakers, mortaria, amphorae and grey-ware vessels (HER 19692).
- 3.3.5 An amphora handle bearing the stamp 'DOMS' was supposedly found during the construction of a new shop in English Street in the late 1940s (Asset 47). It has been suggested that 'DOMS' might be the abbreviation of the place-name where the vessel was produced (HER 19223).
- 3.3.6 A coin found at English Damside, although the exact location is unknown (Asset 43). The coin is a Denarius of Domitian, with the obverse reads: IMP CAES DOMIT AVG GERM P M TR P XIII, and the reverse reads: IMP XXII COS XVI CENS P P P (HER 18938).
- 3.3.7 A cast bronze, intact beaded torc found in 1881 while deepening a cellar on the W side of English Street (Asset 40). A rim fragment from a Samian vessel was recovered from a gas pipe trench in St Cuthbert's Lane, Carlisle in September 1985 (Asset 42).
- 3.3.8 Remains of a stockade or palisade was found at Bush Brow, Carlisle, behind Bush Hotel (Asset 41), between the south ends of English Street and Blackfriars Street (Kellys Directory 1897, 64). In the course of these works, around 20-30 ft of artificial soil, full of fragments of Samian and two urns ware were found. A few feet outside of stockade an oak tank made of oak slabs was also found (HER 6297).
- 3.3.9 **Medieval:** Several items of Medieval date were found in the wider area. The Anglian

St Cuthberts Lane Cross was found in the 19<sup>th</sup> century. The site is also said to be the mustering ground for the siege of Carlisle Castle by Robert the Bruce in 1315 after the Battle of Bannockburn, and would also have formed the area of occupation by the overflow population of the town.

- 3.3.10 The city walls (Asset 33) and gates were well documented since late medieval times. A reference notes that Henry I provided money for the construction of the Carlisle walls and towers (EVENT 827). In the course of the 14<sup>th</sup> century, the walls were repaired several times (EVENT 1039, 1040, 1042, 1043, 1049, 1050). By 1409, the city gates and various sections of the walls were in a decaying state (EVENT 843), however they were not repaired until 1429 (Event 844). The siege of Carlisle in 1461 resulted in damage to the walls and building (EVENT 847), but repairs were not recorded until 1491 (EVENT 904) and again in 1553 (EVENT 856). By the 18<sup>th</sup> and 19<sup>th</sup> century, the walls were again in a very ruinous state and large sections were already demolished, including parts of West Wall in 1823 (EVENT 640).
- 3.3.11 The medieval south gate (Asset 72) was situated roughly at the position where Botchergate intersects the Courts today, however no above-ground remains are retained. It presumably formed part of the original medieval city walls, first built in the 12<sup>th</sup> century, but was blocked and incorporated into the Citadel in the mid-16<sup>th</sup> century, and was demolished around 1804 (OAN 2020). The precise position of the original 12<sup>th</sup> century southern section of the city wall (Asset 73), where it crosses the former County Gaol towards the Citadel, is not entirely clear and there are no upstanding remains of it. However, a half-round tower is depicted in this section on several historical maps of Carlisle (Plates 1-3). The gate was replaced by English Gate (Asset 37), which was constructed in the mid-16<sup>th</sup> century. The gate was fully removed by 1817.
- 3.3.12 Immediately adjacent to the east of the site, documentary evidence noted a 'waste place' on English Street (EVENT 716). Evidence of an Early Medieval timber building was found in the area bound by Heads Lane, West Wall and Blackfriars Street (Asset 34 and 70). No further evidence of early activity was found in this area, but a small stone building and a large number of pits dating from the 12<sup>th</sup> to 13<sup>th</sup> century were found. In the 1230s, the land was acquired by the Dominican Friars. Originally the friary was founded just outside the walls, however the priory obstructed a throughfare and was ordered to be removed in 1237, when the friars obtained the town centre site. A heavily robbed north church wall was found in this area. Further excavations

discovered approximately 200 skeletons, including a family grave, children and some diseased bodies. The Friary was dissolved in the 16<sup>th</sup> century, following which the church was demolished (HER No: 5059). The friary of the Grey Friars and palisade (Asset 38) may have been situated to the north of English Street.

3.3.13 The medieval borough corn mill, also referred to as Corporation Mill (Asset 54), was in existence in 1474, when it was leased with the other mills under the control of the Corporation. It is likely that it is the mill marked as 'Wheat Mill' in 1746 (Plate 1), but was demolished for extension to Citadel Station in the 1870s.

3.3.14 The Corporation Dam (Asset 58) may originate from medieval times, with cartographic evidence from the 18<sup>th</sup> century already shows the dam, extending towards Holme Head. A Woolen Mill was established along the dam side in the 18<sup>th</sup> century (Asset 45).

3.3.15 Documentary evidence and excavation results noted a city ditch along at least three sides of the city wall (Zant 2004). Radar survey of the site, however, has not revealed any traces of such ditch along West Wall (Magnitude Survey 2021).

3.3.16 ***Post-medieval to Modern:***

3.3.17 The Citadel (Asset 32) was built in 1542 as courthouse and court offices. This was partially rebuilt in the early 19<sup>th</sup> century (Asset 30). In 1611, part of Carlisle Citadel, to the east of the site, was converted to become county gaol. The Citadel was, however, in very poor condition so a new gaol was needed in 1686, and the former conventual buildings of the Blackfriars beside the English Gate were converted to a prison (Asset 39). George Smith's plan of 1746 (Plate 1) shows the Old Gaol as a single building on the south side of an open plot with a second building in the north-east corner of the plot labelled 'Jaylors', presumably the gaolers house. A new gaol was built on this site in 1827 and the old gaol was demolished. Features still present from this new gaol comprise a hospital wing (Asset 9), and extensive gaol walls (Asset 14) including a stretch facing English Street and from the western tower of the Courts. A County Gaol Cemetery was situated within the gaol, at the southern extent of the site (Asset 71). The gaol was again extensively altered, and a new single cell block unit was built 1868. The 1st edition OS 1:500 map (surveyed in 1865) shows in detail the extent of the County Gaol. This prison however was only operating for about half a century, and the prison closed in 1920's. The prison was subsequently demolished. Remains of the foundations of the women's prison block can be seen beneath the County Council Offices (OAN 2020).

- 3.3.18 Carlisle underwent significant development and expansion in the 18<sup>th</sup> and 19<sup>th</sup> century. Several smithies were situated around West Wall and Backhouses Walk, dating from the 18<sup>th</sup> and 19<sup>th</sup> century (Assets 62, 63, 65). A cotton twist mill (Asset 56) was founded by Daniel Pattinson in 1790, adjacent to the West Wall Brewery (Asset 52), established also in 1790. The brewery had been removed as part of the construction of the Caledonian railway in the first half of the 19<sup>th</sup> century. The Caladonian Mill (Asset 4) and the Mews Stables, Warehouses and School (Asset 57) were established at the beginning of the 19<sup>th</sup> century. A malt house was founded by 1802 between Abbey Street and Paternoster Lane. At the same time, Richard, William and Robert Porter set up the Porters Foundry to the north-west of the site (Asset 53). Across the river, bleachworks were established by 1811 by Robson Clarke (Asset 55). Nelson Marble Works (Asset 60) were built in 1840, and shortly thereafter, the Gas Works (Asset 50) were moved across the river following the construction of the Citadel Station (Asset 67).
- 3.3.19 The Caledonian Railway was established along the south-west of the site in the 1840s. The development included the construction of the Citadel Station (Asset 67), engine sheds (Assets 61 and 66), as well as later extensions (Assets 25, 69) and realignments (Asset 68). This was followed by the construction of the Victoria Viaduct (Asset 59) in 1877, to link the western part of Carlisle to the centre, as the construction of the railway had made communication between the two difficult.
- 3.3.20 A tram system (Asset 49) was established in 1900. This new infrastructure, however, was not long-lasting, and it closed in 1931.

#### ***The Central Plaza***

- 3.3.21 The site was unoccupied until at least 1805 (Plate), although the 1746 map of Carlisle does show that this area may have been used as enclosed fields, with the Mayors house and a Fulling Mill to the south-west, which may be the English Dam Side Woolen Mill that was in existence between 1724 to 1740 (Asset 45).
- 3.3.22 In 1825, John Ferguson purchased land beneath West Walls from the Corporation, which in 1821 (Plate) owned a long narrow strip of land reaching from the Citadel to Central School (Assets 31 and 57). One other structure was situated onto this site (Plate 1818), which was set along Backhouses Walk. He built a warehouse and winding and warping mill (Asset 74) backing onto the West Walls of the medieval city to the north and fronting onto what was to become Backhouses Walk running parallel to the medieval wall to the south. Ferguson also took over the Denton Hill dye works, and

eventually moved production there fully in 1877. He leased the West Walls factory to the Donald Brothers in 1862.

- 3.3.23 The main factory block was demolished for Victoria Viaduct in 1876, and in 1878 the remaining land was sold to John Westmorland, who had the Grand Central Hotel built on the site in 1881 by the architect Daniel Birkett of Carlisle (Asset 1). It comprised the main hotel as well as an extensive yard with a wash house, coal storage, two large stables with three bays each and a hay loft, outhouses and a small house at the northern corner (CA/E/4/1195). Based on the 1866 Town plan (Figure 5), the yards structures were part of the mill prior to the construction of the hotel. The lower basement, on the plans also referred to as 'The Vaults', adjacent to the yard, contained several cellars, servants rooms, the kitchen, pantry, scullery and stock rooms and a WC (CA/E/4/1195; Plate 5). A four-storey block to the rear of the hotel may have been the remains of the mill (Asset 64). The first three storeys are of coursed sandstone blocks, and are clearly part of an earlier build. To the west of this was a sandstone three-storey building, possibly the warehouse. The building was opened as Grand Central Hotel, then became known as the Central Hotel, and finally was referred to as the Central Plaza Hotel.
- 3.3.24 Plans were approved in 1887 for the conversion of the two stable blocks into two small two storey cottages (CA/E/4/1862; Plate 6). These plans were, however not carried out, most likely due to the death of the property owner John Westmorland Esq. The Central Plaza was sold by auction in 1901 by his trustees John Jackson Bell, of Carlisle, and John Daniel Banks, of Liverpool. The sale comprised the entire structure, all the furnishing and fittings. The sale particulars also specify that it includes one block, formed of three separate stables, three warehouses, cellars in Backhouse Walk and West Wall. At this point, the basement contained two bars, referred to as 'The Exchange' and 'The Dive' (DMIL/Mounsey/153/56). Plans for the modernisation of the sewage and other services shows that the ground had been noticeably lowered in the course of these works (CA/E/1/618 and CA/E/1/326).
- 3.3.25 The building was listed in 1994 (Historic England 2021). The Central Plaza Hotel closed in 2003, but was soon thereafter purchased for redevelopment. Planning consent was obtained for its conversion to residential and leisure use in 2004, however subsequent building works were abandoned around 2006. In the following years, the property fell into a state of severe disrepair. A statutory urgent works notice was served by Carlisle City Council and shortly thereafter the property became subject to escheat to the

Crown Estate around 2011 (Hurd Rolland 2019, 18).

- 3.3.26 The interior property was seriously damaged during a fire in July 2011, and suffered continuous vandalism, until it ended in a severely dilapidated and dangerous condition. An inspection of the building was undertaken by Elliott Wood, which noted the interrelation between the west wall of the hotel and the medieval city wall: *“The West Walls elevation of the building is separate to the original city west wall and examples of this are shown below. The footpath is supported by a masonry arch structure. The void between both walls also contains hanging sewers which either service the building or the highway/footpath. There are also various timber and steel members, which may be acting as ties but their function is not clear. There are signs of sulphur erosion on the walls and timber members...”* (Hurd Rolland 2019, 18).
- 3.3.27 In a structural report for Carlisle City Council dated May 2018, recommended consideration of the potential demolition of the property, which had subsequently been undertaken in December 2019 (Hurd Rolland 2019, 15).

