

**149-159  
BOTCHERGATE,  
CARLISLE,  
CUMBRIA**

**DESK-BASED ASSESSMENT AND  
HISTORIC BUILDING SURVEY**

**CP. No: 10482**

**DATE: 12/03/2013**



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## CONTENTS

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<b>SUMMARY</b> .....	<b>8</b>
<b>ACKNOWLEDGEMENTS</b> .....	<b>11</b>
<b>1 INTRODUCTION</b> .....	<b>12</b>
<b>2 METHODOLOGY</b> .....	<b>14</b>
2.1 Introduction .....	14
2.2 Desk-Based Assessment .....	14
2.3 Historic Building Survey .....	14
2.4 The Archive.....	15
<b>3 SITE LOCATION AND GEOLOGY</b> .....	<b>16</b>
<b>4 DESK-BASED ASSESSMENT</b> .....	<b>17</b>
4.1 Introduction .....	17
4.2 Historical Background.....	17
<b>5 HISTORIC BUILDING SURVEY</b> .....	<b>36</b>
5.1 Introduction .....	36
5.2 South Henry Street.....	36
5.3 149 to 159 Botchergate .....	50
<b>6 CONCLUSION</b> .....	<b>73</b>
<b>7 BIBLIOGRAPHY</b> .....	<b>76</b>
<b>APPENDIX: FIGURES</b> .....	<b>79</b>

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## ILLUSTRATIONS

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**FIGURES (APPENDIX)**

FIGURE 1: SITE LOCATION

FIGURE 2: DETAILED SITE LOCATION

FIGURE 3: EXTRACT FROM THE CARLISLE SOCAGE MAP 1610

FIGURE 4: 'A MAP OF THE COUNTRIES ADJACENT TO CARLISLE' 1745

FIGURE 5: EXTRACT FROM JOHN WOOD'S PLAN OF CARLISLE 1821

FIGURE 6: EXTRACT FROM STUDHOLME'S MAP OF CARLISLE 1842

FIGURE 7: EXTRACT FROM BOTCHERGATE TITHE MAP 1848

FIGURE 8: EXTRACT FROM ASQUITH'S BOARD OF HEALTH MAP 1853 (10FT TO 1 MILE SCALE)

FIGURE 9: SECOND EDITION ORDNANCE SURVEY MAP 1901 (25" TO 1 MILE SCALE)

FIGURE 10: THIRD EDITION ORDNANCE SURVEY MAP 1926 (25" TO 1 MILE SCALE)

FIGURE 11: ORDNANCE SURVEY MAP 1938 (25" TO 1 MILE SCALE)

FIGURE 12: ORDNANCE SURVEY MAP 1973 (1:1250 SCALE)

FIGURE 13: ELEVATIONS

FIGURE 14: FLOOR PLANS

**PLATES**

**PLATE 1:** VIEW LOOKING EAST FROM THE BOTCHERGATE END, SHOWING RYDAL STREET IN THE FIRST HALF OF THE 20<sup>TH</sup> CENTURY (COURTESY OF CARLISLE LIBRARY) .....30

**PLATE 2:** REAR OF HOUSES ON RYDAL STREET IN THE FIRST HALF OF THE 20<sup>TH</sup> CENTURY (COURTESY OF CARLISLE LIBRARY) .....30

**PLATE 3:** KING STREET IN THE FIRST HALF OF THE 20<sup>TH</sup> CENTURY (COURTESY OF CARLISLE LIBRARY) .....31

**PLATE 4:** NO. 157 BOTCHERGATE IN THE FIRST HALF OF THE 20<sup>TH</sup> CENTURY (SOURCE: PERRIAM UNDATED).....31

**PLATE 5:** EXTRACT FROM DENIS PERRIAM'S COLLECTION RELATING TO BOTCHERGATE .....32

<b>PLATE 6:</b> WEST END OF SOUTH HENRY STREET 1961 (COURTESY OF CARLISLE LIBRARY) .....	33
<b>PLATE 7:</b> 149 AND 151 BOTCHERGATE 1961 (COURTESY OF CARLISLE LIBRARY).....	33
<b>PLATE 8:</b> NO'S 151 AND 153 BOTCHERGATE C.1961 WITH A NOW MISSING DOOR BETWEEN THEM (COURTESY OF CARLISLE LIBRARY) .....	34
<b>PLATE 9:</b> 155 BOTCHERGATE 1961 (COURTESY OF CARLISLE LIBRARY) .....	34
<b>PLATE 10:</b> 157-159 BOTCHERGATE 1961 (COURTESY OF CARLISLE LIBRARY).....	35
<b>PLATE 11:</b> VIEW LOOKING SOUTH-EAST SHOWING NO. 149 BOTCHERGATE (PAINTED WHITE IN BACKGROUND WITH CANOPY), 1974 (COURTESY OF CARLISLE LIBRARY) .....	35
<b>PLATE 12:</b> VIEW LOOKING EAST ALONG SOUTH HENRY STREET FROM BOTCHERGATE.....	40
<b>PLATE 13:</b> VIEW LOOKING WEST ALONG SOUTH HENRY STREET SHOWING THE SURVEY BUILDINGS TO LEFT OF PHOTOGRAPH.....	41
<b>PLATE 14:</b> VIEW LOOKING WEST TOWARDS BOTCHERGATE SHOWING SOUTH HENRY STREET.....	41
<b>PLATE 15:</b> NO. 3 SOUTH HENRY STREET (SCALE = 2M) .....	42
<b>PLATE 16:</b> NO. 2 SOUTH HENRY STREET .....	42
<b>PLATE 17:</b> NO'S 2 AND 3 SOUTH HENRY STREET AS SEEN FROM THE NORTH-WEST (FROM THE CAR PARK OF THE LIBRARY SERVICES).....	43
<b>PLATE 18:</b> DETAIL OF CHIMNEY STACKS WHICH SERVED NO'S 1 AND 2 SOUTH HENRY STREET, AS PRESENT IN 2003.....	43
<b>PLATE 19:</b> DETAIL OF ALLEY DOORWAY BETWEEN NO'S 2 AND 3 SOUTH HENRY STREET (SCALE = 2M) .....	44
<b>PLATE 20:</b> DETAIL OF FIRST FLOOR WINDOW, NORTH-WEST ELEVATION OF NO. 3 SOUTH HENRY STREET .....	44
<b>PLATE 21:</b> DETAIL OF FIRST FLOOR WINDOW, SOUTH-EAST ELEVATION OF NO'S 2 AND 3 SOUTH HENRY STREET .....	45
<b>PLATE 22:</b> DETAIL OF FIREPLACE, GROUND FLOOR OF NO. 2 SOUTH HENRY STREET (SCALE = 2M) ..	45
<b>PLATE 23:</b> DIAGONAL LINE OF AN EARLIER GABLED ROOF VISIBLE AT THE WEST END OF NO.2 SOUTH HENRY STREET, FIRST FLOOR LEVEL.....	46
<b>PLATE 24:</b> NO.1 SOUTH HENRY STREET (SCALE = 2M) .....	46
<b>PLATE 25:</b> NORTH-WEST ELEVATION OF NO.1 SOUTH HENRY STREET AS SEEN FROM THE LIBRARY SERVICES CAR PARK.....	47

<b>PLATE 26:</b> VERTICAL CONSTRUCTION BREAK BETWEEN NO'S 1 AND 2 SOUTH HENRY STREET .....	47
<b>PLATE 27:</b> DETAIL OF BLOCKED WINDOW, SOUTH-EAST ELEVATION OF NO. 1 SOUTH HENRY STREET .....	48
<b>PLATE 28:</b> FORMER FIREPLACE WITH INSERTED SAFE, NORTH-EAST WALL OF NO. 1 SOUTH HENRY STREET .....	48
<b>PLATE 29:</b> ADDITION TO REAR (SOUTH-EAST SIDE) OF NO. 1 SOUTH HENRY STREET (SCALE = 2M)..	49
<b>PLATE 30:</b> VIEW LOOKING SOUTH-WEST SHOWING THE CHANGE IN FLOOR LEVEL BETWEEN NO.1 SOUTH HENRY STREET AND NO. 149 BOTCHERGATE, FIRST FLOOR.....	49
<b>PLATE 31:</b> SURVEY BUILDINGS AS SEEN FROM THE WEST SIDE OF BOTCHERGATE .....	56
<b>PLATE 32:</b> NO. 149 BOTCHERGATE WITH SOUTH HENRY STREET LEADING OFF TO LEFT OF PHOTOGRAPH.....	56
<b>PLATE 33:</b> SOUTH-WEST ELEVATION OF 149-153 BOTCHERGATE SHOWING DIFFERING ROOF LINES .....	57
<b>PLATE 34:</b> SOUTH HENRY STREET SIDE OF NO. 149 BOTCHERGATE SHOWING EXPOSED BRICKWORK (SCALE = 2M) .....	57
<b>PLATE 35:</b> VERTICAL BREAK IN BRICKWORK, SOUTH HENRY STREET SIDE OF 149 BOTCHERGATE ...	58
<b>PLATE 36:</b> DETAIL OF INFILLED SHOP FRONT ON SOUTH HENRY STREET, PART OF NO. 149 BOTCHERGATE.....	58
<b>PLATE 37:</b> DETAIL OF TILING, SHOP FRONT ON SOUTH HENRY STREET, PART OF NO. 149 BOTCHERGATE.....	59
<b>PLATE 38:</b> DETAIL OF TILING ON THE CORNER OF SOUTH HENRY STREET AND BOTCHERGATE.....	59
<b>PLATE 39:</b> DETAIL OF RECESSED DOORWAY, NO. 149 BOTCHERGATE.....	60
<b>PLATE 40:</b> MODERN FLAT-ROOFED ADDITION TO THE REAR (NORTH-EAST SIDE) OF 149-151 BOTCHERGATE.....	60
<b>PLATE 41:</b> BLOCKED DOORWAY, SOUTH-EAST WALL OF NO. 151 BOTCHERGATE .....	61
<b>PLATE 42:</b> DETAIL OF SURVIVING SHOP WINDOW DECORATION, INTERIOR OF NO. 149 BOTCHERGATE.....	61
<b>PLATE 43:</b> DETAIL OF SHOP WINDOW DECORATION, 149 BOTCHERGATE .....	62
<b>PLATE 44:</b> VIEW LOOKING NORTH-EAST SHOWING THE GROUND FLOOR SPACE OF NO. 149 BOTCHERGATE.....	62

<b>PLATE 45:</b> DETAIL OF BLOCKED WINDOW, FIRST FLOOR LEVEL, NORTH-EAST WALL OF NO. 151.....	63
<b>PLATE 46:</b> DETAIL OF ROOF STRUCTURE, CURVED SECTION OF NO. 149 BOTCHERGATE, FIRST FLOOR .....	63
<b>PLATE 57:</b> NO'S 149 TO 153 BOTCHERGATE .....	64
<b>PLATE 58:</b> DETAIL OF FIRST FLOOR MODERN WINDOWS, NO. 153 BOTCHERGATE WITH A WINDOW VISIBLE IN THE GABLE OF NO. 155.....	64
<b>PLATE 59:</b> DETAIL OF FLAT-ROOFED EXTENSION TO THE REAR OF NO. 153 BOTCHERGATE (LEFT OF PHOTOGRAPH) AS SEEN FROM THE ROOF SPACE OF NO. 157 .....	65
<b>PLATE 60:</b> NO'S 155-159 BOTCHERGATE .....	65
<b>PLATE 61:</b> DETAIL OF DECORATIVE DOORWAY, NO. 155 BOTCHERGATE.....	66
<b>PLATE 62:</b> DETAIL OF ARCHED HEAD AND DECORATIVE FANLIGHT WINDOW, 155 BOTCHERGATE ..	66
<b>PLATE 63:</b> DETAIL OF FIRST FLOOR WINDOW, NO. 155 BOTCHERGATE.....	67
<b>PLATE 64:</b> STAIRCASE, INTERIOR OF NO. 155 BOTCHERGATE (SCALE = 2M) .....	67
<b>PLATE 65:</b> DETAIL OF ONE OF THE CHIMNEY BREASTS, FIRST FLOOR OF NO. 155 BOTCHERGATE .....	68
<b>PLATE 66:</b> DETAIL OF COVING, FIRST FLOOR OF NO. 155 BOTCHERGATE.....	68
<b>PLATE 67:</b> DETAIL OF LANDING BETWEEN FIRST AND SECOND FLOORS SET ACROSS A FIRST FLOOR WINDOW, NO. 155 BOTCHERGATE.....	69
<b>PLATE 68:</b> NO'S 157 AND 159 BOTCHERGATE AS SEEN FROM THE SOUTH.....	69
<b>PLATE 69:</b> NO.159 BOTCHERGATE ON THE CORNER OF RYDAL STREET (FORMERLY UNION STREET) .....	70
<b>PLATE 70:</b> NO.159 BOTCHERGATE AND NO. 1 RYDAL STREET AS SEEN FROM THE SOUTH SIDE OF RYDAL STREET.....	70
<b>PLATE 71:</b> DETAIL OF DOOR SURROUND, NO.1 RYDAL STREET .....	71
<b>PLATE 72:</b> WEST END OF RYDAL STREET (NORTH SIDE) SHOWING NO. 1 WITH NEW BUILD HOUSING TO RIGHT HAND SIDE.....	71
<b>PLATE 73:</b> BUILDING IN YARD TO REAR OF BOTCHERGATE FRONTAGE .....	72

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## SUMMARY

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Wardell Armstrong Archaeology were commissioned by Persimmon Homes to undertake an archaeological desk-based assessment and historic building survey of a range of redundant buildings on South Henry Street, Botchergate and No. 1 Rydal Street, prior to the proposed demolition of the properties and redevelopment for residential and retail use (Planning Application Ref: 10/0244).

Botchergate forms the principal route into the city of Carlisle from the south, and there is archaeological evidence that the line of the route was utilised during the Roman period, with evidence for burials and cremations having been revealed during groundworks and archaeological excavations.

The buildings which presently occupy the site have been identified as having some historical value, being located on this main route into the city. Previous archaeological work has indicated that the buildings appeared to be at least early 19<sup>th</sup> century in date, with some forming part of the planned construction of housing by the Carlisle Union Building Society.

Prior to the survey work on site, a desk-based assessment was undertaken in order to set this area of Botchergate, and the buildings which occupy the site, into their historical context. The study involved the consultation of historical mapping and documents housed in the local studies section at Carlisle Library and Carlisle Archive Centre.

The desk-based assessment has revealed that there is evidence that the line of Botchergate was utilised during the Roman period, with numerous cremations and burials revealed between Court Square at the north and London Road and Gallows Hill to the south. In close proximity to the proposed development area, recent archaeological work has revealed evidence of cremation burials to the south side of Tait Street, and historical mapping labels a 'Roman Cemetery' on the line of Botchergate, close to its junction with Rydal Street.

Botchergate appears to have continued as a major thoroughfare throughout the medieval and early post medieval periods, although the main settlement appears to have been confined to the land within the city walls. At present there is some evidence for activity in the area around the proposed development site in the form of pits containing 13<sup>th</sup>/14<sup>th</sup> century pottery, although as yet there has been no evidence for structures, which may have been located closer to the street frontages.

In the early 17<sup>th</sup> century, cartographic sources indicate that Botchergate was a major route leading into and out of the city of Carlisle, with representations of properties shown along its length as far as its junction with St Nicholas Street, and with enclosed plots to the rear. It is possible that buildings constructed of timber or clay may have existed in the area of the proposed development, a 'clay dabbin' is



mentioned in historical sources to have existed at the end of 'Bunyan's Lonning' (an earlier name for South Henry Street), but as yet there is no archaeological evidence for such structures within close proximity.

In 1824, the Carlisle Union Building Society purchased land on the east side of Botchergate and Union Street (the earlier name for Rydal Street) was laid out and dwellings constructed along its length. By the middle of the 19<sup>th</sup> century, the buildings which form the present study all appear to have been in existence.

During the early 20<sup>th</sup> century the form of the buildings which occupy the proposed development area appears to have remained the same apart from a stand-alone structure erected on the land to the rear of the Botchergate street frontage. In the second half of the 20<sup>th</sup> century, additions were made to the rear of some of the Botchergate properties to increase the floor space of these otherwise one-room deep buildings.

The building survey has revealed that there appears to have been several phases of construction undertaken within the proposed development area. There is a clear construction break between No's 2 and 3 South Henry Street and No. 1 with some evidence that No. 1 may have been in existence prior to the construction of No's 2 and 3. An additional vertical break in the brickwork is present between No.1 and the rear of No. 149 Botchergate, suggesting that these two properties were not constructed at the same time. The phasing of No's 149 to 159 Botchergate is slightly more problematic as there is no clear evidence for vertical construction breaks. It is possible that No's 149 to 153 were erected at a different point to No's 155-159 (and including No. 1 Rydal Street), as suggested by the lower roof lines. It would appear that No's 155-159, and No.1 Rydal Street are of the same build, and formed part of the construction of housing on Union Street in the 1820s. There is very little in the way of architectural detailing to provide an indication of dates of construction; however the two door surrounds with arched heads and keystone detail (No. 155 Botchergate and No. 1 Rydal Street) are typical of the Georgian period which would fit with a date of the 1820s for the construction of Union Street.

The proposed development site is clearly located in an area of high archaeological potential due to the evidence for Roman burials and cremations already revealed along its length. At present there is no clear evidence for occupation of the site up until the post medieval period, although it needs to be considered that structures may have occupied the street frontage. During the historic building survey, no evidence for basements below the standing buildings were noted, although their former presence needs to be considered. Clearly if basements had existed in the properties, these would have had a detrimental effect on any sub surface archaeological remains. The land which comprises the yard to the rear of the Botchergate frontage may have had less disturbance in the form of services and foundations, although historic maps appear to show possible WC's within the space.

The buildings which make up the proposed development area appear to be of early-mid 19<sup>th</sup> century date, and constructed as dwellings with little in the way of architectural detail. Throughout the 20<sup>th</sup> century, contemporary buildings, such as the terraced housing on Rydal Street and King Street (see Plates 1 and 3), have been demolished and the landscape in which the proposed development area was originally associated has been lost through removal and reconstruction. The majority of the buildings have been vacant for over 10 years, and as a consequence have suffered through water ingress and general degradation. The site is located within Botchergate Conservation Area, and as they presently stand, the buildings have a somewhat negative effect on this designation. The proposed redevelopment of the site has the potential to have a positive impact on this Conservation Area.

## ACKNOWLEDGEMENTS

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Wardell Armstrong Archaeology would also like to extend their thanks to Jo Mackintosh, Cumbria County Council Historic Environment Service; staff at Carlisle Archive Centre and Stephen White, Carlisle Library Local Studies.

The desk-based assessment was undertaken by Fiona Wooler, and the historic building survey was undertaken by Fiona Wooler and David Jackson. The report was written by Fiona Wooler, and the illustrations completed by Adrian Bailey. The project was managed by Frank Giocco, Technical Director for Wardell Armstrong Archaeology, who also edited the report.

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## 1 INTRODUCTION

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- 1.1 Wardell Armstrong Archaeology were commissioned by Persimmon Homes to undertake an archaeological desk-based assessment and historic building survey of a range of redundant buildings at the west end of South Henry Street (No's 1-2), 149-159 Botchergate, and No. 1 Rydal Street, prior to the resubmission of a planning application for demolition of the site and redevelopment for retail and residential units (previous Planning Application No. 10/0244).
- 1.2 The principle of redevelopment of this site has already been established through planning consent granted under Application Reference 03/0004 and 05/0185. The most recent Planning Application (10/0244) provided permission for the demolition of existing buildings and erection of three retail units and 23 apartments. A condition (No. 4) was placed on this permission which stipulated that no development should take place unless a programme of archaeological work was undertaken in the form of a desk-based assessment, archaeological evaluation, and archaeological recording, in order to: *'afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the preservation, examination and recording of such remains and in accordance with the objectives of Policy LE8 of the Carlisle District Local Plan 2001-2016'*.
- 1.3 As part of the earlier planning application (No. 03/0004), a desk-based assessment and historic building survey was undertaken by North Pennines Archaeology Ltd. The work concluded that the buildings which occupied the site appeared to all be of 19<sup>th</sup> century date (NPA 2004).
- 1.4 The proposed development area is located in Botchergate Conservation Area, which was designated in January 1994. This Conservation Area is focused on the linear strip of Botchergate but expands to encompass the triangular Woodruffe Terrace and also includes St Nicholas Street as it ascends towards Currock. It is bounded by Collier Lane to the north-west, and encompasses Tait Street and South View Terrace, but more generally it follows the line of the backs of plots of development fronting Botchergate. The special interest of the conservation area arises from its historic role as a key approach to the city centre. This is seen physically in its linearity, and also in the intensity of uses, which increases to its northern end. Its historic role was as a linear route between the gates of the walled city and the south; the most intensive development was closest to the city gates (The Citadel), with a further historic nucleus at

the medieval St Nicholas hospital site to the south of the current designation (Carlisle City Council 2012).

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## 2 METHODOLOGY

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### 2.1 INTRODUCTION

- 2.1.1 The present scheme of archaeological works consisted of two separate phases; an archaeological desk-based assessment in order to provide information on the historical development of this area of Botchergate, and to assess the potential for archaeological remains to survive sub-surface, and an historic building survey in order to record the structures which presently occupy the proposed development area prior to any demolition taking place.
- 2.1.2 The archaeological evaluation referred to in Condition 4 of Planning Application No. 10/0244, would be undertaken following demolition of the standing buildings, and would be the subject of a separate report.

### 2.2 DESK-BASED ASSESSMENT

- 2.2.1 A desk-based assessment was undertaken in order to establish the historical context of the site and the buildings which occupy it, and to provide details, where known, on the buildings' architects, builders, patrons and owners.
- 2.2.2 The desk-based assessment involved the consultation of historical maps, unpublished material and published sources housed within the local studies section of Carlisle Library and Carlisle Archive Centre.
- 2.2.3 The desk-based assessment was undertaken in accordance with the Institute for Archaeologists *Standard and Guidance for Historic Environment Desk-Based Assessment* (IfA 2012).

### 2.3 HISTORIC BUILDING SURVEY

- 2.3.1 A Level 3 building survey of the properties was undertaken according to the standard and guidance set out by the Institute for Archaeologists (IfA 2008) and English Heritage. A Level 3 survey (as described by English Heritage) is an analytical record which includes a systematic account of the origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing for the validity of the record to be re-examined in detail (English Heritage 2006, 14).
- 2.3.2 The survey includes:

- a written description of the buildings, including their plan, form, function, age, development sequence and construction materials. The landscape and historical context of the buildings will also be considered.
- a digital photographic record of the buildings and their relationship with other structures in the immediate area. A selection of the digital photographs are included within this report for illustrative purposes.

2.3.3 The results of the building survey have been combined with the findings of the desk-based assessment in this report, in order to provide a narrative on the origin, form, use and development of 149-157 Botchergate, where known.

## 2.4 THE ARCHIVE

2.4.1 An archive will be prepared in accordance with the recommendations in *'Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation'* (Brown 2011). The archive will be deposited with Carlisle Archives Centre.

2.4.2 A final bound copy of the report will be deposited with the Cumbria County Council Historic Environment Record (HER) at Kendal, where viewing will be made available on request.

2.4.3 Wardell Armstrong Archaeology and Cumbria County Council Historic Environment Service support the Online Access to Index of Archaeological Investigations (OASIS) project (<http://www.oasis.ac.uk/>). The overall aim of the OASIS project is to provide an online index to archaeological grey literature that has been produced as a result of developer funded fieldwork. Details of this project have been included on the OASIS database under the identifier **wardella2-144677**.

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### 3 SITE LOCATION AND GEOLOGY

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- 3.1 Botchergate is located to the south side of the centre of the city of Carlisle (Figure 1). Historically, it was a suburb outside the gates of Carlisle, but it has gradually been swallowed up by the southerly expansion of the city. Until the opening of the M6 motorway in 1970, it formed the main route between Glasgow and London and it maintains its historic function as the primary route into the city from the south (Carlisle City Council 2012, 4).
- 3.2 Originally a linear development on the approach to the walled city, Botchergate became increasingly urban and commercial in character during the 19<sup>th</sup> century. Firstly narrow lanes, and later, spur roads were developed along its length serving new development until it became fully enmeshed as the heart of the web of streets that survive today (*ibid*, 4).
- 3.3 No's 149 to 159 Botchergate are located at the south end of the thoroughfare, on its eastern side, situated between the junctions of Rydal Street and South Henry Street. No's 1 to 3 South Henry Street, which also form part of the present survey, extend eastwards from Botchergate (Figure 2).
- 3.4 The city of Carlisle is located in a character area defined by the Countryside Commission as the 'Solway Basin' This character areas if a broad, lowland plain landscape fringed by the low, rugged, relatively remote coastline of the Solway Firth and the Irish Sea. The soft horizontal form of this intensively managed, predominantly pastoral landscape contrasts markedly with the Cumbria High Fells to the south (Countryside Commission 1998, 19).
- 3.5 The Solway Basin is underlain mainly by mudstones and sandstones of Permo-Triassic age ('New Red Sandstone'). The most important sandstone formation, the St Bees Sandstone, has been much quarried for use as buildings stone especially south of Carlisle. Erosion of the comparatively weak Permo-Triassic and Jurassic rocks reduced much of the Solway Basin to an area of low relief prior to the onset of the last glaciation. During this period thick ice-sheets crossed the area from Scotland and the Lake District. These carried with them vast quantities of rock debris which was deposited as boulder clay (till), both beneath the ice and from within it as it melted (*ibid*, 21).



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## 4 DESK-BASED ASSESSMENT

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### 4.1 INTRODUCTION

4.1.1 The desk-based assessment was undertaken in order to place the site of 149-159 Botchergate into its historical context. This assessment involved the consultation of historical mapping, and published and unpublished material housed in the local studies section of Carlisle Library and Carlisle Archive Centre, and the information derived from the Historic Environment Record (HER) database maintained by Cumbria County Council at Kendal.

### 4.2 HISTORICAL BACKGROUND

4.2.1 *Prehistoric (up to c.43AD):* there is evidence for prehistoric activity within and around Carlisle in the form of ardmarks, resulting from prehistoric ploughing, at Blackfriars Street and Lowther Street; Neolithic and Bronze Age pottery found at Scotby Road to the south of the city (Hirst 1998 and Jackson 2012); and Bronze Age axes found at Kings Meadow, Stanwix (HER No. 525).

4.2.2 At present there are no sites of prehistoric date included within the HER entries within or in close proximity to the proposed development area on Botchergate. Recent archaeological work in close proximity to the site, for example at King Street immediately opposite (Giecco 2006), and 40-78 Botchergate to the north, has not revealed any direct evidence for pre-Roman occupation or land use, however possible ard marks, flint flakes and a stone blade found in residual Roman contexts at 40-78 Botchergate may indicate that some prehistoric activity may have occurred in the vicinity (Jackson and Strickland 2009, 7).

4.2.3 *Romano-British (c.43-410AD):* little is known about settlement in Carlisle prior to the arrival of the Romans in 72-73AD, when a fort was established at the northern end of the present city centre, on the site of the medieval castle. A civil settlement was soon established outside the fort, and quickly expanded to become a substantial civilian town of over 80 acres (Giecco *et al* 2001, 1).

4.2.4 Roman Carlisle strictly enforced regulations against burials within the area of the town. The road that approaches the town from the south passes beside 'the long line of tombs' from the Roman cemetery. In the late 19<sup>th</sup> century, numerous Roman burials were uncovered on either side of Botchergate in the area that extended from Court Sqaure to

- London Road and Gallows Hill. Over 40 burials were discovered including cremations and inhumations as well as quantities of Roman pottery (Jackson and Strickland 2009, 7).
- 4.2.5 Recent archaeological work has also revealed evidence for Roman cremation burials. In 1994, Carlisle Archaeological Unit undertook an evaluation in the Cecil Street car park, to the south side of Tait Street. At this site, the remains of cremation burials were identified along with boundary ditches defining fields of probable Roman date. The depths of archaeological deposits varied at this site between approximately 0.6m and 1.45m below the modern ground surface (Giecco *et al* 2001, 4).
- 4.2.6 The earliest use of the main road into Carlisle from the south (i.e. Botchergate) was apparently, therefore, as a cemetery area, which in the early 2<sup>nd</sup> century AD was replaced by 'strip houses' aligned at 90 degrees to the road. Some of these have provided evidence for industrial use, including one which was evidently involved in lead-smelting. The use of lead for such items as water pipes and for clamping the building-blocks of large-scale stone structure has prompted the suggestion that these developments on Botchergate were connected with major building developments elsewhere in Carlisle, such as might have been expected in connection with the town's elevation in status. During the second half of the 3<sup>rd</sup> century AD, however, the Botchergate area may have reverted back to use as a cemetery (Shotter 2011, 64).
- 4.2.7 Archaeological excavations on the west side of Botchergate, immediately opposite the site of No's 149-159, has recorded an earliest phase of activity dating to between the early 2<sup>nd</sup> century and into the late 3<sup>rd</sup> century (suggesting this area may have been outside the limits of the late 1<sup>st</sup> century town), in the form of ephemeral timber buildings, trackways and boundary ditches. This occupation evidence was universally on a low level of intensity and of low social status. It was suggested that the main focus of activity may have been close to the present line of the Botchergate street frontage. The excavations revealed that the natural subsoil consisted of an orange brown, sandy silt gravel (Giecco 2006).
- 4.2.8 Evidence for Roman activity has also been observed during archaeological work to the south-east of the proposed development area, at the site of St Nicholas Yard. At this site, evidence for activity during the Romano-British period was dominated by two 4m wide, but shallow ditches, orientated roughly north to south (Howard-Davis and Leah 1999). The presence of archaeological evidence for Romano-British activity away from the main line of Botchergate, may indicate the utilisation of land either side of this route beyond the cemetery.