#### 3.4 Map Regression

- 3.4.1 As previously mentioned, the site appears to have remained undeveloped until at least the 18<sup>th</sup> century. Scotts Map of Carlisle from 1745 (Plate 1) shows enclosed fields along the West Wall. By 1805, only one building was built adjacent to the West City Wall, but the site appears to have been a field. A more defined streetscape developed by 1818, with Backhouses Walk and the city wall forming a narrow plot of land, which was owned by the corporation.
- 3.4.2 The 1866 Town Plan of Carlisle (Figure 5) shows the Cotton Warping and Winding Factory (Asset 74) in clear detail. The site comprised the factory to the south-east, and a range of stables to the north-west. A small courtyard was set along the south boundary within the factory, which contained a series of staircases. The main yard with the stables could be accessed from Backhouses Walk, and was enclosed by a boundary wall. Additional small storage or stables were set in the south-west corner. The stables are at the exact same alignment as the 1887 plan depicts the yard of the Central Plaza Hotel (CA/E/4/1862). Immediately adjacent to the stables, a note indicates the ‘Site of Vaulted Chamber’ which may indicate that some earlier structures were once in this general location.
- 3.4.3 The 1901 OS map (Figure 6) shows the hotel in the place of the factory, with the stable range still present to the north-west and south-west. There appear to be partition

walls extending across the former yard. By 1925 (Figure 7), the south-western stable range had been removed. The former stable range had been annotated as Hall, which may refer to the upper basement level of the hotel. An additional structure had been built abutting the south elevation of the stable. Aerial photographs of the site from 1925 shows the stable range as a double storey structure.

3.4.4 By 1977 (Figure 7), the structure to the south of the former stables appears to have been removed, and a set of stairs had been installed on the exterior of the hotel. The northern area to the former stables may have been partially enclosed.

### 3.5 Previous Archaeological Works

3.5.1 Within the 200m search area, 23 archaeological interventions are recorded, although none were recorded within the site. Focused on the immediate surrounding area to the site, works comprise watching briefs, excavations and desk-based assessments. A geophysical survey has been undertaken of this site in the course of this project by Magnitude Survey in July 2021. Results of this survey include five distinct feature groups (Assets C-G; Appendix 2, Table 2) observed within the site, which would be directly impacted upon. It is likely that most of these features, such as the structural and drainage features (Assets C and E), are associated with the former hotel or mill structure.

3.5.2 In 2020, Oxford Archaeology North undertook an archaeological desk-based assessment of the adjacent site to the east, which formerly contained the prison, under the Citadel Project (ID 1/20/4000). This site was also the location of an excavation made by C Hodgson east-west across the steep slope a few yards south of Bush Brow 'more than 50 years' prior to 1877, during construction of the 19<sup>th</sup> century gaol (EVENT 458). A further desk-based assessment was undertaken for a large area to the south of the site as part of the Caldew and Carlisle City Flood Alleviation Scheme in 2005 (ID 1/06/1627).

3.5.3 A watching brief was undertaken in 2006 surrounding the site during improvement works of the existing utilities (ID 1/06/1706). Another watching brief had been undertaken in 2004 by North Pennines Archaeology to the west of the site, within the basement of Club XS at West Wall, which revealed coins dating from Roman to the 20<sup>th</sup> century and Roman to post medieval pottery (NPA 2004).

3.5.4 A further watching brief was conducted during the construction of the County Treasurers Department in 1979, to the east of the current site, towards the citadel,



but previous work examining boreholes and test pits on the site it was clear that the foundations of the gaol would have truncated the majority of the early development on this site (Event 33).

- 3.5.5 To the south of the site, a watching brief was undertaken in 1994 along the English Damside and Borough Street, which discovered a Roman kiln waste dump. An earlier watching brief in 1987 at the same location uncovered part of a Roman road 4.5-5m wide, with at least four phases of metalling. This may represent the road to Old Carlisle (Event 35).
- 3.5.6 An excavation at Blackfriars Street in 1998 revealed a complex sequence of deeply stratified urban deposits relating to the Roman town and to the medieval Dominican Friary (Event 144). Adjacent to this, at the Marks and Spencer Food Hall, an excavation was undertaken in 1977 to 1979.

### 3.6 Conservation Areas and Historic England Listing

- 3.6.1 The Carlisle City Centre Conservation Area was designated in October 1986 and amended in 2009. No Conservation Area Character Appraisal has yet been prepared for the Carlisle City Centre Conservation Area. The Carlisle City Centre Development Framework (2015, 33) separated the city centre into seven Character Areas, with the site being included into the Citadel Character Area, although it is not mentioned in any further detail.
- 3.6.2 The Central Plaza Hotel was designated as grade II by Historic England in 1994. The listing describes the building as follows:
- 3.6.3 *'Hotel built as the Great Central Hotel (nothing to do with the railway company of that name) later called the Central Hotel. Dated 1880 on panel, for John Westmorland, by Daniel Birkett of Carlisle; 1882 additions. MATERIALS: the lower levels are of red sandstone ashlar; the upper floors of quarry-faced calciferous sandstone (from Lazonby); tiers of interval rusticated and fluted Corinthian pilasters; sill bands and sub-cornices; the dressings are generally of red sandstone to contrast with the yellow sandstone. Mansard slate roof with patterned cast-iron railings to the apex; tall prominent end brick chimney stacks. Rear extensions are of brick the upper floors of white brick with red brick dressings; stable range has partly-stuccoed brick walls. EXTERIOR: 6 and a half storeys, 3 bays with 3-bay returns, built at low level on Backhouse Walk outside the West Walls and extends back along city walls; main facade faces onto the higher-level Victoria Viaduct and its right return is on the higher*

*West Walls, so entry is at second floor level. Victoria Viaduct facade has central double panelled doors and fanlight, up steps, in rounded moulded arch with keystone feature (glass canopy added 1990); flanking bowed bay windows carried down to level beneath, with pavement grilles. Patterned cast-iron balcony above was added in 1882 and is carried round the right return. Left doorway under pediment gives access to lower level. Windows above balcony are Venetian flanking a round-arched window. All windows above are casements in stone reveals with flat lintels. Above the cornice is a central 2-storey dormer under segmental pediment, flanked by single dormers with swan-necked pediments. Returns are of similar details to the facade but without window embellishments. Panels on West Walls give the city arms and date, other panels portray events from Aesop's Fables. INTERIOR not inspected. Extensions have sash windows in brick reveals with rounded and segmental red brick arches; bands of dentilled red brickwork in white brick of upper levels. Gabled roof dormers. Stable range has open arches onto Backhouse Walk showing the City Wall behind, the wall fronting onto West Walls is built on top of the walls; this part of the building included only to protect the city walls behind' (Historic England 1197141, 2021).*

### **3.7 Site Visit**

- 3.7.1 A site visit was undertaken on 30<sup>th</sup> June 2021. The site is situated to the west of Victoria Viaduct, between West Wall and Backhouses Lane, within Carlisle City Centre. The site surrounded by 19<sup>th</sup> century development to the south, west and east and 20<sup>th</sup> century development to the north. The site is abutted by the former warehouse (Plate 12) to the west, and Caledonian Mill (Plate 12) to the south.
- 3.7.2 The site was fully accessible from Backhouses Lane and sits several levels below the Victoria Viaduct (Plate 8). The southern boundary of the site rises in height compared to the street level towards the west, where the lower section of a sandstone ashlar boundary wall is still present (Plate 14). A blocked off doorway had been retained at the south-western corner of the site (Plate 13).
- 3.7.3 The current ground level is at the 'Lower Basement' height of the former Central Plaza Hotel. Foundations of this structure can still be clearly seen on the ground (Plate 9). Within the south-western area of the site, remnants of a cobbled surface can be seen (Plates 16 and 17). Towards the centre of the site was an area covered in flagstones (Plate 18). Remnants of the north to south aligned partition walls of the bays at the western end of the site are still present. A timber ladder with alternating steps still remains fitted to one of the partition walls (Plate 10). These are most likely remnants

of the earlier mill/factory as seen on the 1866 map. The cobbled surface is also likely a remnant of this structure.

- 3.7.4 Remnants of a sandstone staircase, with an under-stairs cupboard, are set in the north-west corner of the site, within the westernmost bay of the former range of buildings (Plate 11). This is a remnant of the former house situated there. A precise date for this building cannot be noted, but it is most likely that this dates from the construction of the mill.
- 3.7.5 The north elevation is clearly a retained section of the medieval western city wall (Plate 9), of which a section had been declared a Scheduled Monument to the west of the site (Plate 7). The eastern end had been covered with an additional elevation as part of the 19<sup>th</sup> century development. Openings could be seen throughout the length of the elevation, which were most likely used as drains.

## 4 DISCUSSION

### 4.1 Character of the Proposed Development

- 4.1.1 The site is set within the city centre of Carlisle, to the west of Victoria Viaduct and to the South of West Wall.
- 4.1.2 At this point, no clear development proposal has been decided. One proposal is to redevelop the site for commercial purposes. Carlisle City Council has taken ownership of the site and is currently progressing a scheme to construct a new hotel building on the site. The current specification is 109 rooms arranged over 8 floors – 6 above street level and 2 below. It is estimated that the proposed works will directly impact the assets within the site boundary, as well as some indirect impacts on heritage assets outside of the site boundary, such as effects on their setting.
- 4.1.3 Such a development would require extensive groundworks, which could directly impact below ground heritage assets, as well as any additional as-yet unknown surviving subsurface archaeological remains. As details of the design are not known at this stage, the potential magnitude of impact upon these five heritage assets may be a loss, as it is likely to create a ‘*Loss of resource and/or quality and integrity of resource*’ and noticeably change the setting (Appendix 1, Table 2).

### 4.2 Designated Heritage Assets in Proximity of Proposed Development

- 4.2.1 Overall, there are two Scheduled Monuments (Assets 33 and 34), four grade I listed structures (Assets 29 to 32), three grade II\* listed structures (Assets 26 to 28) and 25 grade II listed structures (Assets 1 to 25) in the study area of 200m (Figure 3). This assessment focuses on structures in immediate proximity of the site, which may be impacted upon in some form by a development.
- 4.2.2 The now demolished *Central Plaza Hotel and stable range, with the west city wall behind* (Asset 1) is still noted as grade II listed, within the proposed development site. Although the building itself has been demolished, structural remnants of the building, such as foundations and some partition walls (also part of Asset 74), as well as the west city wall are still present within the site. The walkover also revealed a cobbled surface and flagstones covering parts of the site.
- 4.2.3 Immediately to the west of the former hotel is a known section of the Town Wall, which is a scheduled monument (Asset 33), as well as the grade I listed No 10-22 West Wall incorporating the town walls (Asset 31), which also incorporates the warehouse (Asset 64) which may have been associated with the mill that once was set on the site.

A section of the town wall was part of the listing of the Central Plaza Hotel. The scheduled monument of the known Roman and medieval town area (bound by Heads Lane, West Wall and Blackfriars Street) is set in just a short distance to the north-west (Asset 34). They are all considered to be heritage assets of 'very high' significance (Appendix 1, Table 1). To the immediate south of the site is the grade II listed Caledonian Mill (Asset 4), which is an asset of medium significance (Appendix 1, Table 1).

4.2.4 The remaining designated heritage assets are predominantly associated with the city's significant expansion in the 18<sup>th</sup> and 19<sup>th</sup> century, comprising various house, institutions and various banks.

### 4.3 Non-Designated Heritage Asset in Proximity of the Development Site

4.3.1 A total of 40 known non-designated heritage assets have been identified within the study area (Figure 3). Of these, four are in immediate proximity to the site, and are at risk of direct and indirect impact from the proposed development (Appendix 1, Table 1). The main assets affected in this are the remains of the former cotton mill (Asset 74), which was incorporated into the Central Plaza Hotel (Asset 1), and the section of the West Wall. These remains would be directly impacted upon. Impact upon these assets will be addressed in a separate table (Appendix 2, Table 2; see 4.5). The warehouse (Asset 64) immediately to the north-west of the site and the Victoria Viaduct (Asset 59) to the south-east may also be directly impacted upon. They are all considered to be heritage assets of low significance (Appendix 1, Table 1).