- 4.2.9 The Second Edition Ordnance Survey map of 1901 clearly marks a Roman Cemetery (site of) along the line of Botchergate, just to the south-east of the proposed development area (see Figure 9).
- 4.2.10 **Early Medieval (c.410-1066AD):** the nature of settlement at Carlisle in the earlier post-Roman period is difficult to determine. In view of its long history as a Roman administrative centre and its position at the hub of a system of roads, the town is unlikely to have been completely abandoned, although archaeological evidence suggests that the settlement contracted considerably at the end of the Roman period. Later pre-Norman activity has been recorded on a number of sites, suggesting that occupation may have been dispersed across the area of the former Roman town at this period. A focus for the settlement may, however, have been provided by a church beneath the present cathedral, the existence of which is indicated by a cemetery discovered in 1988 (Newman 2011, 101).
- 4.2.11 No archaeological evidence for activity during this period was revealed during excavations on land to the north side of King Street, Botchergate (Giecco 2006), or on the site of 53-55 Botchergate to the north-west of the proposed development area (Newman 2011, 83).
- 4.2.12 **Medieval (c.1066-1540AD):** although Carlisle was an important settlement in the Roman and possibly the early medieval periods, the year 1092AD marked the beginning of the story of the modern town. The Normans made a new start by planting a new town on the old site; they created a frontier, constructed a castle and colonised the district to sustain and defend it. Symeon of Durham provided information derived partly from the chronicle of Florence of Worcester written around 1118AD, that '*Carleil*' or '*Lugubalia*' was the same city '*which like others in those parts was destroyed by the pagan Danes 200 years before and remained deserted until that time*' (Jones 1976, 80).
- 4.2.13 As a place name, Botchergate is referred to in medieval documents as, for example, *Vico Bocharidi* c.1245, *Bochardgate* 1292, *Bocchardgate* 1292 and *Botchergate* in 1362. The name was originally given to one of the gates of the city, *porta Bocharidi* c.1180, but was later transferred to the street leading through that gate, and then assumed the meaning of *gate*, 'road' (Armstrong *et al* 1950, 47).
- 4.2.14 Throughout the medieval period, up until the 18<sup>th</sup> century, the town of Carlisle was more or less confined to the land within the city walls, apart from three ribbon-like suburbs outside the three city gates: Botchergate, Rickerate and Caldewgate (Giecco 2011, 122).

- 4.2.15 There was some archaeological evidence for medieval activity on the land between Mary Street and Tait Street, at the north-western end of Botchergate, during excavations undertaken on the site in 1998 and 1999. Whilst all evidence for any potential structures had been removed by later truncation, a series of medieval pits were uncovered which were dated on ceramic evidence from the 12<sup>th</sup> to the 15<sup>th</sup> centuries (Giecco *et al* 2001, 11).
- 4.2.16 The excavations on the land to the north side of King Street, located on the west side of Botchergate opposite the proposed development area, revealed some evidence for medieval activity in the form of a pit which contained pottery of 13<sup>th</sup>/14<sup>th</sup> century date. It was suggested that this pit may have been located on land to the rear of a property which fronted onto Botchergate (outside the excavation area), although no evidence for a structure was revealed (Giecco 2006, 37).
- 4.2.17 Whilst there is archaeological evidence for medieval activity close to the alignment of Botchergate, recent work further back from the frontage has suggested a lack of utilisation of land. An archaeological evaluation undertaken on land to the north-east end of South Henry Street in 2004 provided no significant archaeological features apart from two post holes and putative line of stake holes, with no artefactual evidence earlier than the post medieval period. It was suggested that this area lay outside the principal Roman and medieval settlements, in an area known later as '*Broad Meadows*' (Jones 2004, 15).
- 4.2.18 Botchergate appears on maps of Carlisle from the early 17<sup>th</sup> century where it is seemingly shown as a ribbon development with open land behind the main street frontage. A map of the Socage lands of Carlisle dated 1610 clearly shows Botchergate as a major thoroughfare with building lining either side, and rear plots. The annotated version of this map, which is reproduced as Figure 3, labels the area of the proposed development site as '*Botchergate Closes*', although the accuracy of this map with regards to the locations of properties needs to be considered; they may be representative. Therefore it is unclear from this map if buildings or features were in existence in the early 17<sup>th</sup> century on the location of the present study.
- 4.2.19 In the middle of the 18<sup>th</sup> century, as a settlement Carlisle was still largely confined to within its city walls. It is clear, however, that there was ribbon development outside the three main gates, Rickergate, Caldewgate and Botchergate. A '*Map of the Countries adjacent to Carlisle*' dating to 1745, and referring to the '*route of the rebels with their principal fords over the river Eden*' by G Smith, suggests that Botchergate existed as a main route with properties lining each side, although the scale of this

map does not allow for an accurate assessment of what may have stood on the site of the proposed development area in the mid 18<sup>th</sup> century (Figure 4).

- 4.2.20 Jollie's Cumberland Guide and Directory of 1811 does not provide much information regarding Botchergate. It does refer to a *'very elegant toll-gate and porter's lodge, lately put up'* [in Botchergate]. The only site of interest referred to was an iron foundry of 'Messrs Nicholson and Co.' John Wood's Plan of Carlisle 1821 labels 'Botchergate Toll Gate' at the junctions of modern Botchergate, London Road and St Nicholas Street (see Figure 5). Advertisements appeared in the newspaper, the Carlisle Journal, in 1809 for *'the new toll gate, Botchergate Foot, to be let for three years'*, suggesting that it was newly constructed at that time. According to Denis Perriam, the Botchergate Toll Gate was short lived, as a later Act of Parliament deemed that all tolls should be collected two miles from the city, and as a result a new toll cottage was constructed on London Road at Harraby (Perriam 2008). The foundry referred to in Jollies' directory may have been located to the north-western end of Botchergate, as John Wood's plan labels a foundry between Collier Lane and Botchergate.
- 4.2.21 John Wood's plan of the city dating to 1821 was the earliest map consulted as part of this desk-based assessment that shows the locations of buildings on Botchergate in any detail, along with annotations referring to either the owner or occupier. For the area around the proposed development site, there are apparent properties occupying part of the Botchergate frontage, and possibly part of the south side of South Henry Street (see Figure 5). At this date, South Henry Street was apparently known as Bunyan's Lonning, and it may have been this route which is labelled on this map as heading towards Broad Meadows. Bunyan's Lonning seemingly marked what was in 1820 the end of the city in the Botchergate district, *'and was much used by poor working men as a road to Botcherby Mill to get their peck of wheat ground for their families'* (Topping 1922, 132).
- 4.2.22 Bunyan's Lonning appears to have been named after a builder, Robert Bunyan (or a member of his family), who was noted in 1820 to have had a house on the east side of Botchergate. A description of this area noted: *'Not far away from Wilfred Gate, the builder's house, was the end of the lonning leading to the Broad Meadows, a name retained in the present Broad Street'*. Further reference was made to a *'clay daubing'* [a building constructed of clay] on one side of Bunyan's Lonning, *'with a thatched roof and its gable end fronting the street'* (*ibid*, 133). This description of this area of Botchergate would appear to suggest that in 1820 Bunyan's

Lonning, apparently the older name for South Henry Street, was an established route providing access to Broad Meadows to the east. The reference to a clay daubing or 'dabbin' with thatched roof may provide some indication of the construction material of some of the earlier properties in this area of Carlisle, although Topping also refers to a brick house on Botchergate with a date stone of 1733 (*ibid*, 133).

- 4.2.23 In 1829, Botchergate was described as a *'township forming a populous suburb to the city of Carlisle, extending southward from the County Court Houses to the Toll bar below Harraby Hill, and containing the gas works, the House of Recovery, several mills and manufactories and a new Chapel of Ease now building near the curate's house'* (Parson and White 1829, 169). The Chapel of Ease may have referred to Christ Church which was constructed on the west side of Botchergate in 1828 (Egerton Lea 2005; HER No. 41036), and was located in close proximity to the proposed development area (the church has been demolished, and the site is now an open area of lawn and gardens). The presence of a church suggests that there was a relatively substantial population in the area who would wish to attend. Parson and White's directory provides some information on the small trades which were operating in Botchergate in 1829, although no property numbers are given. These trades included bakers and flour dealers, blacksmiths, boot and shoemakers, butchers, cartwrights, hairdressers and nail makers, to name just a few (Parson and White 1829). There appears to be no entries for 'Rydal Street' or its earlier name 'Union Street', South Henry Street or Bunyan's Lonning, which suggests that there may have been no trades operating on these streets, however there may have been purely residential properties.
- 4.2.24 In the first half of the 19<sup>th</sup> century, a number of 'building societies' were launched in Carlisle, the first of which began in 1823 as the 'Carlisle Amicable Society for Building Houses'. It was in the Botchergate area that the earliest building society houses were constructed. When the Carlisle Union Building Society was instituted on April 17<sup>th</sup> 1824, the committee bought land on the east side of the road and work commenced on laying out Union Street (taking the name of the society, but now renamed Rydal Street) that year. On the opposite side of Botchergate, King Street was developed in the same way. These were back-to-back houses with courts behind for access. In the courts were drying grounds for washing, a communal pump, dry closets and, if luck, a small garden (Perriam 1997).
- 4.2.25 These properties that were constructed by the Carlisle Union Building Society are clearly visible on Studholme's Map of Carlisle 1842. This source clearly shows Botchergate as a major route into and out of the

city, with Union Street, King Street and Princess Street laid out and with generally regularly-spaced properties to the south-east side of Christ Church and the Parsonage House. The line of South Henry Street is shown, although not labelled, and properties are shown present along the frontage between 'Union Street' and South Henry Street, including some along the south side of the latter (Figure 6). This map shows that the proposed development area was occupied by buildings along the street frontages by the middle of the 19<sup>th</sup> century, with yards or small gardens to the rear.

- 4.2.26 The Tithe Map for Botchergate township, dated 1848, shows an L-shaped range of buildings at the junction of South Henry Street and Botchergate, within the proposed development area, separated from the linear range of properties along the north side of Union Street by a gap, although it is unclear how accurate this map is with regards to extant properties. Plot 81 shown to the north-west of Union Street, was owned at this date by Matthew Wasdale, and was occupied by Thomas Irving as described as '*field behind Union Street*' (Figure 7).
- 4.2.27 The Board of Health maps produced by Asquith in 1853 clearly show the divisions between the properties of the proposed development area as they were in the middle of the 19<sup>th</sup> century, along with apparent outside WC's in the yards. Alley ways between the properties are shown by the elongated 'X'. The whole of the proposed development area is shown as being occupied by buildings along the west end of South Henry Street, on the Botchergate frontage, and on the extreme west end of Union Street (now Rydal Street), with an open area behind (Figure 8).
- 4.2.28 In 1860, the township of Botchergate was described as being located in the Parish of Christ Church. Whellan described it as: '*For the most part peopled by the labouring classes, there are, however a few respectable houses and shops. It contains three cotton mills, one woollen factory and three foundries, which afford employment to a large portion of the population, many of whom are engaged in the railways. Like the other parts of Carlisle, this parish has been improved by sewerage, a good supply of water and the erection of a better class of dwellings for the poor*' (Whellan 1860, 143).
- 4.2.29 Major changes had occurred in the area around the proposed development site between the 1860s and 1901. A comparison between the First and Second Edition Ordnance Survey maps of 1865 and 1901 clearly shows that South Henry Street had been extended by 1901 as far as the junction between the newly created Fusehill and Myddleton Streets to the east of Botchergate. Despite the north side of Union Street

being laid out and occupied by dwellings, the properties on the south side of South Henry Street appear to have been more piecemeal in construction, with gaps between. The Second Edition Ordnance Survey map labels a 'smithy' on South Henry Street, and to the north was a large Auction Mart. The proposed development area was shown to be occupied by buildings along the street frontages, with an open space to the rear. A Post Office (PO) is annotated on the Botchergate frontage, and the site of a Roman Cemetery is labelled along the road to the south-east of the junction with Union Street and South Street (Figure 9).

- 4.2.30 Between 1901 and 1926, cartographic evidence indicate that very little had changed in the form of the properties within the proposed development area apart from the construction of a stand-alone building in the yard to the rear. On the opposite side of the road to the site, the 'Palace Theatre' and associated buildings along the frontage had been constructed on the site of the earlier Parsonage (Figures 9 and 10).
- 4.2.31 By 1938, a 'Hall' has been erected immediately to the north-east side of the properties on South Henry Street which form part of the present survey (Figure 11). This was presumably the 'Mart Billiard Hall' which is referred to in a 1929 trade directory (see table below).
- 4.2.32 Several trade directories dating to the late 19<sup>th</sup> and early 20<sup>th</sup> century were consulted in order to provide some information on who was occupying, or operating trades out of, the buildings which are the subject of the present study. Although earlier trade directories exist, they do not contain property numbers and therefore it is difficult to attribute a particular person or trade to a particular property without further information. The table below lists the directories sampled and the resulting entries:

Source	Relevant Entries
Post Office Directory of Carlisle 1884 A B Moss	'Bunyan's Lonning – now known as South Henry Street'  Trades listed on South Henry Street:  Botchergate here –  John Gill, grocer  Owen Williams, lorryman  Joseph Jamieson, tailor's workshop  Thomas Hind, shoemaker



	<p>John Bigger, labourer</p> <p>John Gill, warehouse</p> <p>Robert Armstrong, shoemaker</p> <p>John Barton, labourer</p> <p>William Hewitson, carter</p> <p>Gilbert Hill, builder and brick maker</p> <p>Benjamin Young</p> <p>LNWR Stables</p> <p>Mrs Bowe, slaughter house</p> <p>Joseph Mark, butcher</p> <p>A H Doeg &amp; Co, timber merchants</p>
<p>History, Topography and Directory of Cumberland, T Bulmer &amp; Co. 1901</p>	<p>Botchergate (prior to changes in numbering):</p> <p>133a – John Gill, grocer</p> <p>133 &amp; 135 Nelson &amp; Son, painter, decorator and paper hanger</p> <p>135a – J H Watson, tobacconist</p> <p>137 &amp; 139 – A Brown, newsagent and stationer</p> <p>143 – J H Wood, corn and flour merchant</p> <p>145 – Robert Nichol, ironmonger</p> <p>147 – Mrs Mary Firth, confectioner and baker</p> <p>Union Street here –</p> <p>South Henry Street (no numbers given)</p> <p>William Irving, blacksmith and wheelwright</p> <p>Wm Leighton, builder</p> <p>J H Hewson, veterinary surgeon</p> <p>William Johnson, carting contractor and furniture remover</p> <p>William Martin, carting contractor</p> <p>E Thompson, carting contractor</p>

Carlisle Directory 1905-6	<p>South Henry Street here –</p> <p>149 Botchergate, John Gill, grocer</p> <p>151 Botchergate, Watson &amp; Co., tobacconist</p> <p>153 Botchergate, E A Brown, newsagent, sub-PO</p> <p>155 Botchergate, J H Wood, grocer</p> <p>157 Botchergate, R Matthews, butcher</p>
Carlisle Directory 1913-14	<p>South Henry Street here –</p> <p>149 Botchergate, D Horton, grocer</p> <p>151 Botchergate, Em Grice, greengrocer</p> <p>153 Botchergate, E A Brown, newsagent and stationer, sub-PO</p> <p>155 Botchergate, J H Wood, grocer</p> <p>157 Botchergate, J H Maguire, butcher</p>
Carlisle Directory 1920	<p>South Henry Street here –</p> <p>149 Botchergate, D Horton, grocer</p> <p>151 Botchergate, Wm Grice, greengrocer</p> <p>153 Botchergate, newsagent and stationer, sub-PO</p> <p>155 Botchergate, J H Wood, grocer</p> <p>157 Botchergate, J H Maguire, butcher</p>
Kelly's Directory of Cumberland 1929	<p>South Henry Street (starting from Botchergate end):</p> <p>1 Wm McMillan, hairdresser</p> <p>3 Little Brothers, bakers</p> <p>Mart Billard Hall (Wm Wilson, prop)</p> <p>Edward Irving, wheelwright</p> <p>William Ferguson, joiner</p> <p>The Mart Garage (C Jones)</p> <p>Farrer and Faulder, motor engineers</p> <p>William Irving, printer</p>

	<p>Morris and Scott, decorators</p> <p>Botchergate:</p> <p>149 James Dias, pawnbroker</p> <p>151 Jas Grice, fruiter</p> <p>153 Edwin Thompson, ironmonger</p> <p>155 John Wood, grocer</p> <p>157 John Maguire, butcher</p> <p>159 Misses Harper, confectioner</p>
Carlisle Directory 1952	<p>149 Botchergate, James P Dias, tailor and school outfitter</p> <p>159 Botchergate, M Bell, high-class baker and confectioner</p>
Cumberland Directory 1954	<p>South Henry Street:</p> <p>3 W McMillan, hairdresser</p> <p>5 J Little, commission agent</p> <p>S Wilson, watchmaker</p> <p>Botchergate:</p> <p>149 James P Dias, gentleman's outfitter and music dealer</p> <p>151 Lawsons, fried fish merchants</p> <p>153 Robert Gibbons, butcher</p> <p>155 Regency House, glass, china and fancy goods dealer</p> <p>157 Ben Middleham, butcher</p>
Carlisle Directory 1961-62	<p>South Henry Street:</p> <p>3 W McMillan, hairdresser</p> <p>S Wilson, watchmaker</p> <p>Millican, Reed and Co Ltd, glass merchants</p> <p>H K Longcake, motor engineer</p> <p>J A Buckle &amp; Son, locksmith</p> <p>Thompson &amp; Brown Ltd, motor accessories</p> <p>Morris &amp; Scott, painters</p> <p>Botchergate:</p> <p>149-151 J P Dias, outfitter and</p>

	music dealer
	153 Robert Gibbons, butcher
	155 O'Neill, glassware
	157 Ben Middleham, butcher

- 4.2.33 The Ordnance Survey map of 1973 clearly labels the buildings within the proposed development area with their numbers apart from those on South Henry Street. It is clear from this map that the houses constructed by the Building Societies in the early 19<sup>th</sup> century on King Street and Princess Street have been demolished and replaced by industrial concerns such as warehouses, 'Electrical Works', 'Ice Cream Factory' and a 'Paint Works'. The proposed development area is shown to seemingly show the same form of buildings visible on earlier mapping, with yards or gardens to the rear (Figure 12).
- 4.2.34 Carlisle Library have several historical photographs in their collection which provide some information on the form the buildings took when they were in use. Plates 1 to 3 show Rydal Street (formerly Union Street) as it appeared in the first half of the 20<sup>th</sup> century, with Plate 2 showing the small spaces to the rear of some of the houses. Plate 3 shows part of the properties on King Street, and is interesting as the houses do not appear to have the same form of doorways and windows as those on Rydal Street, suggesting they may have been constructed by a different builder, or were not constructed at the same time. Plate 4 shows No. 157 Botchergate when it was occupied by a butcher, J H Macguire. Trade directories indicate that he was on that site between at least 1913 and 1929 (see table above). Plate 5 shows a collection of material gathered by local historian, Denis Perriam, which relates to the present study buildings. Of interest is the reference in 1994 to the proposed demolition of part of the buildings in order to create a new road between Cecil Street and South Henry Street; this scheme clearly never came to fruition. Plates
- 4.2.35 The majority of the buildings which make up the present historic building survey have been redundant for at least 10 years, with the ground floor of No's 1-3 South Henry Street being more recently used for retail purposes (as a Private Shop), No's 149-151 Botchergate has more latterly been used as a gym with dance studio, changing rooms, sunbed room and saunas at first floor level; No 153 has been used as a retail unit (music shop); No. 155 as a retail unit at ground floor level and residential at first and second floor level, and No's 157 and 159

Botchergate (including No. 1 Rydal Street) is still in use as a charity shop.



*Plate 1: View looking east from the Botchergate end, showing Rydal Street in the first half of the 20<sup>th</sup> century (Courtesy of Carlisle Library)*



*Plate 2: Rear of houses on Rydal Street in the first half of the 20<sup>th</sup> century (Courtesy of Carlisle Library)*



*Plate 3: King Street in the first half of the 20<sup>th</sup> century (Courtesy of Carlisle Library)*



*Plate 4: No. 157 Botchergate in the first half of the 20<sup>th</sup> century (Source: Perriam undated)*

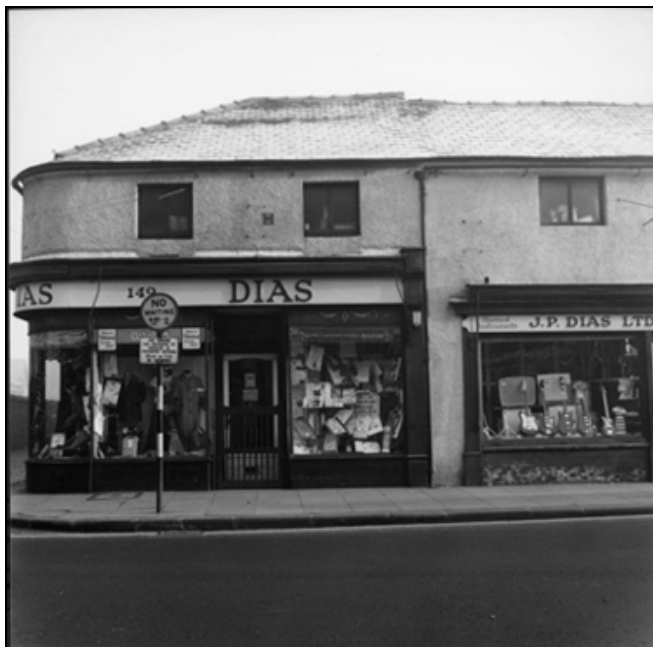


Plate 5: Extract from Denis Perriam's collection relating to Botchergate





*Plate 6: West end of South Henry Street 1961 (Courtesy of Carlisle Library)*



*Plate 7: 149 and 151 Botchergate 1961 (Courtesy of Carlisle Library)*



*Plate 8: No's 151 and 153 Botchergate c.1961 with a now missing door between them (Courtesy of Carlisle Library)*



*Plate 9: 155 Botchergate 1961 (Courtesy of Carlisle Library)*



*Plate 10: 157-159 Botchergate 1961 (Courtesy of Carlisle Library)*



*Plate 11: View looking south-east showing No. 149 Botchergate (painted white in background with canopy), 1974 (Courtesy of Carlisle Library)*

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## 5 HISTORIC BUILDING SURVEY

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### 5.1 INTRODUCTION

- 5.1.1 The survey was concerned with a range of buildings located along the west end of South Henry Street (No's 1-3), and along the frontage of Botchergate (No's 149-159) to its junction with Rydal Street (historically known as Union Street), and including No. 1 Rydal Street.
- 5.1.2 Part of the range of buildings that are proposed for demolition were the subject of a historic building survey in 2003 (NPA 2004), although at that time access was not possible to all of the properties or to the open space to the rear.
- 5.1.3 The historic recording survey was undertaken on the 25<sup>th</sup> February 2013. At the time of survey all of the properties could be accessed for assessment apart from No's 157-159 and No.1 Rydal Street, which are still in use as a charity shop, although they have been photographed externally.

### 5.2 SOUTH HENRY STREET

- 5.2.1 The range of buildings on South Henry Street comprises three former shop units each with its own entrance from the street (numbered 1 to 3 on Figure 14 for ease of reference). South Henry Street still retains some of its stone setts, and it is defined along part of its northern side by a brick wall. The building adjoining No. 3 is presently a retail unit, McHardy's, which sells fishing tackle; the building that this occupies was the former Mart Billiard Hall which is shown on historic maps from to have been constructed at some point between 1926 and 1938 (when it is marked as 'Hall' (compare Figures 10 and 11) (Plates 12 to 14).
- 5.2.2 No's 2 and 3 South Henry Street, although more latterly having had two separate shop fronts and entrances, appear to be contemporary as they are of single phase construction in hand made brick laid in English Garden Wall bond, i.e. five courses of stretchers (long edge of the brick) to one course of headers (end of brick). The original building is of two storeys in height with its gabled roof laid in tiles (Plates 15 to 17). There are the remains of a chimney stack at the western end of this building; when the building was photographed in 2003 this chimney was still present, and was noted to have been constructed against the chimney of the property next door (No. 1) (Plate 18). A doorway is located between the two shop fronts which make up this building (Plate 19); this would

seemingly have provided access to an alley way which separated the two units, although no access was possible to this alley at the time of survey. It is possible that this alley way may not be original, as it is not represented on the Board of Health Map of 1853 (see Figure 8). It may have been inserted when this building was possibly converted from two dwellings into two shops; the Board of Health Map of 1853 shows No's 2 and 3 as one property, whilst the Second Edition Ordnance Survey Map of 1901 shows it divided into two (see Figures 8 and 9). It is also possible that the alley doorway may have been the original entrance into a symmetrical dwelling, which may have had a window to each side at ground level, with the present first floor windows directly above. If such an original arrangement existed, then archaeological evidence for this has been removed by later modifications.

- 5.2.3 At first floor level in the north-west elevation of No's 2 and 3, there are windows with square heads constructed of vertically-placed bricks, and sandstone sills (Plates 17 and 20).
- 5.2.4 The shop fronts for No's 2 and 3 South Henry Street are relatively modern and their presence has obliterated any evidence for the original openings on the ground floor of the north-west elevation. Modifications to the rear (south-east side) of this building have also made it difficult to note any original or subsequent openings or features. Although it was possible to access the rear of No's 2 and 3 South Henry Street at the time of survey, the presence of later additions and restriction of space made it difficult to photograph and thoroughly observe any features of historical interest. It was possible to note one first floor window in this elevation, which has the same vertical brick head as those noted on the opposing north-west elevation (Plate 21).
- 5.2.5 The interior of both No's 2 and 3 South Henry Street could be accessed through the doorways shown on Plates 15 and 16. At ground floor level the two former shops were not connected, suggesting two separate units in their most recent form. No features of historical interest were noted within the ground floor of No.3 due to the presence of modern wall and floor coverings, and there was no evidence for a basement below. The only feature of note was the fact that the building appears to have originally been constructed as a two-storied, single-pile property, i.e. two floors, but only one room deep. At ground level there was, however, no evidence for former staircases to the first floor; this was seemingly due to the fact that in its most recent use, the upper floor of both No.2 and No. 3 had been utilised by the gym which occupied No. 149-151 Botchergate. As a consequence, the staircases were presumably

- removed due to different occupants and uses, with no need for connectivity between the two floors.
- 5.2.6 Within the interior of No. 2 South Henry Street, a fireplace was noted in the western wall (Plate 22). The ground floor space of No. 2 is presently divided into two by a modern stud wall, which contains two doorways suggested further subdivision of the rear room. It is possible, however, that this stud wall may be in the location of an earlier version, as the fireplace is symmetrical to the present front room (shop area)
- 5.2.7 The first floor of No's 2 and 3 South Henry Street, as already noted, were more latterly used as part of the gym which occupied No's 149-151 Botchergate. This space was utilised as the changing room and also contained a sauna. The only feature of note observed at first floor level of No's 2 and 3 South Henry Street was the scarring of a gabled roof visible through the ceiling of the western end of the building (Plate 23). This diagonal line would appear to represent part of the north gable of No.1 South Henry Street, a property which was noted from historical mapping and during the time of survey to not be of the same width as No's 2 and 3 (see Figure 14). The fact that there is brickwork for the western gable of No.2 (which is wider) present above this diagonal line indicates that No's 2 and 3 were seemingly constructed after No.1 (the difference in roof lines between No.1 and No's 2 and 3 is visible externally on Plate 17).
- 5.2.8 No.1 South Henry Street (although there is a number '2' on its door) is located immediately to the south-west of the building which consists of No's 2 and 3, is also of two stories in height, and constructed of handmade brick laid in English Garden Wall bond of five courses of stretcher to one course of headers (Plate 24). The roof is laid in red tiles, with ceramic ridge tiles, and, as has already been noted, the roof is not in line with that of No's 2 and 3, or with the roof of the adjoining No.149 Botchergate, suggesting that No.1 South Henry Street forms part of a different phase of construction. There is a clear vertical construction break between No.1 and No.2, also suggesting that they were erected at different times (Plates 25 and 26).
- 5.2.9 In its present form, No.1 consists only of a shopfront on South Henry Street, however it would appear that it was originally a larger building as shown by historical mapping (see Figures 8 and 9 for example), but had been subdivided by 1973 (see Figure 12). The remainder of this original building has more latterly formed part of the gym which occupied No's 149-151 Botchergate.