4.3.2 Of the remaining 36 heritage assets at indirect risk, 27 heritage assets would be considered of low significance (Appendix 1, Table 1). Although both in immediate proximity to the site, the former Backhouses Walk Smithy to the south of the site (Asset 65) and the former route of the tramway (Asset 49), situated within the Victoria Viaduct, they are not impacted upon, as they are not upstanding heritage assets, and their setting cannot be impacted upon.

4.3.3 There are eight findspot sites (Assets 35, 40-43, 46-48), which are of negligible significance (Appendix 1, Table 1). They comprise predominantly Roman finds (Assets 40-43, 47, 48), as well as an Anglo-Saxon cross (Asset 35) and potentially Georgian cannon balls (Asset 46).

4.3.4 The sub-surface remains of unknown heritage assets may also be affected by any proposed redevelopment.

#### 4.4 **Significance of Impact of Assets outside of the Site Boundary**

- 4.4.1 For the scheduled monuments of the Town Wall (Asset 33), and the known Roman and medieval town area (Asset 34), as well as the grade I listed No 10-22 West Wall incorporating the town walls (Asset 31), which are considered to be of Very High significance, and have been identified as at risk of indirect impact on its setting, a moderate magnitude of impact will result in a 'large' impact on its heritage significance (Appendix 1, Table 3).
- 4.4.2 For the grade II listed Caledonian Mill (Asset 4) in immediate proximity to the proposed development site, which could be considered to be of Medium significance and have been identified as at risk of indirect impact on its setting, a moderate magnitude of impact will result in a 'moderate' impact on its heritage significance (Appendix 1, Table 3).
- 4.4.3 For the 28 designated heritage assets which could be considered to be of Medium significance and have been identified as at risk of indirect impact (Assets 2-32, 34), a minor magnitude of impact will result in a 'slight' impact on heritage significance (Appendix 1, Table 3). It is possible, depending on the type of redevelopment, that this may require some form of mitigation, dependent on advice from the Local Planning Authority archaeologist.
- 4.4.4 For the remaining 36 heritage assets of low significance and the eight asset of negligible significance (Assets 35, 40-43,46-48), there would be a 'negligible' magnitude of impact, which would result in a 'neutral to slight' impact (Appendix 1, Table 3).

#### 4.5 **Significance of Impact of Assets within the Site Boundary**

- 4.5.1 The site had recently been cleared of the derelict Central Plaza Hotel (Asset 1), leaving a large open area, with some foundation remnants visible (Figure 4).
- 4.5.2 A geophysical survey has been undertaken of this site by Magnitude Survey in July 2021. Results of this survey include five distinct feature groups (Assets C-G; Appendix 2, Table 2) observed within the site, which would be directly impacted upon. It is likely that most of these features, such as the structural and drainage features (Assets C and E), are associated with the former hotel or mill structure. The survey did not note features that may be associated with the city ditch, which is known to have been present at three sides of the city walls.
- 4.5.3 Research also showed that a well had been once situated within the site (Asset J),

which had been covered with concrete. Remnants of the former house (Asset H) are still present and visible, and there are potential remains for the former outhouses (Asset I). It is possible that some of these remains are associated with the former woollen mill (Asset 74), which was located within the site prior to the construction of the hotel. They are all classed as heritage assets of low significance at this stage of investigation. It can be assumed that any proposed redevelopment would result in the full development of the site, thus causing a major magnitude of impact, which will result in a 'slight to moderate' impact on heritage significance (Appendix 1, Table 3). It is likely that this may require some form of mitigation, such as an excavation and watching brief, dependent on advice from the Local Planning Authority archaeologist.

- 4.5.4 For the two heritage assets which can be considered to be of Medium significance within the site boundary and have been identified as at risk of impact (Assets 1 and 33), a major magnitude of impact will result in a 'moderate to large' impact on heritage significance (Appendix 1, Table 3). Although the Central Plaza Hotel (Asset 1) has already been demolished, there are still some remains such as foundations and surfaces, which are part of the asset. However, any further impact could be classed as 'slight to moderate' at most on the heritage significance of this asset. It is likely that this would require some form of mitigation, dependent on advice from the Local Planning Authority archaeologist.

#### 4.6 **Summary of Impacts**

- 4.6.1 As the proposal for this site is not yet known, it is assumed that a full redevelopment of the site will be undertaken. Such works have the potential to remove both known and potentially as-yet unknown archaeological remains, the known ones comprising predominantly structural remains of the former hotel and mill (Appendix 2 Table 2 Assets A-J), which are of low to medium significance. Removal of any archaeological deposits would be permanent and irreversible. Based upon the currently available information on the site and surrounding area, it is considered to have a high potential to contain significant archaeological remains not previously disturbed by the 19<sup>th</sup> and 20<sup>th</sup> century building activity, dating from the Roman to Medieval period.
- 4.6.2 Depending on the nature of the proposed works, they may have a moderate to large adverse impact upon the heritage assets within the site, such as the remains of the West Wall, as well as structural remains associated with the Central Plaza Hotel and Cotton Mill. It may also have slight to moderate adverse impact upon the setting of the upstanding heritage assets in close proximity of the site, especially the upstanding

asset of the Caledonian Mill (Asset 4), as well as the Town Wall (Asset 33), and the known Roman and medieval town area (Asset 34), and the grade I listed No 10-22 West Wall (Asset 31).

- 4.6.3 This research has shown that the site had remained undeveloped until the 19<sup>th</sup> century, when it was used as mill and then hotel. Known finds in the surrounding area show a high potential of archaeology, especially dating from the Roman to Medieval period, therefore there is potential to discover thus far unknown archaeological remains from these periods. However, many elements of this landscape have been impacted upon by the extensive redevelopment of the site in the 19<sup>th</sup> century, which may have removed thus far unknown archaeological remains.



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## APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

In ascribing levels of **importance** to heritage assets, the Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019) has been used, see Table 1 below.

The **magnitude of impact** is measured from the condition that would prevail in a 'do nothing' scenario and it is assessed without regard to the importance of the receptor (Highways England, 2019).

The worst magnitude of impact would be Loss of resource and/or quality and integrity of resource and severe damage to key characteristics, features, or elements.

In ascribing the magnitude of impact, guidance presented in the Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019) has been used, see Table 2 below.

The **significance of impact** is devised by cross referencing the importance of the receptor with the magnitude of the impact, see Table 3. In some cases, the significance of impact is shown as being one of two alternatives. In these cases, a single description should be decided upon with reasoned judgement for that level of significance chosen.

**Table 1: Establishing the importance of a heritage asset**

Value (sensitivity)	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution
High	High importance and rarity, national scale, and limited potential for substitution
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale
Negligible	Very low importance and rarity, local scale

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019)

**Table 2: Establishing the magnitude of impact**

Magnitude of impact (change)		Typical description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features, or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features, or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features, or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality, or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features, or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features, or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features, or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features, or elements.
No change		No loss or alteration of characteristics, features, or elements; no observable impact in either direction.

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

**Table 3: Establishing the significance of impact**

<b>Value/Importance</b>	<b>Very High</b>	Neutral	Slight	Moderate/large	Large or very large	Very large
	<b>High</b>	Neutral	Slight	Slight or moderate	Moderate or large	Large or very large
	<b>Medium</b>	Neutral	Neutral/slight	Slight	Moderate	Moderate or large
	<b>Low</b>	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
	<b>Negligible</b>	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight
		<b>No change</b>	<b>Negligible</b>	<b>Minor</b>	<b>Moderate</b>	<b>Major</b>
<b>Magnitude of impact</b>						

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

**Table 4: Significance categories**

<b>Significance Category</b>	<b>Typical Description</b>
<b>Very large</b>	Effects at this level are material in the decision-making process.
<b>Large</b>	Effects at this level are likely to be material in the decision-making process.
<b>Moderate</b>	Effects at this level can be considered to be material decision-making factors.
<b>Slight</b>	Effects at this level are not material in the decision-making process.
<b>Neutral</b>	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

## APPENDIX 2: GAZETTEER OF HERITAGE ASSETS

The table below summarises known heritage assets within the 200m buffer study area and includes assets from Cumbria County Council's Historic Environment Record (CCC HER), PastScape (PS) and National Heritage List England (NHLE) Historic England web resources. The locations of all known heritage assets are shown in Figure 3 as dots for ease of reference, except the railway line, which are shown as linear features and Scheduled Monuments, which are shown as areas.

Asset No.	Reference	Site Name	Period	Description	Grid Reference	Significance
1	1197141 HER 42015	Central Plaza Hotel and Stable Range, with West City Wall behind	Georgian/ Victorian	Grade II listed In 1825, John Ferguson purchased land beneath West Walls from the Corporation. He built a warehouse and winding and warping mill. The main factory block was demolished for Victoria Viaduct in 1876, and in 1878 the remaining land was sold to John Westmorland, who built the Grand Central Hotel on the site in 1881. Site visit revealed remnants of West Wall, cobbled surface and flagstones, drain system.	340060,555700	Medium
2	1197150	Church House	Georgian	Grade II listed Vicarage for Church of St Mary, now Diocesan Office. Early C19.	339939,555816	Medium
3	1297407	15 and 17 Lowther Street	Victorian	Grade II listed Entrance to arcade of 2 shops with offices above. Dated 1904 for the Carlisle Old Brewery Company by Henry Higginson of Carlisle.	340236,555729	Medium
4	1292994	Caledonian Mill	Victorian	Grade II listed Warehouse, at one time converted to mill, now partly occupied as offices and showroom. 1840s.	340041,555698	Medium

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Period</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Significance</b>
5	1297388	2 and 4 Devonshire Street	Victorian	Grade II listed Nos.69, 71 AND 73 ENGLISH STREET. Commercial premises with offices above. c1854 with ground floor alterations.	340186,555728	Medium
6	1297279	St Cuthbert's Vicarage and associated Railings	Georgian	Grade II listed Two vicarages, now one. 1832 by Christopher Hodgson. Painted cement render over brick, with sill band.	339947,555804	Medium
7	1292237	Lloyds Bank	Victorian	Grade II listed Bank with offices above. c1853. Calciferous sandstone ashlar with polished granite dressings, sill bands and bracketed eaves cornice.	340230,555749	Medium
8	1292525	12, 14, 16 Devonshire Street	Victorian	Grade II listed Two shops with commercial premises above. 1860s with some later alteration; No.12 is dated 1864 on cornice brackets.	340216,555736	Medium
9	1196941	Hospital Wing of County Gaol and Gaol Wall	Georgian	Grade II listed Hospital wing of County Gaol, now offices, and gaol wall. 1824-7 by Christopher Hodgson.	340194,555659	Medium
10	1209682	Devonshire Chambers	Victorian	Grade II listed 2 shops with offices above. 1860s. Calciferous sandstone ashlar with bracketed sill band and eaves cornice.	340202,555732	Medium
11	1297374	21, 23 and 25 English Street	Georgian	Grade II listed Shops with commercial premises above. Early or mid C19. Calciferous sandstone ashlar with sill bands, cornice and dwarf parapet. Graduated greenslate roof with right coped gable; end brick chimney stacks.	340119,555882	Medium

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Period</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Significance</b>
12	1196942	Statue of James Steel	Victorian	Grade II listed Statue of James Steel. 1859 for the subscribers, by WF Woodington. Dalbeattie granite base and plinth surmounted by white marble figure.	340109,555833	Medium
13	1292521	1-13 Devonshire Street	Georgian/ Victorian	Grade II listed Includes: No.29 LOWTHER STREET. 7 houses in a terrace, now public house and 6 shops with office and storage accommodation above. 1830s, with 1870s and 1880s alterations; further C20 alterations.	340207,555769	Medium
14	1196983	Gaol Wall	Georgian	Grade II listed County Gaol wall. 1824-7 by Christopher Hodgson. High snecked red sandstone wall without plinth, with rounded coping. Extends from the Crown Court down Court Square Brow, along Borough Street and up Bush Brow, enclosing the former gaol yard.	340162,555594	Medium
15	1196910	Gates and Lamp bracket to east of Church of St Cuthbert With St Mary	Georgian	Grade II listed Gates and lamp bracket overthrow in graveyard wall. c1825. Wrought-iron.	339993,555853	Medium
16	1297375	Barclays Bank	Victorian	Grade II listed Bank and associated Bank Chambers. 1875, for the Carlisle and Cumberland Banking Company, by Crosby & Hetherington of Carlisle.	340140,555821	Medium



<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Period</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Significance</b>
17	1210153	The Sportsman Inn	Georgian	Grade II listed Inn. Early C18 with later alterations. Painted rendered walls on chamfered plinth. Local slate roof; end rendered chimney stack.	340016,555819	Medium
18	1297357	Clydesdale Bank	Victorian	Grade II listed Bank. 1878 for the Clydesdale Bank by Hetherington and Oliver of Carlisle. Red sandstone ashlar on chamfered plinth, with interval pilasters, string courses and pierced quatrefoil parapet.	340169,555827	Medium
19	1196938	Midland Bank and railings	Victorian	Grade II listed Bank with manager's house, now bank and offices. Dated 1898, (re-facing of the 1849 building originally for the Carlisle City and District Banking Company, by TJ Cox) for the London and Midland Bank by T Taylor-Scott, with early 1920s extension for the London Joint City and Midland Bank by the same architect.	340128,555853	Medium
20	1196927	4, 6 and 6a Lowther Street	Georgian/ Victorian	Grade II listed House, now 2 shops with retail units above. 1830s or 1840s. with later alterations. Flemish bond brickwork with light headers; stone eaves cornice (all dressings of calciferous sandstone).	340265,555738	Medium
21	1218009	37 and 39 Lowther Street, overthrow and lamp brackets	Georgian	Grade II listed 2 houses in a row, now bank and office. Late 1830s for and by Thomas Nelson of Carlisle. Calciferous sandstone ashlar on red sandstone ashlar chamfered plinth; cornice and solid parapet.	340219,555824	Medium

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Period</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Significance</b>
22	1297404	Statue of Earl of Lonsdale	Victorian	Grade II listed 1846 for the subscribers, signed M.L.WATSON, SCULPTOR. Calciferous sandstone base, plinth and shaft; white marble figure. Rusticated square base and plinth; shaft inscribed at front in six lines WILLIAM EARL OF LONSDALE, LORD LIEUTENANT OF CUMBERLAND AND WESTMORLAND FROM 1802 TO 1844. Larger-than-life figure dressed in robe and costume of the Order of the Garter.	340266,555654	Medium
23	1297408	Liberal Club	Georgian	Grade II listed House now club. Early 1830s for Elizabeth Dacre. Calciferous sandstone ashlar facade (other walls of brick) chamfered plinth, cornice and solid parapet.	340221,555807	Medium
24	1218057 HER 44526	8 Lowther Street	Victorian	Grade II listed GV II Former Post Office, later a public house. 1863 for Her Majesty's Office of Works by J Williams of London; 1899 additions. Calciferous sandstone ashlar on chamfered painted plinth with part quoin bands/panelled pilasters; string course, cornice and solid parapet. Formerly The Post Public House, previously the Gretna Tavern	340266,555766	Medium
25	1209674	Detached West Wall of Citadel Station	Victorian	Grade II listed Detached wall for Citadel Station extension, formerly joined to the main buildings by an overall roof. 1879-80.	340127,555513	Medium

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Period</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Significance</b>
26	1196930	Trustees Savings Bank and attached railings	Georgian	Grade II* listed Formerly known as: Carlisle Savings Bank LOWTHER STREET. Athenaeum now bank. 1840, for the subscribers, by Arthur and George Williams of Liverpool.	340263,555779	High
27	1196929 HER 40979	Congregational Church	Georgian	Grade II* listed Non-Conformist Church. 1842-3 by John Nichol of Edinburgh and Carlisle. Calciferous sandstone ashlar with panelled pilaster quoins carried up as turrets under shaped scrolled pediments and speared ball finials; shaped modillions and cornice under open balustraded parapet.	340267,555752	High
28	1218565	Church of St Cuthbert With St Mary		Grade II* listed		High
29	1218932 HER 44739	Tithe Barn	Plantagenet	Grade I listed Tithe barn for the Priory of St Mary. For Prior Gondibour c1470s, with C19 alterations and 1969-71 restoration. Squared blocks of red sandstone (some with masons marks).	339970,555796	Very High
30	1196939 HER 25563	Crown Court, Adjoining Offices and Gate Arch	Medieval/ Georgian	Grade I listed Crown Court and Court Offices on the site of the 1542 Citadel. 1810-17 (interior not completed until 1822) by Sir Robert Smirke. Rounded tall tower is completely C19, on the site of the demolished western tower of the Citadel.	340210,555620	Very High

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Period</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Significance</b>
31	1297278	No 10-22 incorporating City Walls	Medieval to Victorian	Grade I listed City wall, mews stables, warehouses and school; now theatre, public house, amusement arcade and disco. Early C12 city wall, 1813 school, late C19 mews and 1980s public house	340021,555726	Very High
32	1196940 HER 45287	Nisi Prius Courthouse	Tudor/ Georgian	Grade I listed Formerly known as: The Citadel. Citadel, then Court House and Court Offices, now County Council Offices. 1542 by Stephen von Haschenperg with 1809-12 alterations and additions, by Thomas Telford and Sir Robert Smirke.	340250,555669	Very High
33	1007149 HER 5058	Town wall, section on West Walls	Medieval	Scheduled Monument A fine section of wall standing to about 20 ft (7m) in height and built of red sandstone. It had traces of the town ditch on the open space in front but this is not now visible since this space became a car park. After the decision to demolish this section of the city walls was taken in the early 19th century, it was gradually shrouded by new buildings to the west.	339812,555905 340003,555738	Very High

<i>Asset No.</i>	<i>Reference</i>	<i>Site Name</i>	<i>Period</i>	<i>Description</i>	<i>Grid Reference</i>	<i>Significance</i>
34	1007275 HER 5069 HER 5067	Roman and medieval town area bounded by Heads Lane West Wall and Blackfriars Street	Roman/ Medieval	Scheduled Monument Area partially bounded by the boundary of the scheduled area bounded by Heads Lane west wall and Blackfriars Street. The S part of the area is a car park. Dominican friary, founded in 1233 and dissolved in 1539. Originally founded just outside the walls, the priory obstructed a highway and was ordered to be removed in 1237, when the friars obtained the town centre site. The site was bounded on the north by Heads Lane, on the south by Bush Brow (now Victoria Viaduct), on the west by West Walls, and on the east by Blackfriars Street. Excavations have located the cemetery, cloister garth, and part of the North wall of the church	340007,555786	Very High
35	HER 526	St Cuthberts Lane Cross	Saxon/Anglian	Findspot The top part of an early 9th century Anglian cross head, found in St Cuthberts Lane, Carlisle, was exhibited at the Royal Archaeological Society's visit to Carlisle in 1882.	340030,555880	Negligible
36	HER 3560	Carlisle City		Conservation area		Medium

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Period</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Significance</b>
37	HER 5071	English Gate	Post Medieval	English Gate was a small, single portal gate at the south end of the West Walls constructed in the mid-16 <sup>th</sup> century to replace the medieval south gate (Bochard's Gate) which had been blocked and incorporated into the Citadel. It was demolished in 1811 and its foundations are said to have been removed in 1817. No trace was found during limited investigations in 1979, but what was probably part of the ramp that allowed access to the gate from the steep slope on Caldew Bank was recorded.	340180,555630	Low
38	HER 5080	Grey Friars	Medieval	Possible location of Grey Friars. Author suggests from survey of map and early written evidence that Friars was confined to an area in the back gardens of the burgages on English Street. Wooden stockade found here in 1870's.	340150,555800	Low
39	HER 5082	Old Gaol	Georgian/Stuart	Originally the county gaol was housed in the castle. In 1611, part of Carlisle Citadel converted to become county gaol. In 1686, a block of buildings, formerly the conventual buildings of the Blackfriars was acquired by the County and converted to a prison. It lay beside the English Gate, at the head of English Street, and was referred to as the "old county gaol." A new gaol was completed in 1827, but prisoners were moved in May 1825. The old gaol was demolished. Due to Acts of Parliament regarding internal prison construction, the gaol was extensively altered and a new single cell block unit was built 1868.	340150,555670	Low
40	HER 6174	Torc Find	Roman	A cast bronze, intact beaded torc found in 1881 while deepening a cellar on the W side of English St.	340150,555750	Negligible

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Period</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Significance</b>
41	HER 6297	Palisade and Samian Find	Roman	Remains of a stockade or palisade found at Bush Brow, Carlisle, behind Bush Hotel.	340140,555740	Negligible
42	HER 17967	Samian Find	Roman	A rim fragment from a Samian vessel. Recovered from a gas pipe trench in St Cuthbert's Lane, Carlisle in September 1985.	340000,555850	Negligible
43	HER 18938	Roman Coin	Roman	A coin found at English Damside, the exact location is unknown. It is a Denarius of Domitian (A.D.94).	339960,555700	Negligible
44	HER 18951	Court Square Fountain	20 <sup>th</sup> century	The fountain in Court Square was brought to the site after 1925 from elsewhere in Carlisle.	340220,555560	Low
45	HER 18983	English Dam Side Woolen Mill	Georgian	Site of Carlisle's 'first factory', run by the Gulicker brothers from 1724 until 1740, when they became bankrupt (exact location unknown).	340000,555675	Low
46	HER 19185	Cannon Ball Find		4 cannon balls were found during restoration work at The Citadel in 1985. Three are made out of red sandstone and one from grey sandstone	340180,555630	Negligible
47	HER 19223	Amphora Handle Find	Roman	An amphora handle bearing the stamp 'DOMS' was allegedly found 'in the foundations of a new shop in English Street in the late 1940s.	340120,555820	Negligible
48	HER 19692	Roman and Medieval Pottery Collection	Roman/Medieval	large quantity (over 1,000 sherds) of Roman and Medieval pottery was found in the attic of premises occupied by the Skipton Building Society, 27-31 Bank Street Carlisle.	340185,555865	Negligible
49	HER 40968	Carlisle Tram System	Early 20 <sup>th</sup> century	Tram system and London Road depot built in 1900, following the withdrawal of a horse-drawn service, and closed in 1931. The depot survives as a motor repair depot.	341025,555025	Low

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Period</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Significance</b>
50	HER 40973	Gas Works	Victorian	The first gas works was constructed in 1819 (SMR 41033), but was moved when Citadel Station was built in 1847. The Corporation Gas Works was built on Borough Mill Field.	340018,555535	Low
51	HER 40988	Malt House	Georgian	Advertisement for a house and malt house to be let at the head of Abbey Street in 1802. The large and extensive malt house lay to the rear of the house, and was accessed from Paternoster Lane.	339925,555818	Low
52	HER 41027	West Wall Brewery	Georgian	Brewery founded by Daniel Pattinson in 1790, and listed in Jollie's directory 1811. It was Connell and Pattinson's Brewery in 1821. Site redeveloped by the railway by 1850.	339939,555731	Low
53	HER 41029	Porter's Foundry	Georgian	Foundry established by Richard, William & Robert Porter, making bar-iron. In 1804, the Carlisle Journal stated that they had established an iron and brass foundry, having bought 3 'commodious dwelling houses' with a large garden behind.	340006,555768	Low
54	HER 41032	Corporation Mill	Plantagenet	Marked as Corporation Mill on map of 1821, and as a mill in 1805. The site of the medieval borough corn mill, it is probably the mill marked as 'Wheat Mill' in 1746.	340168,555492	Low
55	HER 41051	Bleachworks	Georgian	Bleachworks, in existence by 1811 when it belonged to Robson Clarke. Probably originated as part of the Scot Lamb printworks	339950,555621	Low
56	HER 41067	Twist Mill	Georgian	Cotton twist mill adjacent to Connell and Pattinson's Brewery [SMR 41027], and founded by Daniel Pattinson in 1790.	339958,555714	Low
57	HER 41071	Central School	Georgian	A National School built on West Walls, adjacent to the Sally Port, in 1812. It comprised two 'spacious' rooms, housing 220 boys and 180 girls	339966,555758	Low