- 5.2.10 The north-west elevation of No. 1 South Henry Street contains a relatively modern shopfront including a doorway, with a first floor window above with square head (Plate 24). The lack of cement render on this elevation indicates the modern different ownership/use between this shop and the remainder of the building to the west. A further first floor window within this rendered area of the north-west elevation originally formed part of this building (see Plate 25). It is unclear what openings existed at ground level originally due to the insertion of the shop front and the presence of the render.
- 5.2.11 The south-east elevation of No. 1 South Henry Street could be observed from the yard to the rear of the Botchergate frontage, accessed by a doorway from No. 149 (see Figure 14). The only feature of note was a former window which has been blocked up and replaced by a later opening set slightly higher up the elevation (Plate 27).
- 5.2.12 The interior of the shop which formerly occupied part of No. 1 South Henry Street was accessed from the doorway shown on Plate 24. In the north-east wall of the shop space there is a former fireplace, which has had a safe inserted into part of the opening (Plate 28). Originally this building was also only one room deep, although not as wide as those of No's 2 and 3, however at some point in the later 20<sup>th</sup> century a single-storey addition has been made to the rear of the shop, as evidenced by the RSJ (iron girder) present across the large opening leading into the addition (supporting the load bearing wall above), and the manufactured brickwork of the extension walls (Plate 29).
- 5.2.13 As with No's 2 and 3 South Henry Street, the first floor of No. 1 has more latterly been used by the gym which occupied No's 149-151 Botchergate. The first floor space of this area of the gym had been used as a ladies changing room, also with a sauna, and consequently there was very little historic features visible. It was possible to note, however, that there had been a chimney flue in the south-west gable as seen by the remains of projecting brickwork through the suspended ceiling. The presence of another chimney stack in this gable may indicate that originally, this building may have been divided into two rooms at ground and first floor levels, although the location of the original staircase has been lost through later modifications. Where it could be observed through areas of collapsed ceiling, it would appear that the roof structure of No. 1 South Henry Street had consisted of machine-sawn tie beams and principal rafters.
- 5.2.14 At the south-west end of the first floor of No. 1 South Henry Street the floor level rose as it entered the first floor of No. 149 Botchergate (Plate

- 30). This change in floor level suggests that No. 1 South Henry Street and 149 Botchergate were not constructed at the same time.
- 5.2.15 There was no evidence at the time of survey for a basement/cellar below No.1 South Henry Street. It was noted that bore holes have been excavated through the concrete floor within the interior; no voids were observed beneath these bore holes to suggest a subterranean room existed.



*Plate 12: View looking east along South Henry Street from Botchergate*





*Plate 13: View looking west along South Henry Street showing the survey buildings to left of photograph*



*Plate 14: View looking west towards Botchergate showing South Henry Street*



*Plate 15: No. 3 South Henry Street (Scale = 2m)*



*Plate 16: No. 2 South Henry Street*



*Plate 17: No's 2 and 3 South Henry Street as seen from the north-west  
(from the car park of the Library Services)*



*Plate 18: Detail of chimney stacks which served No's 1 and 2 South Henry  
Street, as present in 2003*



*Plate 19: Detail of alley doorway between No's 2 and 3 South Henry Street  
(Scale = 2m)*



*Plate 20: Detail of first floor window, north-west elevation of No. 3 South  
Henry Street*



*Plate 21: Detail of first floor window, south-east elevation of No's 2 and 3 South Henry Street*



*Plate 22: Detail of fireplace, ground floor of No. 2 South Henry Street (Scale = 2m)*



*Plate 23: Diagonal line of an earlier gabled roof visible at the west end of No.2 South Henry Street, first floor level*



*Plate 24: No.1 South Henry Street (Scale = 2m)*



*Plate 25: North-west elevation of No.1 South Henry Street as seen from the Library Services Car Park*



*Plate 26: Vertical construction break between No's 1 and 2 South Henry Street*



*Plate 27: Detail of blocked window, south-east elevation of No. 1 South Henry Street*



*Plate 28: Former fireplace with inserted safe, north-east wall of No. 1 South Henry Street*





*Plate 29: Addition to rear (south-east side) of No. 1 South Henry Street  
(Scale = 2m)*



*Plate 30: View looking south-west showing the change in floor level between  
No.1 South Henry Street and No. 149 Botchergate, first floor*

### 5.3 149 TO 159 BOTCHERGATE

- 5.3.1 No. 149 to 151 Botchergate has some frontage at the south-west end of South Henry Street, and then continues round onto Botchergate, with a curved corner at the junction between the two (Plates 31 and 32 and Figure 2). These properties have been included together here as they both formed part of the gym with occupied this site prior to the buildings becoming redundant, however originally it would appear that No. 149 was a separate property, whilst No's 151 and 153 formed part of another, as suggested by the Board of Health Map of 1823 (see Figure 8).
- 5.3.2 This property is two stories in height, and where it could be observed beneath the modern render, was noted to be constructed of brick, although the bond would not be ascertained from the exterior. The roof is laid in Welsh slate, and as has already been noted in the buildings on South Henry Street, the fact that the ridge line does not fit with the properties abutting it to the south-east on Botchergate, and to the north-east on South Henry Street, suggests that it may have been constructed at a different time (Plates 31-33).
- 5.3.3 On the South Henry Street side it was possible to note a vertical break in the brickwork, where exposed beneath the render (Plates 34 and 35). This vertical break may betray the location of a blocked doorway; a doorway leading to an alley way is shown in this area on the Board of Health Map of 1853 (Figure 8), however internally there was no evidence for this thoroughfare still present apart from the possible opposing doorway which still provides access to the yard at the rear (Figure 14).
- 5.3.4 Only one of the original first floor windows appears to survive in its original state in No's 149-151 Botchergate, and this is present in the South Henry Street frontage above the location of the blocked doorway (see Plate 34). The remainder, one on South Henry Street and three on Botchergate, have been reduced in height at some point, certainly prior to 1961 (see Plates 6 and 7), presumably due to the insertion of the large sheet glass shop fronts.
- 5.3.5 The corner of South Henry Street and Botchergate is taken up by a large shop front which still displays the name 'DIAS' on both sides. Elements of the shop window still survive in the form of the characteristic Edwardian wooden surround and decoration, and green tiling along the base complete with checker-board pattern (Plates 36 to 38). This form of decoration on shop fronts was characteristic of the late 19<sup>th</sup> or early 20<sup>th</sup> centuries. As the 20<sup>th</sup> century progressed, new colours became fashionable such as soft greens and blues, and tiles were more likely to

be plain buff or cream (Whittaker 1980, 42). It is clear from the historical photographs of 1961 that the DIAS shop which occupied 149-151 Botchergate at that date had large plate glass windows (see Plates 6 and 7); these have subsequently been infilled with concrete blocks and wooden panelling. Writing at the start of the 20<sup>th</sup> century, Horace Dan and Edmund Willmott noted: *'The rapid developments of a revived building trade are at hand to help him [the shopkeeper]. The glass industry had made tremendous progress. He is able to procure sheet and plate glass in large sizes. He is relieved of the necessity of a limited opening for his front. Therefore his shop front becomes the most important part of his premises. It is the permanent and daily advertisement which is to stimulate and encourage the sale of his goods and commodities'* (Dan and Willmott 1907, 15-16).

- 5.3.6 Two doorways are present in the Botchergate frontage of No's 149 and 151, both of which appear to have provided access into the respective shops, as shown by the photograph of 1961 (see Plate 7 and Plate 33). The doorway into No. 149, located close to the junction with South Henry Street, is set back from the main frontage, presumably to provide further window space for displaying the goods. This doorway still retains its decorative panelled ceiling above, and parts of its horizontal glazing bars for the window to the right-hand side (Plate 39). It is clear from a comparison between the photograph of the properties dating to 1961 (see Plate 7) and the present, that in general the frontage of 149-151 Botchergate has changed little apart from some degradation of the shop front surrounds and covering over of the large areas of plate glass.
- 5.3.7 The external walls of No's 149-151 Botchergate could only be viewed from the yard to the rear of the properties. It was clear that there have been modern additions to the north-east facing elevations, not just to No's 149-151, but also to No. 153 (Plate 40).
- 5.3.8 The interior of No's 149-151 Botchergate could be accessed through either of the two doorways on the Botchergate frontage. Internally, due to the properties most recent use as a gym with exercise studio, changing rooms etc at first floor level, most of the original or subsequent internal layout has been lost through the removal of walls and fireplaces. Upon entering the property from the doorway into No. 151, a blocked opening was noted in the wall to the right-hand side (Plate 41 and Figure 14). This former doorway may not have been original, but may have related to a period when access was needed between No. 151 and No. 153. A photograph of 1961 shows a doorway to the south-east side of the entrance to No. 151 which is no longer present (see Plate 8); the blocked doorway may have provided access to an alley way formerly located between No's 151 and 153.

- 5.3.9 It was noted that part of the former shop window for DIAS was still extant, as noted from the interior of No. 149 Botchergate. The shop front decoration survived as a band of horizontal design at the head of the plate glass (Plates 42 and 43). The original cross wall between No's 149 and 151 Botchergate only now partly survives, with the remainder having been removed to allow a greater floor space for the gymnasium equipment (Plate 44).
- 5.3.10 The only other features of note observed within the interior of No's 149-151 Botchergate were a blocked window in the original rear (north-east) wall of No. 151 (Plate 45), and the exposed structure of the curved roof at the corner of South Henry Street and Botchergate (Plate 46), which may have hindered the original use of the first floor space to some degree, unless the floor levels were increased in modern times.
- 5.3.11 There was no evidence at the time of survey for the locations of the original staircases, and there was no evidence for basement/cellars below No's 149-151 Botchergate, although it has been considered that such spaces may have been infilled.
- 5.3.12 No. 153 Botchergate has more latterly been used as a separate retail unit, and prior to it becoming redundant before 2003 it had been occupied by a music shop, Creighton and Tweedie. This property is shown on the 1961 photograph to have been occupied by R Gibbons, family butcher (see Plate 8).
- 5.3.13 Externally this property has a now boarded over shop window at ground level, and three square windows at first floor level (Plates 57 and 58). These windows are clearly a modern creation, and a comparison between the 1961 photograph (Plate 8) and modern (Plate 57) indicates that between 1961 and the early 21<sup>st</sup> century, the roof of No. 153 has been drastically modified; the pitched roof that had formerly been a continuation of No. 151 next door, having been removed and replaced by a flat roof and the three square windows inserted replacing an earlier sash window. The projecting section of cement work to the south-east side of this property is a remnant of this modification (compare Plates 8 and 57).
- 5.3.14 The original rear elevation (north-east side) of No. 153 is now obscured by a modern flat-roofed extension which conceals any evidence for original or subsequent windows and doorways. It was possible to note this modern brick extension to the rear of No. 153 from the roof space of No. 157 (Plate 59).
- 5.3.15 Internally, there was no obvious features of historical interest, and no evidence for the former fireplaces. Although there are stairs providing

- access to the first floor, it is unclear if these are located in the original position. As with the buildings already described on South Henry Street, and No's 149-151 Botchergate, it would appear that No. 153 was also a two-storied, one room deep property, with no evidence for a basement.
- 5.3.16 Adjoining No. 153 Botchergate is No. 155, which has also more latterly been used as a retail unit at ground level, with separate living accommodation above. The last shop to occupy this property was Hollymill Cycles, but in 2004 the property was occupied by The Joke Shop and Fancy Dress (NPA 2003, 25). It was not possible at the time of survey to note the construction material of No. 155 either externally or internally due to render and internal wall coverings; it is presumed that it is constructed of brick. The present roof is laid in tiles, however the 1961 photograph shows it to have been laid in slate, with a chimney stack at its northern end, which has since been removed (see Plate 9).
- 5.3.17 The main elevation of No. 155 which faces onto Botchergate has a doorway to its north-western side with semi-circular head contained a key stone, and a decorative fanlight window (Plates 60 to 62). This style of doorway is very similar to one around the corner on Rydal Street (No. 1), although the Botchergate example is plainer in detail, which may indicate that the buildings in which these similar door surrounds are located are contemporary (see Plate 71). The Board of Health Map of 1853 appears to show an alley way running between No's 153 and 155, and it is possible that this doorway may have originally or subsequently provided access to this alley way.
- 5.3.18 The main shop frontage appears to be relatively modern, as the photograph of 1961 shows a more decorative shop window surround (see Plate 9). Above the shop window there are two, seemingly original, windows in plain surrounds, although the frames may be later (Plate 63). There was no access possible to the rear of No. 155 at the time of survey. It was noted from the roof space above No. 157 that there is a single-storey flat-roofed extension against the north-east elevation of No. 155 which presently houses toilet facilities (Figure 14). It was possible to note in the north-west facing gable of No. 155, that there was a window which would have provided a degree of natural light into the roof space (Plate 58). -
- 5.3.19 Access into the interior of No. 155 Botchergate was through the doorway shown on Plate 61. At the time of survey, if this had originally been an alley way to provide access to the rear of the property, it has been converted as an entrance way to the shop and residential areas on first and second floor levels. Upon entering the passageway, a staircase

to the first floor is present to the right, with a doorway to the left that provides access to the flat-roofed extension to the rear (Figure 14). The staircase may be in an original position, as there is a window at the first landing of the dog-leg (Plate 64). The open space of the shop itself could be accessed through the single-storey addition to the rear (Figure 14). There were no features of interest surviving within this area of the building.

- 5.3.20 At first floor level, No. 155 is divided into five separate areas, including the stairwell (Figure 14). The presence of chimney breasts in three of the rooms may provide an indication of the historical layout of the first floor of this property, although the bathroom is a relatively modern insertion (Figure 14 and Plate 65). The only feature of interest to survive at first floor level was the coving in one of the front rooms which faces onto Botchergate (Plate 66).
- 5.3.21 A further flight of stairs provides access to the second floor which utilises the roof space of No. 155 (Figure 14). There is some evidence that this flight of stairs is a later insertion as the landing between the first and second floors is set across the top of the window referred to in 5.3.19 above. This window still retains its decorative architrave (Plate 67).
- 5.3.22 At second floor level, the space is divided into two separate rooms which have more latterly been used as living accommodation. As noted above, the southern room is actually located within the roof space of No. 157 (Figure 14).
- 5.3.23 No's 157 and 159 Botchergate are still in use as a charity shop and as a consequence the interiors of these buildings could not be accessed at the time of survey. These properties, along with No. 1 Rydal Street, appear to be contemporary as suggested by the shared roof line and form of windows (Plates 68-70). These are two storey buildings, which although not evident from the external elevations facing onto Botchergate and Rydal Street (due to the render), are seemingly constructed of brick as noted from the yard to the rear, with roofs laid in tiles.
- 5.3.24 Historical mapping indicates that No's 157 and 159 were formerly two separate properties, linear in ground plan and extending back from the Botchergate frontage (see Figure 10 for example), however they now form one retail unit, at least at ground floor level (see Figure 14).
- 5.3.25 The present charity shop retains its late 19<sup>th</sup>/early 20<sup>th</sup> century shop front which extends from No. 157 round the corner onto Rydal Street (Plate 68). There was historically a doorway within the curved corner section, as shown on the photograph of 1961 (see Plate 10); this doorway has

- been infilled with the main doorway now located in the No. 157 frontage on Botchergate.
- 5.3.26 On Rydal Street, an original doorway, similar to that noted for No. 155 Botchergate, survives which provides access into No. 1 Rydal Street (Plate 71); this doorway may have originally provided access into an alley way as suggested by the Board of Health Map of 1853 (see Figure 8). The presence of brick chimney stacks on the roofs of these properties provides some indication of the locations of internal fireplaces.
- 5.3.27 The former dwellings which were constructed in the early 19<sup>th</sup> century along Union Street (now Rydal Street), have since been demolished (Plate 72). It would appear that No. 1 Rydal Street survives as part of this line of properties, with the remainder having been demolished at the point where an alley way formerly existed (see Figure 8 for example).
- 5.3.28 Access into the yard to the rear of the properties which front onto Botchergate was through a doorway located in No. 149 (see Figure 14). This open area was largely dominated by foliage, and therefore it was difficult to photograph the exposed elevations. Standing within this yard area is a two-storey brick building, with the brickwork laid in stretcher bond, with a monopitch roof (Plate 73). This building, or a building in the same location, appears to be shown on historical mapping from 1926 (see Figure 10). The south-west elevation has a doorway, and several windows at both ground and first floor levels, some of which have been blocked up. Internally, the building has no subdivisions, and the only feature of note was a wooden staircase against the south-east wall. This building may have been used as a motor repair site at some point in its history, as there were several motorbike parts still *in-situ*.