<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Period</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Significance</b>
58	HER 41072	Corporation Dam	Medieval/Post-Medieval	A late 18th century plan of the River Caldew shows the Corporation Dam extending south to Holme Head where a section of it is labelled 'The New Millrace, the old one being washed away by the Caldew'	339750,556545	Low
59	HER 41075	Victoria Viaduct	Victorian	The Victoria Viaduct, at 880 yards long, was built in 1877 to link the western part of Carlisle to the centre, as the construction of the railway had made communication between the two difficult	340070,555600	Low
60	HER 41079	Nelson Marble Works	Georgian	Thomas Nelson first established a stone yard, in Cross Street, in 1830, moving to Crown Street in 1840. From there, the business moved next to the gas works site.	340087,555531	Low
61	HER 41086	Engine Shed	Victorian	Engine shed on the Carlisle and Glasgow line, extant by 1865	339957,555688	Low
62	HER 41090	West Wall Smithy	Victorian	Smithy extant by 1865, and probably associated with Porter's iron foundry (SMR 41029).	339978,555777	Low
63	HER 41091	Old Cockpit Smithy	Georgian	The cockpit was built in 1775 by Sir James Lowther. It was circular, 40 ft in diameter, with walls 12 ft high. It became a smithy in 1829, run by Hayton and Burgess, who later moved to the Waterloo Foundry (SMR 41074), and was known as Dand's Smithy. The cockpit was demolished in 1876.	340209,555816	Low
64	HER 41095	Warehouse	Georgian	Former warehouse, now part of a theatre, on the north side of Backhouses Walk.	340020,555728	Low
65	HER 41096	Smithy	Victorian	A smithy on the south side of Backhouses Walk, extant by 1865	340076,555675	Low

<i>Asset No.</i>	<i>Reference</i>	<i>Site Name</i>	<i>Period</i>	<i>Description</i>	<i>Grid Reference</i>	<i>Significance</i>
66	HER 42019	Caledonian Railway	Victorian	The Caledonian Railway Company bought Deer Park House at Etterby [SMR 41969] in 1873 to build new engine sheds [SMR 41970] to relieve Citadel Street.	339485,556265	Low
67	HER 42024	Citadel Station	Victorian	Carlisle's principal station, planned from 1845, and built in 1847, although the certificate of completion was not issued by the architect, Sir William Tite, until 1850.	340254,555504	Low
68	HER 42037	Caledonian Railway Line Realignment	Victorian	Realignment of the Caledonian Railway below West Walls, resulting in the demolition of the company's goods station	339793,555856	Low
69	HER 42039	Viaduct Goods Station	Victorian	Viaduct Goods Station, belonging to Caledonian Railway, in existence by 1883	339914,555637	Low
70	HER 43810	Blackfriars Street Early Medieval Building	Saxon/Anglian	Area of salvage excavation carried out by CAU on Blackfriars Street in advance of redevelopment in 1977-9. Prehistoric finds and pre-Roman ploughmarks (SMR 5063), Roman features [SMR 5059], and evidence of the Dominican Friary [SMR 5067] were found.	340035,555800	Low
71	HER 45285	County Gaol Cemetery	Victorian	The 1st edition OS 1:500 map (surveyed in 1865) shows the cemetery of the County Gaol to have been located just inside the southern boundary wall of the prison, adjacent to Borough Street.	340110,555620	Low
72	HER 45286	South Gate/ Bochard's Gate	Medieval	Carlisle's medieval south gate was roughly where Botchergate intersects the Courts today, but all above-ground remains are long removed.	340240,555635	Low

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Period</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Significance</b>
73	HER 45288	Carlisle City Walls South Side at County Gaol & Citadel	Medieval/Post-Medieval	The precise position of the original, 12th-century, curtain wall in the section where it crosses the former County Gaol to The Citadel (ie between Victoria Viaduct and Botchergate) is not entirely clear and there are no upstanding remains of it. A half-round tower is depicted on several historical maps of Carlisle, including a map of c1560	340150,555650	Low
74	Documentary Evidence	Warping and Winding Mill		Documentary evidence of a cotton mill/factory on the site of the former Central Plaza Hotel.	340060,555700	Low

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Period</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Significance</b>
A	1197141 HER 42015	Central Plaza Hotel and Stable Range, with West City Wall behind	Georgian/ Victorian	Grade II listed In 1825, John Ferguson purchased land beneath West Walls from the Corporation. He built a warehouse and winding and warping mill. The main factory block was demolished for Victoria Viaduct in 1876, and in 1878 the remaining land was sold to John Westmorland, who built the Grand Central Hotel on the site in 1881. Site visit revealed remnants of West Wall, cobbled surface and flagstones, drain system.	340060,555700	Medium
B	Documentary Evidence	Warping and Winding Mill		Documentary evidence of a cotton mill/factory on the site of the former Central Plaza Hotel.	340060,555700	Low

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Period</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Significance</b>
C	Magnitude Survey Result	Possible Structural Features	Unknown	In the course of the geophysical survey undertaken as part of this project, two areas of possible structural features were noted at the centre of the site and to the south-east. (light brown)		Low
D	Magnitude Survey Result	Rubble/Buried Material	Unknown	In the course of the geophysical survey undertaken as part of this project, two large areas of rubble material were identified, covering the central area and the wider part of the south-east area (dots light brown)		Low
E	Magnitude Survey Result	Drainage Features	Unknown	In the course of the geophysical survey undertaken as part of this project, two areas of possible drainage features were noted, with a high concentration of several features at the south-western end of the site, and a north-west to south-east aligned feature at the centre.		Low
F	Magnitude Survey Result	Undetermined	Unknown	In the course of the geophysical survey undertaken as part of this project, a series of undetermined features were observed, with a focus at the north-eastern end and the south-centre of the site. (blue)		Low
G	Magnitude Survey Result	Homogeneous Fill	Unknown	In the course of the geophysical survey undertaken as part of this project, a small area of homogeneous fill had been noted at the centre of the south-eastern boundary of the site.		Low
H	CA/E4/1862	Cottage at North-west corner	18/19 <sup>th</sup> century?	A cottage was situated at the north-western corner of the site. Stairs are still retained at the present.		Low
I	CA/E4/1862	Outhouses	18 <sup>th</sup> /19 <sup>th</sup> century?	Three outhouses, a coal storage and an ashes storage were situated at the north-eastern side of the site.		Low

<i>Asset No.</i>	<i>Reference</i>	<i>Site Name</i>	<i>Period</i>	<i>Description</i>	<i>Grid Reference</i>	<i>Significance</i>
J	CA/E6/1/1	Well within yard		A well had been noted to be 'floored over in reinforced concrete' within the yard.		Low

APPENDIX 3: PLATES

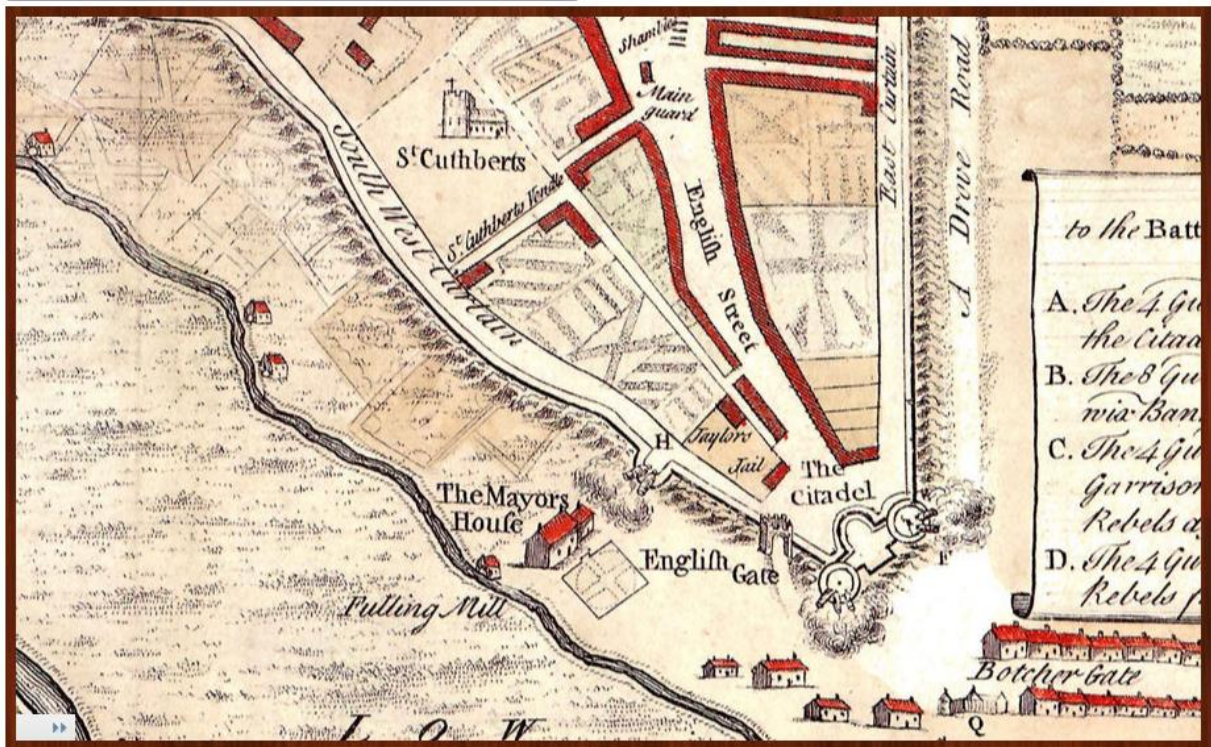


Plate 1: Smith 1746 Map of Carlisle

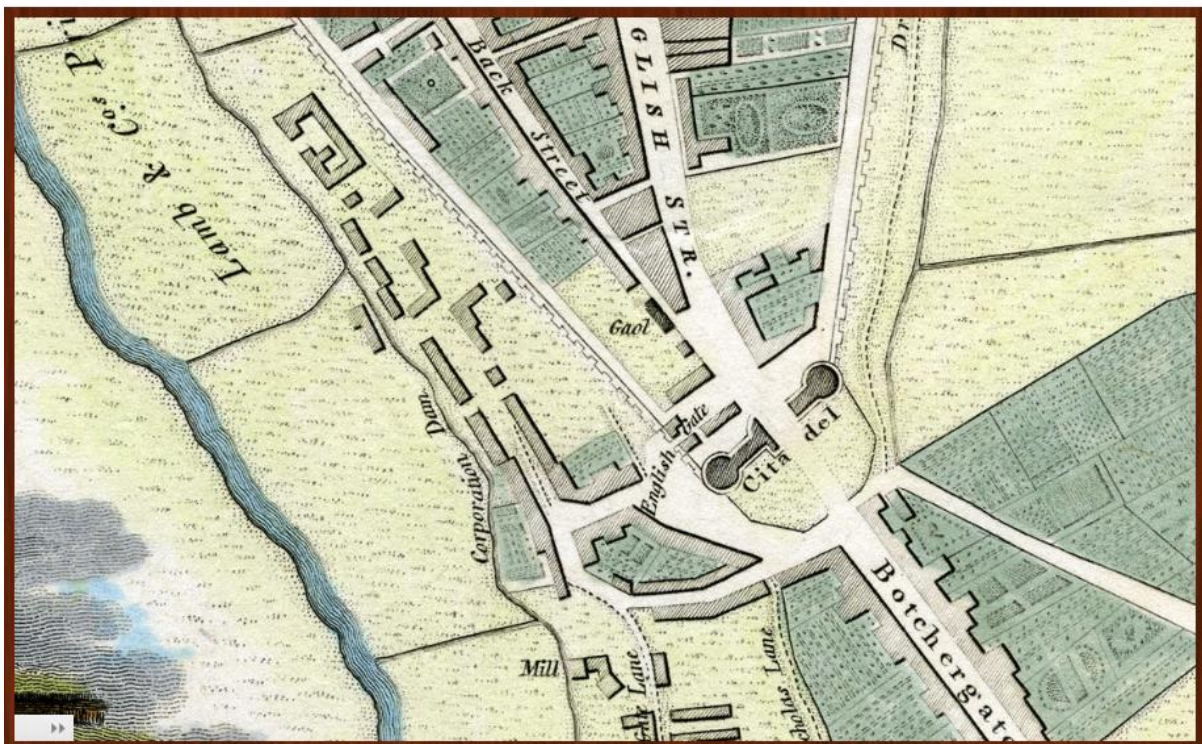


Plate 2: Map of Carlisle 1805

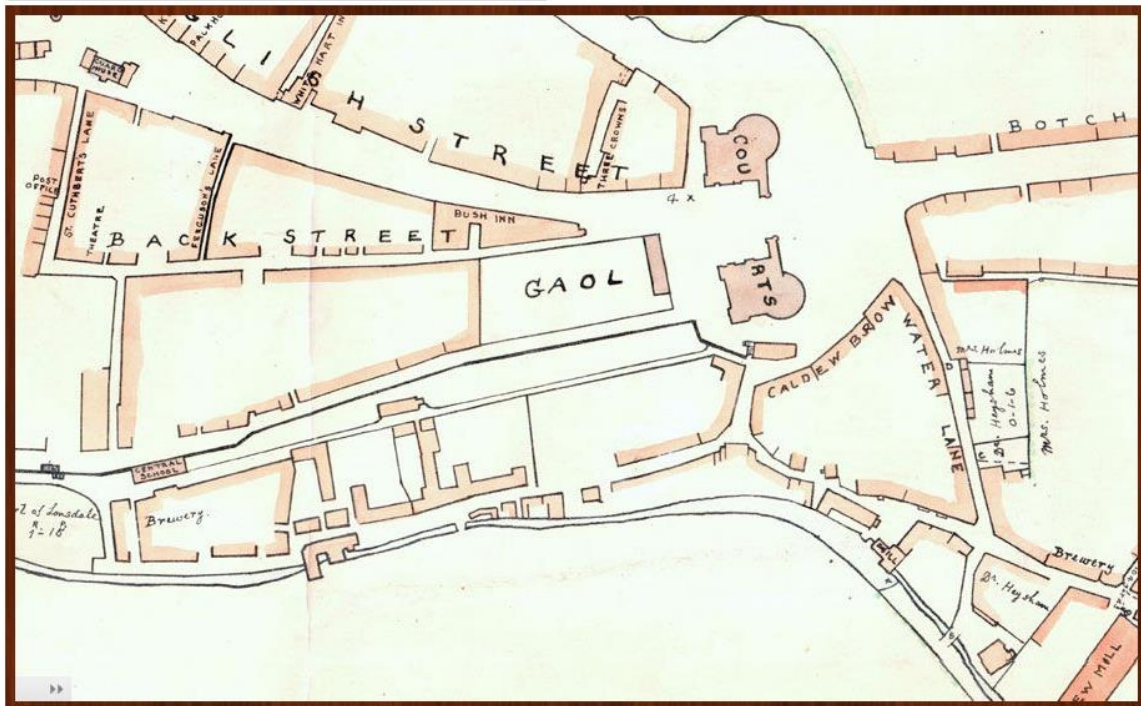


Plate 3: Studholme 1818 Survey of Carlisle



Plate 4: Woods Map of Carlisle 1821

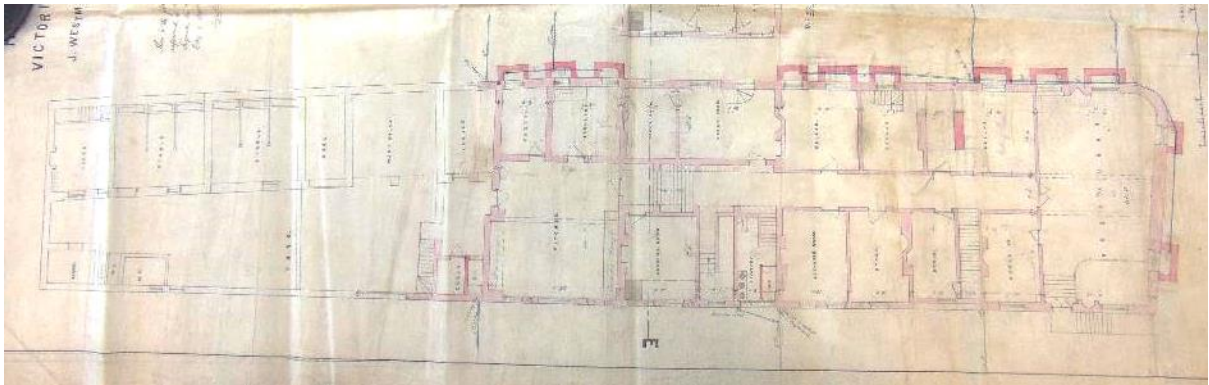


Plate 5: Original basement plan and yard 1879 (CA/E4/1195)

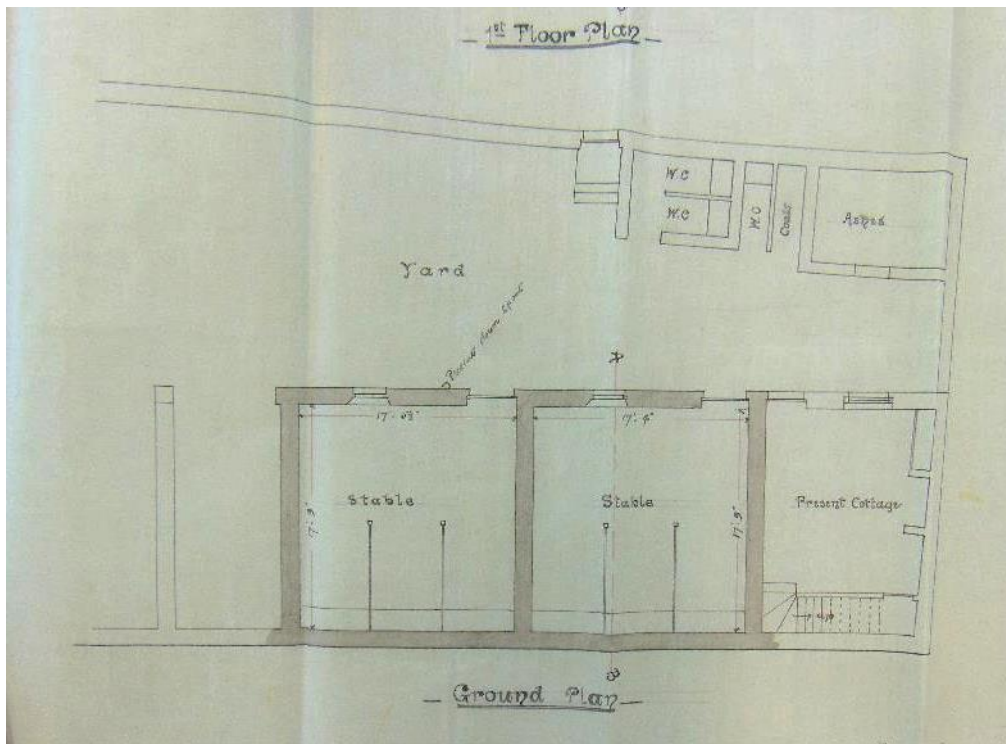


Plate 6: Detail plan of the yard from 1887 (CA/E4/1862)





Plate 7: Scheduled Monument of West Wall



Plate 8: View of site towards Victoria Viaduct



Plate 9: Remnants of stable partitions and west wall



Plate 10: Ladder and arch support in former stable wall



Plate 11: Staircase remains of the small cottage at north-west end of site



Plate 12: Warehouse to the immediate west of the site, potentially part of the former mill