*Plate 31: Survey buildings as seen from the west side of Botchergate*



*Plate 32: No. 149 Botchergate with South Henry Street leading off to left of photograph*





*Plate 33: South-west elevation of 149-153 Botchergate showing differing roof lines*



*Plate 34: South Henry Street side of No. 149 Botchergate showing exposed brickwork (Scale = 2m)*



*Plate 35: Vertical break in brickwork, South Henry Street side of 149 Botchergate*



*Plate 36: Detail of infilled shop front on South Henry Street, part of No. 149 Botchergate*



*Plate 37: Detail of tiling, shop front on South Henry Street, part of No. 149 Botchergate*



*Plate 38: Detail of tiling on the corner of South Henry Street and Botchergate*



*Plate 39: Detail of recessed doorway, No. 149 Botchergate*



*Plate 40: Modern flat-roofed addition to the rear (north-east side) of 149-151 Botchergate*



*Plate 41: Blocked doorway, south-east wall of No. 151 Botchergate*



*Plate 42: Detail of surviving shop window decoration, interior of No. 149 Botchergate*



*Plate 43: Detail of shop window decoration, 149 Botchergate*



*Plate 44: View looking north-east showing the ground floor space of No. 149 Botchergate*



*Plate 45: Detail of blocked window, first floor level, north-east wall of No. 151*



*Plate 46: Detail of roof structure, curved section of No. 149 Botchergate, first floor*



*Plate 57: No's 149 to 153 Botchergate*



*Plate 58: Detail of first floor modern windows, No. 153 Botchergate with a window visible in the gable of No. 155*





*Plate 59: Detail of flat-roofed extension to the rear of No. 153 Botchergate (left of photograph) as seen from the roof space of No. 157*



*Plate 60: No's 155-159 Botchergate*



*Plate 61: Detail of decorative doorway, No. 155 Botchergate*



*Plate 62: Detail of arched head and decorative fanlight window, 155 Botchergate*



*Plate 63: Detail of first floor window, No. 155 Botchergate*



*Plate 64: Staircase, interior of No. 155 Botchergate (Scale = 2m)*



*Plate 65: Detail of one of the chimney breasts, first floor of No. 155 Botchergate*



*Plate 66: Detail of coving, first floor of No. 155 Botchergate*



*Plate 67: Detail of landing between first and second floors set across a first floor window, No. 155 Botchergate*



*Plate 68: No's 157 and 159 Botchergate as seen from the south*



*Plate 69: No.159 Botchergate on the corner of Rydal Street (formerly Union Street)*



*Plate 70: No.159 Botchergate and No. 1 Rydal Street as seen from the south side of Rydal Street*



*Plate 71: Detail of door surround, No.1 Rydal Street*



*Plate 72: West end of Rydal Street (north side) showing No. 1 with new build housing to right hand side*



*Plate 73: Building in yard to rear of Botchergate frontage*



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## 6 CONCLUSION

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- 6.1 The desk-based assessment has revealed that there is extensive evidence that the line of Botchergate was utilised during the Roman period, with numerous cremations and burials revealed between Court Square at the north end, and London Road and Gallows Hill to the south. In close proximity to the proposed development area, recent archaeological work has revealed evidence of cremation burials to the south side of Tait Street, and historical mapping labels a 'Roman Cemetery' on the line of Botchergate, close to its junction with Rydal Street.
- 6.2 Botchergate appears to have continued as a major thoroughfare throughout the medieval and early post medieval periods, although settlement appears to have been generally confined to the land within the city walls. At present there is some evidence for activity in the area around the proposed development site in the form of pits containing 13<sup>th</sup>/14<sup>th</sup> century pottery, although as yet there has been no evidence for structures, which may have been located close to the street frontages, with the pits located in open land to the rear.
- 6.3 In the early 17<sup>th</sup> century, cartographic sources indicate that Botchergate was a major route leading into and out of the city of Carlisle, with representations of properties shown along its length as far as its junction with St Nicholas Street, and with enclosed plots to the rear. It is possible that buildings constructed of timber or clay may have existed in the area of the proposed development, a 'clay dabbin' is mentioned in historical sources to have existed at the end of 'Bunyan's Lonning' (an earlier name for South Henry Street), but as yet there is no archaeological evidence for such structures within close proximity.
- 6.4 A plan of Carlisle dating to 1821 clearly shows Botchergate as a main road, with buildings shown along its length, including in the vicinity of the proposed development area itself. It is unclear if these buildings are those which are present today; the possibility that there may have been some rebuilding on the same site needs to be considered.
- 6.5 In 1824, the Carlisle Union Building Society purchased land on the east side of Botchergate and Union Street (the earlier name for Rydal Street) was laid out and dwellings constructed along its length. Studholme's map of Carlisle dating to 1842 clearly shows Union Street with properties to either side, and the area of the proposed development site clearly occupied by buildings with an open area to the rear (Figure 6).

- 6.6 Certainly by the middle of the 19<sup>th</sup> century, the buildings which form the present study all appear to have been in existence, some with outdoor WC's to the rear (Figure 8). Throughout the 19<sup>th</sup> century development continued along Botchergate and along streets branching off, although development along the south side of South Henry Street appears to have been more piecemeal than the planned construction of Union Street (Rydal Street).
- 6.7 During the early 20<sup>th</sup> century the form of the buildings which occupy the proposed development area appears to have remained the same apart from a stand-alone structure erected on the land to the rear of the Botchergate street frontage. In the second half of the 20<sup>th</sup> century, additions were made to the rear of some of the Botchergate properties to increase the floor space of these otherwise one-room deep buildings.
- 6.8 The building survey has revealed that there appears to have been several phases of construction undertaken within the proposed development area. There is a clear construction break between No's 2 and 3 South Henry Street (which are one building), and No. 1 (which is another building, and now incorporates part of No. 149), with some evidence that No. 1 may have been in existence prior to the construction of No's 2 and 3. An additional vertical break in the brickwork is present between No.1 and the rear of No. 149 Botchergate, indicating that these two properties were not constructed at the same time. The phasing of No's 149 to 159 Botchergate is slightly more problematic as there is no clear evidence for vertical construction breaks. It is possible that No's 149 to 153 were erected at a different point to No's 155-159 (and including No. 1 Rydal Street), as suggested by the lower roof lines. It would appear that No's 155-159, and No.1 Rydal Street are of the same build, and formed part of the construction of housing on Union Street in the 1820s. There is very little in the way of architectural detailing to provide an indication of dates of construction; however the two door surrounds with arched heads and keystone detail (No. 155 Botchergate and No. 1 Rydal Street) are typical of the Georgian period which would fit with a date of the 1820s for the construction of Union Street.
- 6.9 All of the buildings were noted to have been constructed in handmade brick (where it could be observed), and were two stories in height. Originally they all appear to have been one room deep, and there is some evidence for doorways which provided access to alley ways between the properties. The buildings have clearly undergone substantial modifications with the removal of internal walls and fireplaces, however in general it was possible to note the original floor

- plans, although it is not clear if the buildings were constructed to function purely as dwellings or to also provide some retail space.
- 6.10 There was no evidence at the time of the historic building survey for any of the buildings containing fabric which was earlier than the 19<sup>th</sup> century, and no evidence that a 'clay dabbin' had been utilised within any of the structures.
- 6.11 The proposed development site is clearly located in an area of high archaeological potential due to the evidence for Roman burials and cremations already revealed along its length. At present there is no clear evidence for occupation of the site up until the post medieval period, although it needs to be considered that structures may have occupied the street frontage. During the historic building survey, no evidence for basements below the standing buildings were noted, although their former presence needs to be considered. Clearly if basements had existed in the properties, these would have had a detrimental effect on any sub surface archaeological remains. The land which comprises the yard to the rear of the Botchergate frontage may have had less disturbance in the form of services and foundations, although historic maps appear to show possible WC's within the space. An archaeological evaluation of the site, undertaken once the buildings have been demolished, would determine the extent and survival of any potential archaeological remains
- 6.12 The buildings which make up the proposed development area appear to be of early-mid 19<sup>th</sup> century date, and constructed as dwellings with little in the way of architectural detail. Throughout the 20<sup>th</sup> century, contemporary buildings, such as the terraced housing on Rydal Street and King Street (see Plates 1 and 3), have been demolished and the landscape in which the proposed development area was originally associated has been lost through removal and reconstruction. The majority of the buildings have been vacant for over 10 years, and as a consequence have suffered through water ingress and general degradation. The site is located within Botchergate Conservation Area, and as they presently stand, the buildings have a somewhat negative effect on this designation. The Botchergate Conservation Appraisal and Management Plan notes: '*A notable negative influence on the appearance of this area arises from the unimplemented planning consents for comprehensive redevelopment applying to the buildings between South Henry Street and Rydal Street*' (Carlisle City Council 2012, 15). The redevelopment of the site would therefore have the potential to have a positive impact on the Conservation Area

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*Ordnance Survey Map 1973, 1:1250 scale, Carlisle Library*

## APPENDIX: FIGURES

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**149-159  
BOTCHERGATE,  
CARLISLE,  
CUMBRIA**

**DESK-BASED ASSESSMENT AND  
HISTORIC BUILDING SURVEY**

**CP. No: 10482**

**DATE: 12/03/2013**



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# Wardell Armstrong Archaeology

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**DOCUMENT TITLE:** 149-159 Botchergate, Carlisle, Cumbria  
**DOCUMENT TYPE:** Desk-Based Assessment and Historic Building Survey  
**CLIENT:** Persimmon Homes  
**PROJECT CODE:** CP10482  
**PLANNING APPLICATION:** 10/0244  
**OASIS REF:** wardella2-144677  
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**GRID REFERENCE:** NY 4059 5535

## *Quality Assurance*

This report covers works as outlined in the brief for the above-named project as issued by the relevant authority, and as outlined in the agreed programme of works. Any deviation to the programme of works has been agreed by all parties. The works have been carried out according to the guidelines set out in the Institute for Archaeologists (IfA) Standards, Policy Statements and Codes of Conduct. The report has been prepared in keeping with the guidance set out by Wardell Armstrong Archaeology on the preparation of reports.

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## CONTENTS

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<b>SUMMARY</b> .....	<b>8</b>
<b>ACKNOWLEDGEMENTS</b> .....	<b>11</b>
<b>1 INTRODUCTION</b> .....	<b>12</b>
<b>2 METHODOLOGY</b> .....	<b>14</b>
2.1 Introduction .....	14
2.2 Desk-Based Assessment .....	14
2.3 Historic Building Survey .....	14
2.4 The Archive .....	15
<b>3 SITE LOCATION AND GEOLOGY</b> .....	<b>16</b>
<b>4 DESK-BASED ASSESSMENT</b> .....	<b>17</b>
4.1 Introduction .....	17
4.2 Historical Background .....	17
<b>5 HISTORIC BUILDING SURVEY</b> .....	<b>36</b>
5.1 Introduction .....	36
5.2 South Henry Street .....	36
5.3 149 to 159 Botchergate .....	50
<b>6 CONCLUSION</b> .....	<b>73</b>
<b>7 BIBLIOGRAPHY</b> .....	<b>76</b>
<b>APPENDIX: FIGURES</b> .....	<b>79</b>

---

## ILLUSTRATIONS

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**FIGURES (APPENDIX)**

FIGURE 1: SITE LOCATION

FIGURE 2: DETAILED SITE LOCATION

FIGURE 3: EXTRACT FROM THE CARLISLE SOCAGE MAP 1610

FIGURE 4: 'A MAP OF THE COUNTRIES ADJACENT TO CARLISLE' 1745

FIGURE 5: EXTRACT FROM JOHN WOOD'S PLAN OF CARLISLE 1821

FIGURE 6: EXTRACT FROM STUDHOLME'S MAP OF CARLISLE 1842

FIGURE 7: EXTRACT FROM BOTCHERGATE TITHE MAP 1848

FIGURE 8: EXTRACT FROM ASQUITH'S BOARD OF HEALTH MAP 1853 (10FT TO 1 MILE SCALE)

FIGURE 9: SECOND EDITION ORDNANCE SURVEY MAP 1901 (25" TO 1 MILE SCALE)

FIGURE 10: THIRD EDITION ORDNANCE SURVEY MAP 1926 (25" TO 1 MILE SCALE)

FIGURE 11: ORDNANCE SURVEY MAP 1938 (25" TO 1 MILE SCALE)

FIGURE 12: ORDNANCE SURVEY MAP 1973 (1:1250 SCALE)

FIGURE 13: ELEVATIONS

FIGURE 14: FLOOR PLANS

**PLATES**

**PLATE 1:** VIEW LOOKING EAST FROM THE BOTCHERGATE END, SHOWING RYDAL STREET IN THE FIRST HALF OF THE 20<sup>TH</sup> CENTURY (COURTESY OF CARLISLE LIBRARY) .....30

**PLATE 2:** REAR OF HOUSES ON RYDAL STREET IN THE FIRST HALF OF THE 20<sup>TH</sup> CENTURY (COURTESY OF CARLISLE LIBRARY) .....30