Plate 13: Blocked off doorway at west end of site



Plate 14: Remnants of foundation or boundary wall, with lower street level



Plate 15: Caledonian Mill immediately to the south of the site



Plate 16: Area with cobbled surface below gravel



Plate 17: Detail of cobbled surface

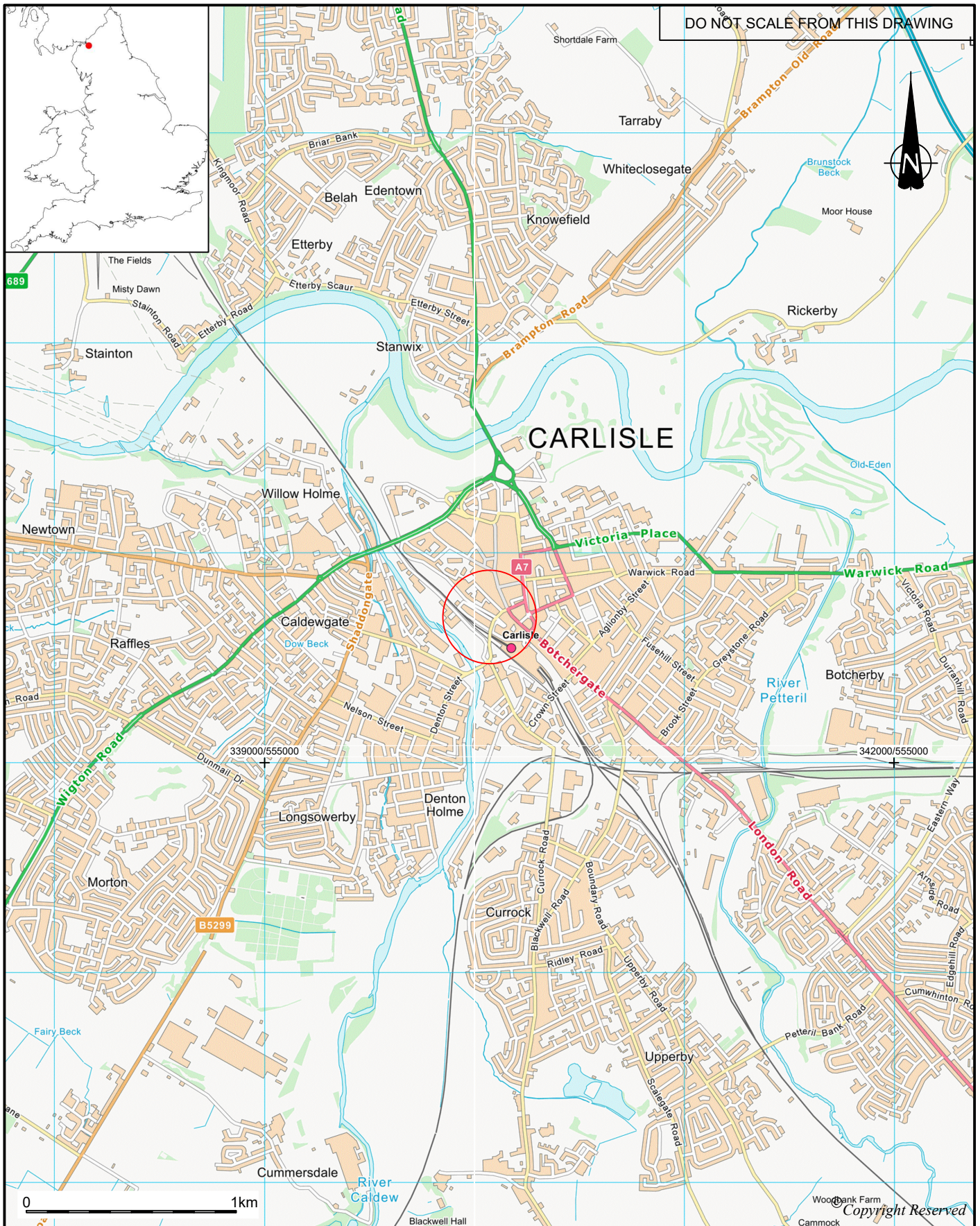


Plate 18: Flagstone area within the yard



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**APPENDIX 4: FIGURES**

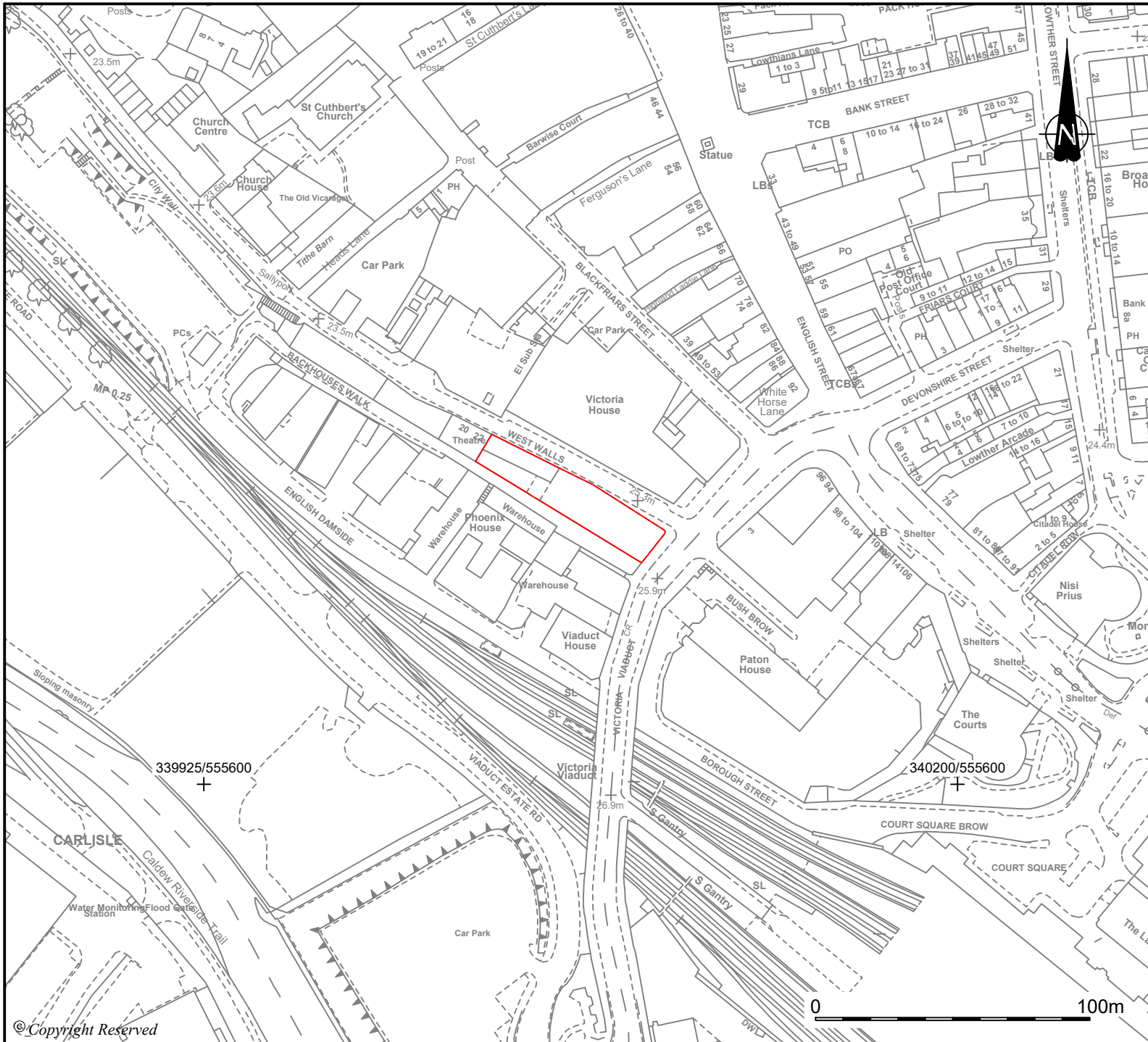


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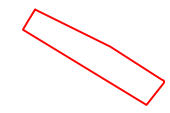


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CLIENT	Carlisle City Council		DRG No.	CL12477-001	REV	A
	PROJECT	Old Central Plaza, Carlisle		SIZE	A4	SCALE
DRAWING TITLE		Figure 1: Site location		DRAWN BY	HP	CHECKED BY
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Site boundary

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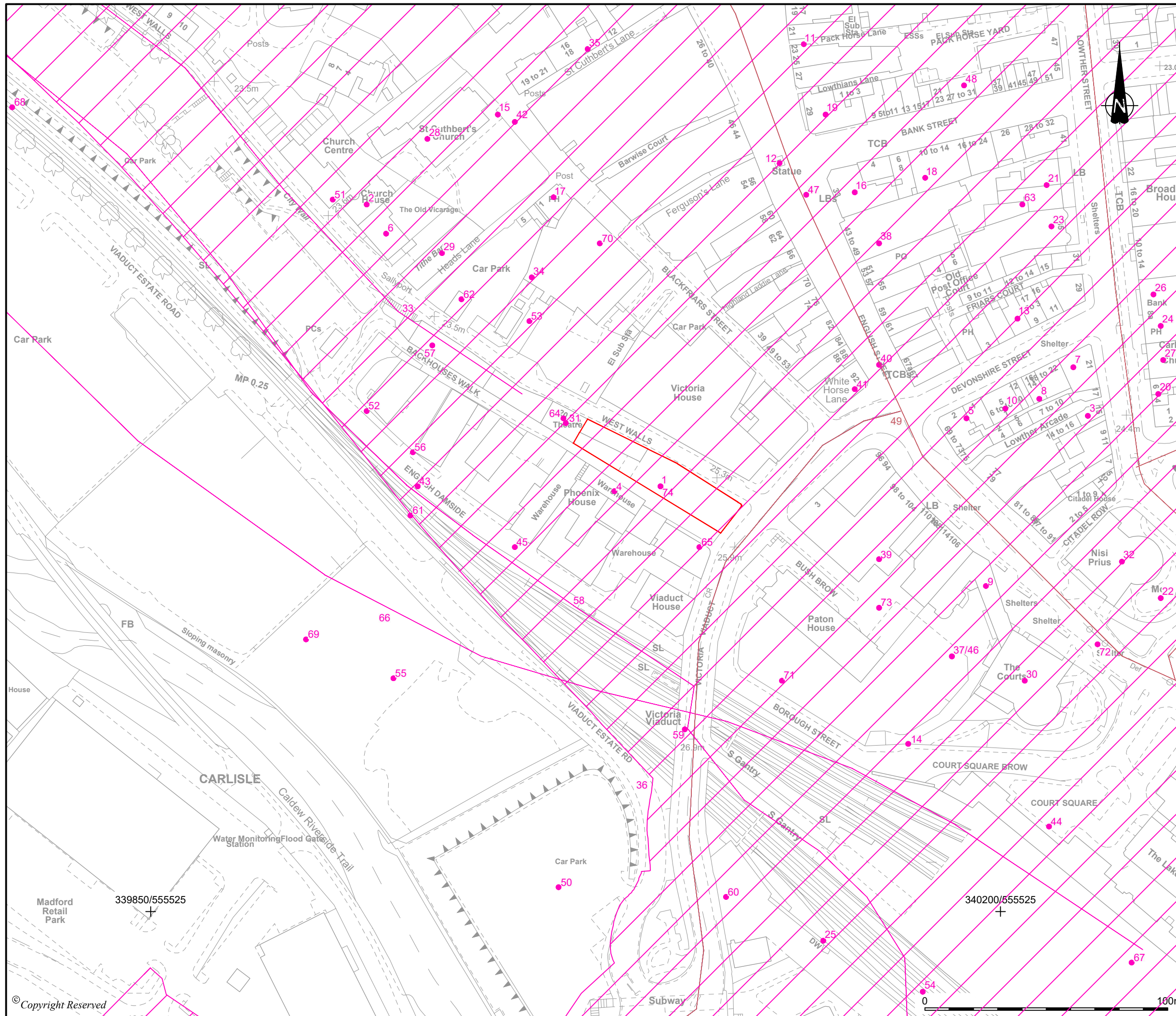
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**Figure 2:  
Detailed site location**

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-  Site boundary
-  Heritage assets
-  Conservation area
-  Carlisle Tram System

REVISION	DETAILS	DATE	DRN	CHKD	APPD
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DRAWING TITLE  
**Figure 3:  
Location of heritage assets  
within 200m linear study area**

DRG No.	CL12477-003	REV	A
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DATE	July 2021		
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-  Site boundary
-  Heritage assets
-  Approximate area of well

- Geophysics results as referenced in report:
-  Possible structural features
  -  Rubble/Buried material
  -  Drainage features
  -  Undetermined
  -  Homogeneous fill

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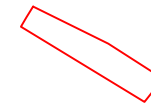
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Figure 4:  
Location of heritage assets  
within the site boundary

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		DATE	July 2021
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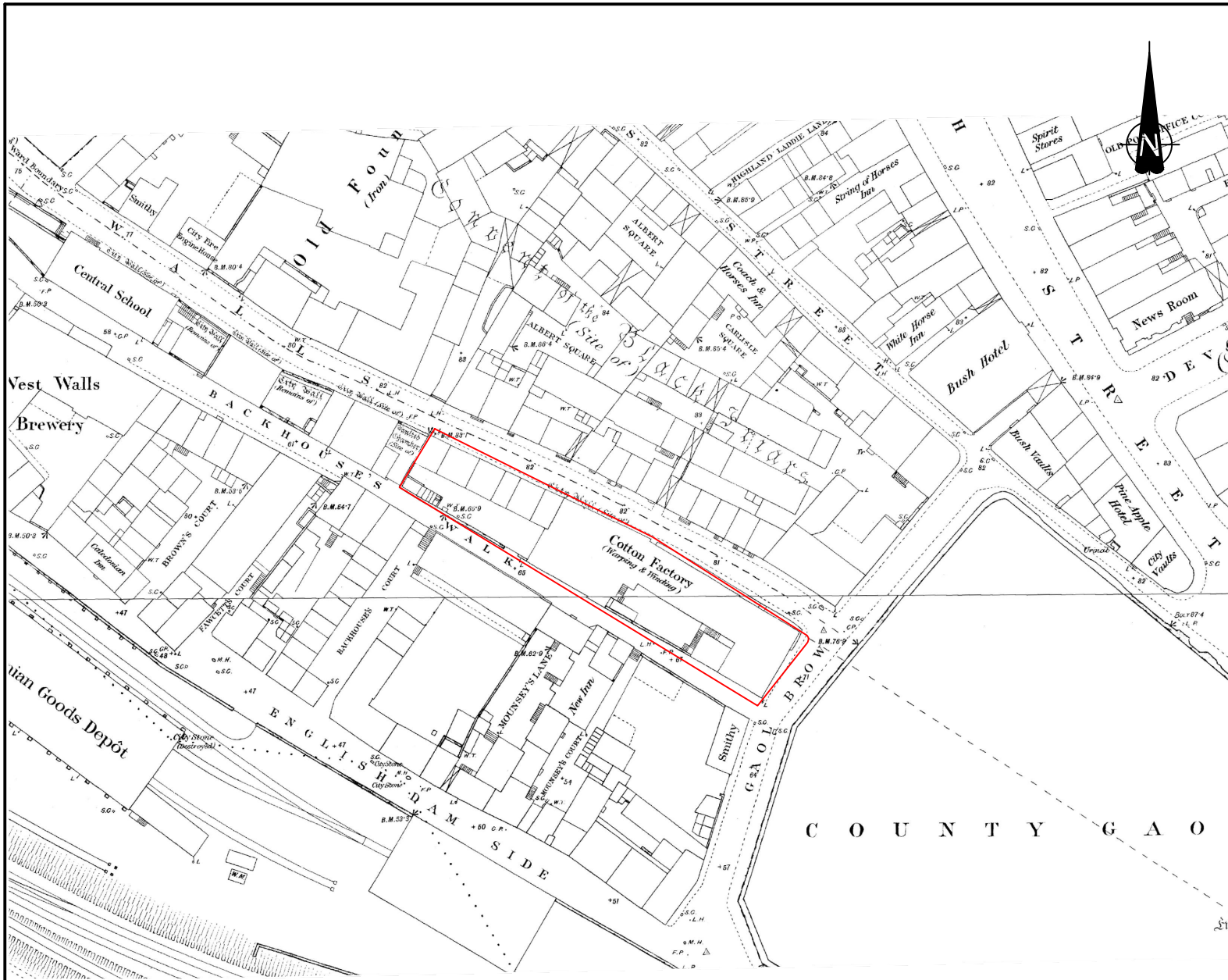
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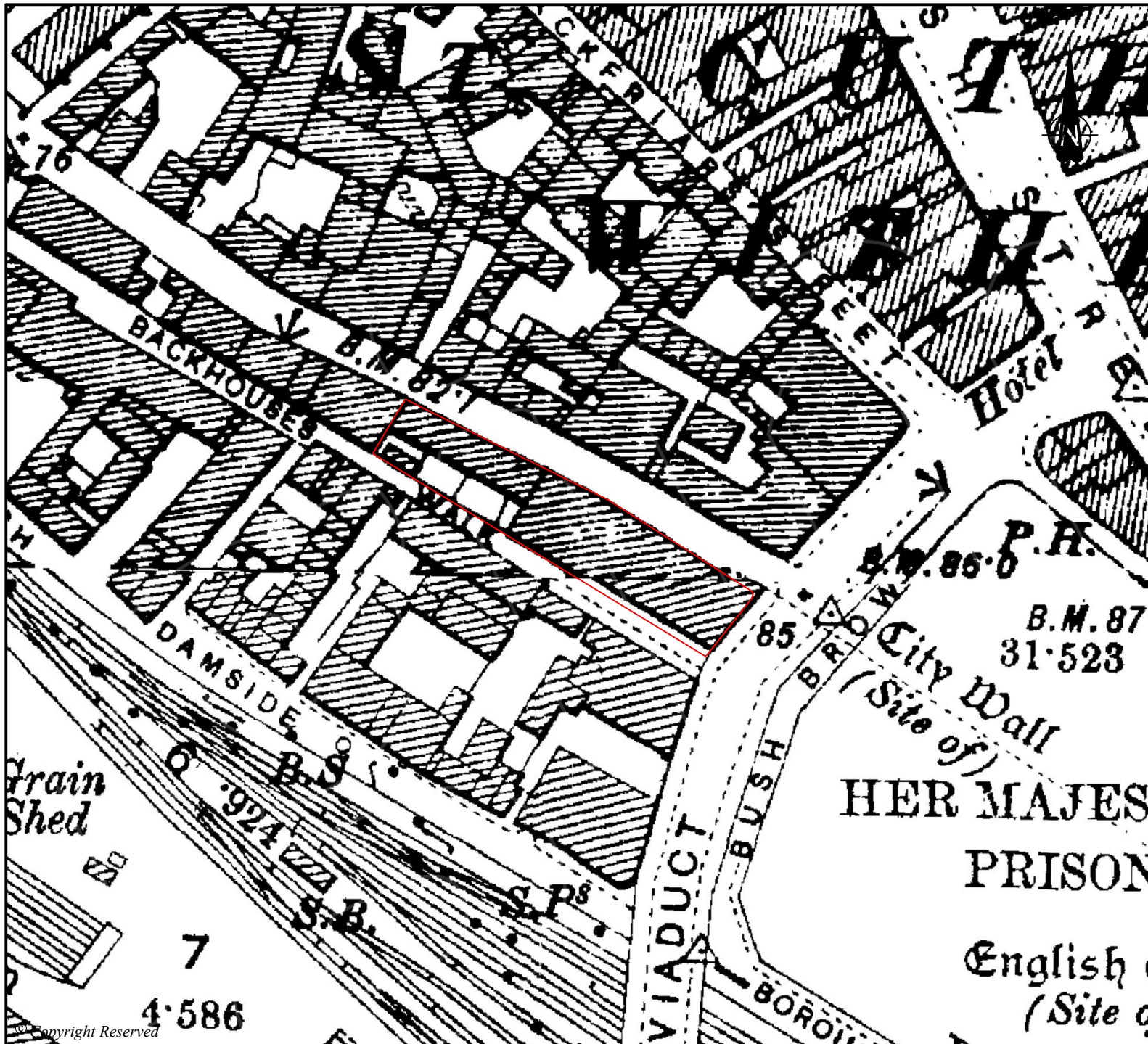
Site boudnary