**PLATE 3:** KING STREET IN THE FIRST HALF OF THE 20<sup>TH</sup> CENTURY (COURTESY OF CARLISLE LIBRARY) .....31

**PLATE 4:** NO. 157 BOTCHERGATE IN THE FIRST HALF OF THE 20<sup>TH</sup> CENTURY (SOURCE: PERRIAM UNDATED).....31

**PLATE 5:** EXTRACT FROM DENIS PERRIAM'S COLLECTION RELATING TO BOTCHERGATE .....32

<b>PLATE 6:</b> WEST END OF SOUTH HENRY STREET 1961 (COURTESY OF CARLISLE LIBRARY) .....	33
<b>PLATE 7:</b> 149 AND 151 BOTCHERGATE 1961 (COURTESY OF CARLISLE LIBRARY).....	33
<b>PLATE 8:</b> NO'S 151 AND 153 BOTCHERGATE C.1961 WITH A NOW MISSING DOOR BETWEEN THEM (COURTESY OF CARLISLE LIBRARY) .....	34
<b>PLATE 9:</b> 155 BOTCHERGATE 1961 (COURTESY OF CARLISLE LIBRARY) .....	34
<b>PLATE 10:</b> 157-159 BOTCHERGATE 1961 (COURTESY OF CARLISLE LIBRARY).....	35
<b>PLATE 11:</b> VIEW LOOKING SOUTH-EAST SHOWING NO. 149 BOTCHERGATE (PAINTED WHITE IN BACKGROUND WITH CANOPY), 1974 (COURTESY OF CARLISLE LIBRARY) .....	35
<b>PLATE 12:</b> VIEW LOOKING EAST ALONG SOUTH HENRY STREET FROM BOTCHERGATE.....	40
<b>PLATE 13:</b> VIEW LOOKING WEST ALONG SOUTH HENRY STREET SHOWING THE SURVEY BUILDINGS TO LEFT OF PHOTOGRAPH.....	41
<b>PLATE 14:</b> VIEW LOOKING WEST TOWARDS BOTCHERGATE SHOWING SOUTH HENRY STREET.....	41
<b>PLATE 15:</b> NO. 3 SOUTH HENRY STREET (SCALE = 2M) .....	42
<b>PLATE 16:</b> NO. 2 SOUTH HENRY STREET .....	42
<b>PLATE 17:</b> NO'S 2 AND 3 SOUTH HENRY STREET AS SEEN FROM THE NORTH-WEST (FROM THE CAR PARK OF THE LIBRARY SERVICES).....	43
<b>PLATE 18:</b> DETAIL OF CHIMNEY STACKS WHICH SERVED NO'S 1 AND 2 SOUTH HENRY STREET, AS PRESENT IN 2003.....	43
<b>PLATE 19:</b> DETAIL OF ALLEY DOORWAY BETWEEN NO'S 2 AND 3 SOUTH HENRY STREET (SCALE = 2M) .....	44
<b>PLATE 20:</b> DETAIL OF FIRST FLOOR WINDOW, NORTH-WEST ELEVATION OF NO. 3 SOUTH HENRY STREET .....	44
<b>PLATE 21:</b> DETAIL OF FIRST FLOOR WINDOW, SOUTH-EAST ELEVATION OF NO'S 2 AND 3 SOUTH HENRY STREET .....	45
<b>PLATE 22:</b> DETAIL OF FIREPLACE, GROUND FLOOR OF NO. 2 SOUTH HENRY STREET (SCALE = 2M) ..	45
<b>PLATE 23:</b> DIAGONAL LINE OF AN EARLIER GABLED ROOF VISIBLE AT THE WEST END OF NO.2 SOUTH HENRY STREET, FIRST FLOOR LEVEL.....	46
<b>PLATE 24:</b> NO.1 SOUTH HENRY STREET (SCALE = 2M) .....	46
<b>PLATE 25:</b> NORTH-WEST ELEVATION OF NO.1 SOUTH HENRY STREET AS SEEN FROM THE LIBRARY SERVICES CAR PARK.....	47

<b>PLATE 26:</b> VERTICAL CONSTRUCTION BREAK BETWEEN NO'S 1 AND 2 SOUTH HENRY STREET .....	47
<b>PLATE 27:</b> DETAIL OF BLOCKED WINDOW, SOUTH-EAST ELEVATION OF NO. 1 SOUTH HENRY STREET .....	48
<b>PLATE 28:</b> FORMER FIREPLACE WITH INSERTED SAFE, NORTH-EAST WALL OF NO. 1 SOUTH HENRY STREET .....	48
<b>PLATE 29:</b> ADDITION TO REAR (SOUTH-EAST SIDE) OF NO. 1 SOUTH HENRY STREET (SCALE = 2M)..	49
<b>PLATE 30:</b> VIEW LOOKING SOUTH-WEST SHOWING THE CHANGE IN FLOOR LEVEL BETWEEN NO.1 SOUTH HENRY STREET AND NO. 149 BOTCHERGATE, FIRST FLOOR.....	49
<b>PLATE 31:</b> SURVEY BUILDINGS AS SEEN FROM THE WEST SIDE OF BOTCHERGATE .....	56
<b>PLATE 32:</b> NO. 149 BOTCHERGATE WITH SOUTH HENRY STREET LEADING OFF TO LEFT OF PHOTOGRAPH.....	56
<b>PLATE 33:</b> SOUTH-WEST ELEVATION OF 149-153 BOTCHERGATE SHOWING DIFFERING ROOF LINES .....	57
<b>PLATE 34:</b> SOUTH HENRY STREET SIDE OF NO. 149 BOTCHERGATE SHOWING EXPOSED BRICKWORK (SCALE = 2M) .....	57
<b>PLATE 35:</b> VERTICAL BREAK IN BRICKWORK, SOUTH HENRY STREET SIDE OF 149 BOTCHERGATE ...	58
<b>PLATE 36:</b> DETAIL OF INFILLED SHOP FRONT ON SOUTH HENRY STREET, PART OF NO. 149 BOTCHERGATE.....	58
<b>PLATE 37:</b> DETAIL OF TILING, SHOP FRONT ON SOUTH HENRY STREET, PART OF NO. 149 BOTCHERGATE.....	59
<b>PLATE 38:</b> DETAIL OF TILING ON THE CORNER OF SOUTH HENRY STREET AND BOTCHERGATE.....	59
<b>PLATE 39:</b> DETAIL OF RECESSED DOORWAY, NO. 149 BOTCHERGATE.....	60
<b>PLATE 40:</b> MODERN FLAT-ROOFED ADDITION TO THE REAR (NORTH-EAST SIDE) OF 149-151 BOTCHERGATE.....	60
<b>PLATE 41:</b> BLOCKED DOORWAY, SOUTH-EAST WALL OF NO. 151 BOTCHERGATE .....	61
<b>PLATE 42:</b> DETAIL OF SURVIVING SHOP WINDOW DECORATION, INTERIOR OF NO. 149 BOTCHERGATE.....	61
<b>PLATE 43:</b> DETAIL OF SHOP WINDOW DECORATION, 149 BOTCHERGATE .....	62
<b>PLATE 44:</b> VIEW LOOKING NORTH-EAST SHOWING THE GROUND FLOOR SPACE OF NO. 149 BOTCHERGATE.....	62

<b>PLATE 45:</b> DETAIL OF BLOCKED WINDOW, FIRST FLOOR LEVEL, NORTH-EAST WALL OF NO. 151.....	63
<b>PLATE 46:</b> DETAIL OF ROOF STRUCTURE, CURVED SECTION OF NO. 149 BOTCHERGATE, FIRST FLOOR .....	63
<b>PLATE 57:</b> NO'S 149 TO 153 BOTCHERGATE .....	64
<b>PLATE 58:</b> DETAIL OF FIRST FLOOR MODERN WINDOWS, NO. 153 BOTCHERGATE WITH A WINDOW VISIBLE IN THE GABLE OF NO. 155.....	64
<b>PLATE 59:</b> DETAIL OF FLAT-ROOFED EXTENSION TO THE REAR OF NO. 153 BOTCHERGATE (LEFT OF PHOTOGRAPH) AS SEEN FROM THE ROOF SPACE OF NO. 157 .....	65
<b>PLATE 60:</b> NO'S 155-159 BOTCHERGATE .....	65
<b>PLATE 61:</b> DETAIL OF DECORATIVE DOORWAY, NO. 155 BOTCHERGATE.....	66
<b>PLATE 62:</b> DETAIL OF ARCHED HEAD AND DECORATIVE FANLIGHT WINDOW, 155 BOTCHERGATE ..	66
<b>PLATE 63:</b> DETAIL OF FIRST FLOOR WINDOW, NO. 155 BOTCHERGATE.....	67
<b>PLATE 64:</b> STAIRCASE, INTERIOR OF NO. 155 BOTCHERGATE (SCALE = 2M) .....	67
<b>PLATE 65:</b> DETAIL OF ONE OF THE CHIMNEY BREASTS, FIRST FLOOR OF NO. 155 BOTCHERGATE .....	68
<b>PLATE 66:</b> DETAIL OF COVING, FIRST FLOOR OF NO. 155 BOTCHERGATE.....	68
<b>PLATE 67:</b> DETAIL OF LANDING BETWEEN FIRST AND SECOND FLOORS SET ACROSS A FIRST FLOOR WINDOW, NO. 155 BOTCHERGATE.....	69
<b>PLATE 68:</b> NO'S 157 AND 159 BOTCHERGATE AS SEEN FROM THE SOUTH.....	69
<b>PLATE 69:</b> NO.159 BOTCHERGATE ON THE CORNER OF RYDAL STREET (FORMERLY UNION STREET) .....	70
<b>PLATE 70:</b> NO.159 BOTCHERGATE AND NO. 1 RYDAL STREET AS SEEN FROM THE SOUTH SIDE OF RYDAL STREET.....	70
<b>PLATE 71:</b> DETAIL OF DOOR SURROUND, NO.1 RYDAL STREET .....	71
<b>PLATE 72:</b> WEST END OF RYDAL STREET (NORTH SIDE) SHOWING NO. 1 WITH NEW BUILD HOUSING TO RIGHT HAND SIDE.....	71
<b>PLATE 73:</b> BUILDING IN YARD TO REAR OF BOTCHERGATE FRONTAGE .....	72

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## SUMMARY

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Wardell Armstrong Archaeology were commissioned by Persimmon Homes to undertake an archaeological desk-based assessment and historic building survey of a range of redundant buildings on South Henry Street, Botchergate and No. 1 Rydal Street, prior to the proposed demolition of the properties and redevelopment for residential and retail use (Planning Application Ref: 10/0244).

Botchergate forms the principal route into the city of Carlisle from the south, and there is archaeological evidence that the line of the route was utilised during the Roman period, with evidence for burials and cremations having been revealed during groundworks and archaeological excavations.

The buildings which presently occupy the site have been identified as having some historical value, being located on this main route into the city. Previous archaeological work has indicated that the buildings appeared to be at least early 19<sup>th</sup> century in date, with some forming part of the planned construction of housing by the Carlisle Union Building Society.

Prior to the survey work on site, a desk-based assessment was undertaken in order to set this area of Botchergate, and the buildings which occupy the site, into their historical context. The study involved the consultation of historical mapping and documents housed in the local studies section at Carlisle Library and Carlisle Archive Centre.

The desk-based assessment has revealed that there is evidence that the line of Botchergate was utilised during the Roman period, with numerous cremations and burials revealed between Court Square at the north and London Road and Gallows Hill to the south. In close proximity to the proposed development area, recent archaeological work has revealed evidence of cremation burials to the south side of Tait Street, and historical mapping labels a 'Roman Cemetery' on the line of Botchergate, close to its junction with Rydal Street.

Botchergate appears to have continued as a major thoroughfare throughout the medieval and early post medieval periods, although the main settlement appears to have been confined to the land within the city walls. At present there is some evidence for activity in the area around the proposed development site in the form of pits containing 13<sup>th</sup>/14<sup>th</sup> century pottery, although as yet there has been no evidence for structures, which may have been located closer to the street frontages.

In the early 17<sup>th</sup> century, cartographic sources indicate that Botchergate was a major route leading into and out of the city of Carlisle, with representations of properties shown along its length as far as its junction with St Nicholas Street, and with enclosed plots to the rear. It is possible that buildings constructed of timber or clay may have existed in the area of the proposed development, a 'clay dabbin' is

mentioned in historical sources to have existed at the end of 'Bunyan's Lonning' (an earlier name for South Henry Street), but as yet there is no archaeological evidence for such structures within close proximity.

In 1824, the Carlisle Union Building Society purchased land on the east side of Botchergate and Union Street (the earlier name for Rydal Street) was laid out and dwellings constructed along its length. By the middle of the 19<sup>th</sup> century, the buildings which form the present study all appear to have been in existence.

During the early 20<sup>th</sup> century the form of the buildings which occupy the proposed development area appears to have remained the same apart from a stand-alone structure erected on the land to the rear of the Botchergate street frontage. In the second half of the 20<sup>th</sup> century, additions were made to the rear of some of the Botchergate properties to increase the floor space of these otherwise one-room deep buildings.

The building survey has revealed that there appears to have been several phases of construction undertaken within the proposed development area. There is a clear construction break between No's 2 and 3 South Henry Street and No. 1 with some evidence that No. 1 may have been in existence prior to the construction of No's 2 and 3. An additional vertical break in the brickwork is present between No.1 and the rear of No. 149 Botchergate, suggesting that these two properties were not constructed at the same time. The phasing of No's 149 to 159 Botchergate is slightly more problematic as there is no clear evidence for vertical construction breaks. It is possible that No's 149 to 153 were erected at a different point to No's 155-159 (and including No. 1 Rydal Street), as suggested by the lower roof lines. It would appear that No's 155-159, and No.1 Rydal Street are of the same build, and formed part of the construction of housing on Union Street in the 1820s. There is very little in the way of architectural detailing to provide an indication of dates of construction; however the two door surrounds with arched heads and keystone detail (No. 155 Botchergate and No. 1 Rydal Street) are typical of the Georgian period which would fit with a date of the 1820s for the construction of Union Street.

The proposed development site is clearly located in an area of high archaeological potential due to the evidence for Roman burials and cremations already revealed along its length. At present there is no clear evidence for occupation of the site up until the post medieval period, although it needs to be considered that structures may have occupied the street frontage. During the historic building survey, no evidence for basements below the standing buildings were noted, although their former presence needs to be considered. Clearly if basements had existed in the properties, these would have had a detrimental effect on any sub surface archaeological remains. The land which comprises the yard to the rear of the Botchergate frontage may have had less disturbance in the form of services and foundations, although historic maps appear to show possible WC's within the space.



The buildings which make up the proposed development area appear to be of early-mid 19<sup>th</sup> century date, and constructed as dwellings with little in the way of architectural detail. Throughout the 20<sup>th</sup> century, contemporary buildings, such as the terraced housing on Rydal Street and King Street (see Plates 1 and 3), have been demolished and the landscape in which the proposed development area was originally associated has been lost through removal and reconstruction. The majority of the buildings have been vacant for over 10 years, and as a consequence have suffered through water ingress and general degradation. The site is located within Botchergate Conservation Area, and as they presently stand, the buildings have a somewhat negative effect on this designation. The proposed redevelopment of the site has the potential to have a positive impact on this Conservation Area.