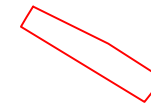
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CLIENT	Carlisle City Council				
PROJECT	Old Central Plaza, Carlisle				
DRAWING TITLE	Figure 5: 1866 Town Plan of Carlisle, scale 10ft to 1 mile				
DRG No	CL12477-006	REV	A		
SIZE	A4	SCALE	1:1,000	DATE	July 2021
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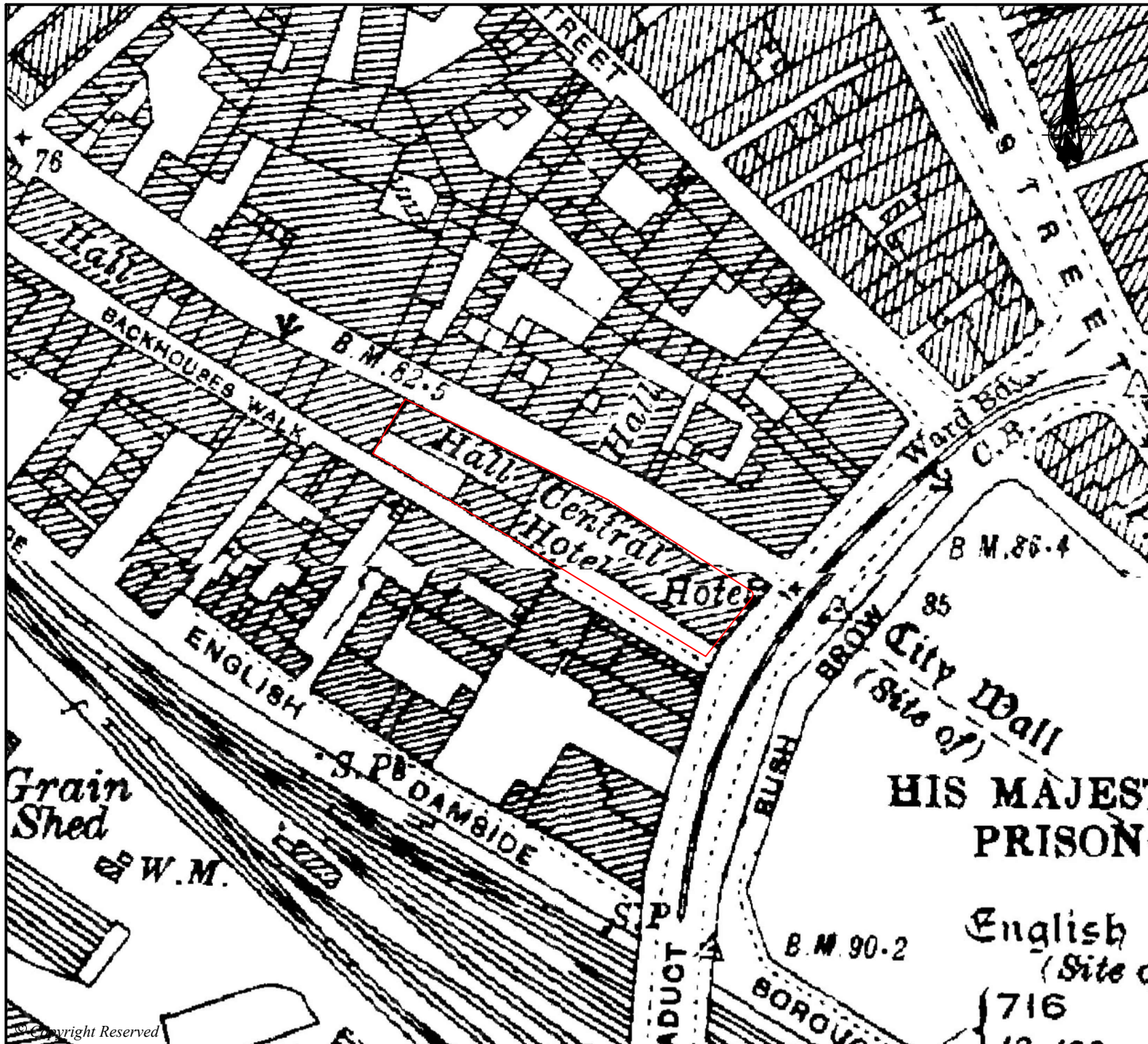
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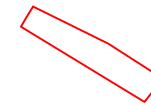
DRAWING TITLE  
Figure 6:  
1901 Second Edition Ordnance Survey Map,  
scale 25 inch to 1 mile

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SIZE	A4	SCALE	1:1,000
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Figure 7:  
1925 Third Edition Ordnance Survey Map,  
scale 25 inch to 1 mile

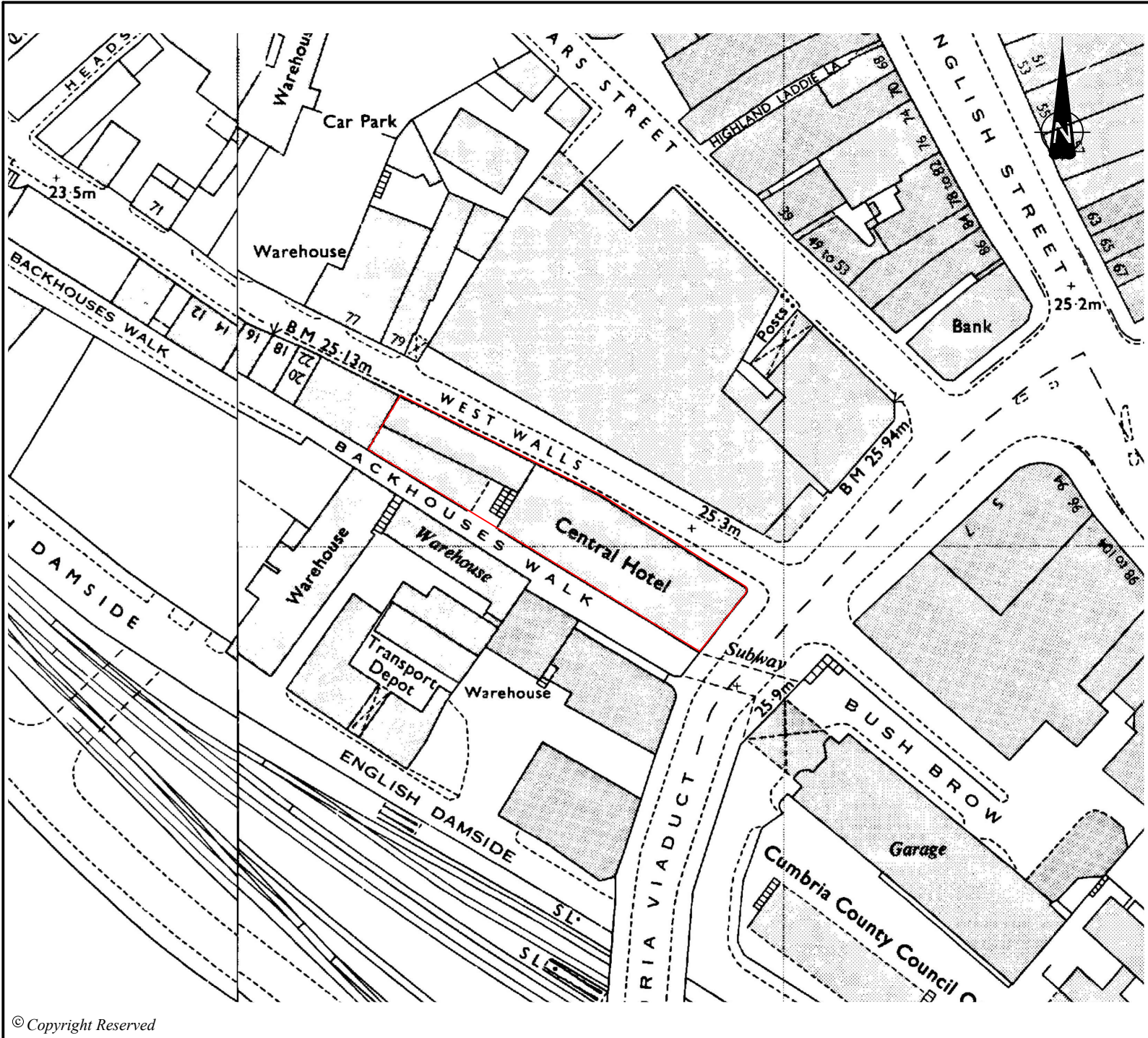
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Figure 8:  
1977 Ordnance Survey Map,  
scale 1:1250

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