## ACKNOWLEDGEMENTS

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Wardell Armstrong Archaeology would like to offer thanks to Elinor George of Persimmon Homes for commissioning the project, and staff of Persimmon Homes for providing access into the buildings.

Wardell Armstrong Archaeology would also like to extend their thanks to Jo Mackintosh, Cumbria County Council Historic Environment Service; staff at Carlisle Archive Centre and Stephen White, Carlisle Library Local Studies.

The desk-based assessment was undertaken by Fiona Wooler, and the historic building survey was undertaken by Fiona Wooler and David Jackson. The report was written by Fiona Wooler, and the illustrations completed by Adrian Bailey. The project was managed by Frank Giocco, Technical Director for Wardell Armstrong Archaeology, who also edited the report.

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## 1 INTRODUCTION

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- 1.1 Wardell Armstrong Archaeology were commissioned by Persimmon Homes to undertake an archaeological desk-based assessment and historic building survey of a range of redundant buildings at the west end of South Henry Street (No's 1-2), 149-159 Botchergate, and No. 1 Rydal Street, prior to the resubmission of a planning application for demolition of the site and redevelopment for retail and residential units (previous Planning Application No. 10/0244).
- 1.2 The principle of redevelopment of this site has already been established through planning consent granted under Application Reference 03/0004 and 05/0185. The most recent Planning Application (10/0244) provided permission for the demolition of existing buildings and erection of three retail units and 23 apartments. A condition (No. 4) was placed on this permission which stipulated that no development should take place unless a programme of archaeological work was undertaken in the form of a desk-based assessment, archaeological evaluation, and archaeological recording, in order to: *'afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the preservation, examination and recording of such remains and in accordance with the objectives of Policy LE8 of the Carlisle District Local Plan 2001-2016'*.
- 1.3 As part of the earlier planning application (No. 03/0004), a desk-based assessment and historic building survey was undertaken by North Pennines Archaeology Ltd. The work concluded that the buildings which occupied the site appeared to all be of 19<sup>th</sup> century date (NPA 2004).
- 1.4 The proposed development area is located in Botchergate Conservation Area, which was designated in January 1994. This Conservation Area is focused on the linear strip of Botchergate but expands to encompass the triangular Woodruffe Terrace and also includes St Nicholas Street as it ascends towards Currock. It is bounded by Collier Lane to the north-west, and encompasses Tait Street and South View Terrace, but more generally it follows the line of the backs of plots of development fronting Botchergate. The special interest of the conservation area arises from its historic role as a key approach to the city centre. This is seen physically in its linearity, and also in the intensity of uses, which increases to its northern end. Its historic role was as a linear route between the gates of the walled city and the south; the most intensive development was closest to the city gates (The Citadel), with a further historic nucleus at

the medieval St Nicholas hospital site to the south of the current designation (Carlisle City Council 2012).

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## 2 METHODOLOGY

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### 2.1 INTRODUCTION

- 2.1.1 The present scheme of archaeological works consisted of two separate phases; an archaeological desk-based assessment in order to provide information on the historical development of this area of Botchergate, and to assess the potential for archaeological remains to survive sub-surface, and an historic building survey in order to record the structures which presently occupy the proposed development area prior to any demolition taking place.
- 2.1.2 The archaeological evaluation referred to in Condition 4 of Planning Application No. 10/0244, would be undertaken following demolition of the standing buildings, and would be the subject of a separate report.

### 2.2 DESK-BASED ASSESSMENT

- 2.2.1 A desk-based assessment was undertaken in order to establish the historical context of the site and the buildings which occupy it, and to provide details, where known, on the buildings' architects, builders, patrons and owners.
- 2.2.2 The desk-based assessment involved the consultation of historical maps, unpublished material and published sources housed within the local studies section of Carlisle Library and Carlisle Archive Centre.
- 2.2.3 The desk-based assessment was undertaken in accordance with the Institute for Archaeologists *Standard and Guidance for Historic Environment Desk-Based Assessment* (IfA 2012).

### 2.3 HISTORIC BUILDING SURVEY

- 2.3.1 A Level 3 building survey of the properties was undertaken according to the standard and guidance set out by the Institute for Archaeologists (IfA 2008) and English Heritage. A Level 3 survey (as described by English Heritage) is an analytical record which includes a systematic account of the origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing for the validity of the record to be re-examined in detail (English Heritage 2006, 14).
- 2.3.2 The survey includes:

- a written description of the buildings, including their plan, form, function, age, development sequence and construction materials. The landscape and historical context of the buildings will also be considered.
  - a digital photographic record of the buildings and their relationship with other structures in the immediate area. A selection of the digital photographs are included within this report for illustrative purposes.
- 2.3.3 The results of the building survey have been combined with the findings of the desk-based assessment in this report, in order to provide a narrative on the origin, form, use and development of 149-157 Botchergate, where known.

## 2.4 THE ARCHIVE

- 2.4.1 An archive will be prepared in accordance with the recommendations in *'Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation'* (Brown 2011). The archive will be deposited with Carlisle Archives Centre.
- 2.4.2 A final bound copy of the report will be deposited with the Cumbria County Council Historic Environment Record (HER) at Kendal, where viewing will be made available on request.
- 2.4.3 Wardell Armstrong Archaeology and Cumbria County Council Historic Environment Service support the Online Access to Index of Archaeological Investigations (OASIS) project (<http://www.oasis.ac.uk/>). The overall aim of the OASIS project is to provide an online index to archaeological grey literature that has been produced as a result of developer funded fieldwork. Details of this project have been included on the OASIS database under the identifier **wardella2-144677**.

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### 3 SITE LOCATION AND GEOLOGY

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- 3.1 Botchergate is located to the south side of the centre of the city of Carlisle (Figure 1). Historically, it was a suburb outside the gates of Carlisle, but it has gradually been swallowed up by the southerly expansion of the city. Until the opening of the M6 motorway in 1970, it formed the main route between Glasgow and London and it maintains its historic function as the primary route into the city from the south (Carlisle City Council 2012, 4).
- 3.2 Originally a linear development on the approach to the walled city, Botchergate became increasingly urban and commercial in character during the 19<sup>th</sup> century. Firstly narrow lanes, and later, spur roads were developed along its length serving new development until it became fully enmeshed as the heart of the web of streets that survive today (*ibid*, 4).
- 3.3 No's 149 to 159 Botchergate are located at the south end of the thoroughfare, on its eastern side, situated between the junctions of Rydal Street and South Henry Street. No's 1 to 3 South Henry Street, which also form part of the present survey, extend eastwards from Botchergate (Figure 2).
- 3.4 The city of Carlisle is located in a character area defined by the Countryside Commission as the 'Solway Basin' This character areas if a broad, lowland plain landscape fringed by the low, rugged, relatively remote coastline of the Solway Firth and the Irish Sea. The soft horizontal form of this intensively managed, predominantly pastoral landscape contrasts markedly with the Cumbria High Fells to the south (Countryside Commission 1998, 19).
- 3.5 The Solway Basin is underlain mainly by mudstones and sandstones of Permo-Triassic age ('New Red Sandstone'). The most important sandstone formation, the St Bees Sandstone, has been much quarried for use as buildings stone especially south of Carlisle. Erosion of the comparatively weak Permo-Triassic and Jurassic rocks reduced much of the Solway Basin to an area of low relief prior to the onset of the last glaciation. During this period thick ice-sheets crossed the area from Scotland and the Lake District. These carried with them vast quantities of rock debris which was deposited as boulder clay (till), both beneath the ice and from within it as it melted (*ibid*, 21).

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## 4 DESK-BASED ASSESSMENT

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### 4.1 INTRODUCTION

4.1.1 The desk-based assessment was undertaken in order to place the site of 149-159 Botchergate into its historical context. This assessment involved the consultation of historical mapping, and published and unpublished material housed in the local studies section of Carlisle Library and Carlisle Archive Centre, and the information derived from the Historic Environment Record (HER) database maintained by Cumbria County Council at Kendal.

### 4.2 HISTORICAL BACKGROUND

4.2.1 *Prehistoric (up to c.43AD):* there is evidence for prehistoric activity within and around Carlisle in the form of ardmarks, resulting from prehistoric ploughing, at Blackfriars Street and Lowther Street; Neolithic and Bronze Age pottery found at Scotby Road to the south of the city (Hirst 1998 and Jackson 2012); and Bronze Age axes found at Kings Meadow, Stanwix (HER No. 525).

4.2.2 At present there are no sites of prehistoric date included within the HER entries within or in close proximity to the proposed development area on Botchergate. Recent archaeological work in close proximity to the site, for example at King Street immediately opposite (Giecco 2006), and 40-78 Botchergate to the north, has not revealed any direct evidence for pre-Roman occupation or land use, however possible ard marks, flint flakes and a stone blade found in residual Roman contexts at 40-78 Botchergate may indicate that some prehistoric activity may have occurred in the vicinity (Jackson and Strickland 2009, 7).

4.2.3 *Romano-British (c.43-410AD):* little is known about settlement in Carlisle prior to the arrival of the Romans in 72-73AD, when a fort was established at the northern end of the present city centre, on the site of the medieval castle. A civil settlement was soon established outside the fort, and quickly expanded to become a substantial civilian town of over 80 acres (Giecco *et al* 2001, 1).

4.2.4 Roman Carlisle strictly enforced regulations against burials within the area of the town. The road that approaches the town from the south passes beside 'the long line of tombs' from the Roman cemetery. In the late 19<sup>th</sup> century, numerous Roman burials were uncovered on either side of Botchergate in the area that extended from Court Sqaure to



- London Road and Gallows Hill. Over 40 burials were discovered including cremations and inhumations as well as quantities of Roman pottery (Jackson and Strickland 2009, 7).
- 4.2.5 Recent archaeological work has also revealed evidence for Roman cremation burials. In 1994, Carlisle Archaeological Unit undertook an evaluation in the Cecil Street car park, to the south side of Tait Street. At this site, the remains of cremation burials were identified along with boundary ditches defining fields of probable Roman date. The depths of archaeological deposits varied at this site between approximately 0.6m and 1.45m below the modern ground surface (Giecco *et al* 2001, 4).
- 4.2.6 The earliest use of the main road into Carlisle from the south (i.e. Botchergate) was apparently, therefore, as a cemetery area, which in the early 2<sup>nd</sup> century AD was replaced by 'strip houses' aligned at 90 degrees to the road. Some of these have provided evidence for industrial use, including one which was evidently involved in lead-smelting. The use of lead for such items as water pipes and for clamping the building-blocks of large-scale stone structure has prompted the suggestion that these developments on Botchergate were connected with major building developments elsewhere in Carlisle, such as might have been expected in connection with the town's elevation in status. During the second half of the 3<sup>rd</sup> century AD, however, the Botchergate area may have reverted back to use as a cemetery (Shotter 2011, 64).
- 4.2.7 Archaeological excavations on the west side of Botchergate, immediately opposite the site of No's 149-159, has recorded an earliest phase of activity dating to between the early 2<sup>nd</sup> century and into the late 3<sup>rd</sup> century (suggesting this area may have been outside the limits of the late 1<sup>st</sup> century town), in the form of ephemeral timber buildings, trackways and boundary ditches. This occupation evidence was universally on a low level of intensity and of low social status. It was suggested that the main focus of activity may have been close to the present line of the Botchergate street frontage. The excavations revealed that the natural subsoil consisted of an orange brown, sandy silt gravel (Giecco 2006).
- 4.2.8 Evidence for Roman activity has also been observed during archaeological work to the south-east of the proposed development area, at the site of St Nicholas Yard. At this site, evidence for activity during the Romano-British period was dominated by two 4m wide, but shallow ditches, orientated roughly north to south (Howard-Davis and Leah 1999). The presence of archaeological evidence for Romano-British activity away from the main line of Botchergate, may indicate the utilisation of land either side of this route beyond the cemetery.

- 4.2.9 The Second Edition Ordnance Survey map of 1901 clearly marks a Roman Cemetery (site of) along the line of Botchergate, just to the south-east of the proposed development area (see Figure 9).
- 4.2.10 **Early Medieval (c.410-1066AD):** the nature of settlement at Carlisle in the earlier post-Roman period is difficult to determine. In view of its long history as a Roman administrative centre and its position at the hub of a system of roads, the town is unlikely to have been completely abandoned, although archaeological evidence suggests that the settlement contracted considerably at the end of the Roman period. Later pre-Norman activity has been recorded on a number of sites, suggesting that occupation may have been dispersed across the area of the former Roman town at this period. A focus for the settlement may, however, have been provided by a church beneath the present cathedral, the existence of which is indicated by a cemetery discovered in 1988 (Newman 2011, 101).
- 4.2.11 No archaeological evidence for activity during this period was revealed during excavations on land to the north side of King Street, Botchergate (Giecco 2006), or on the site of 53-55 Botchergate to the north-west of the proposed development area (Newman 2011, 83).
- 4.2.12 **Medieval (c.1066-1540AD):** although Carlisle was an important settlement in the Roman and possibly the early medieval periods, the year 1092AD marked the beginning of the story of the modern town. The Normans made a new start by planting a new town on the old site; they created a frontier, constructed a castle and colonised the district to sustain and defend it. Symeon of Durham provided information derived partly from the chronicle of Florence of Worcester written around 1118AD, that '*Carleil*' or '*Lugubalia*' was the same city '*which like others in those parts was destroyed by the pagan Danes 200 years before and remained deserted until that time*' (Jones 1976, 80).
- 4.2.13 As a place name, Botchergate is referred to in medieval documents as, for example, *Vico Bocharidi* c.1245, *Bochardgate* 1292, *Bocchardgate* 1292 and *Botchergate* in 1362. The name was originally given to one of the gates of the city, *porta Bocharidi* c.1180, but was later transferred to the street leading through that gate, and then assumed the meaning of *gate*, 'road' (Armstrong *et al* 1950, 47).
- 4.2.14 Throughout the medieval period, up until the 18<sup>th</sup> century, the town of Carlisle was more or less confined to the land within the city walls, apart from three ribbon-like suburbs outside the three city gates: Botchergate, Rickerate and Caldewgate (Giecco 2011, 122).

- 4.2.15 There was some archaeological evidence for medieval activity on the land between Mary Street and Tait Street, at the north-western end of Botchergate, during excavations undertaken on the site in 1998 and 1999. Whilst all evidence for any potential structures had been removed by later truncation, a series of medieval pits were uncovered which were dated on ceramic evidence from the 12<sup>th</sup> to the 15<sup>th</sup> centuries (Giecco *et al* 2001, 11).
- 4.2.16 The excavations on the land to the north side of King Street, located on the west side of Botchergate opposite the proposed development area, revealed some evidence for medieval activity in the form of a pit which contained pottery of 13<sup>th</sup>/14<sup>th</sup> century date. It was suggested that this pit may have been located on land to the rear of a property which fronted onto Botchergate (outside the excavation area), although no evidence for a structure was revealed (Giecco 2006, 37).
- 4.2.17 Whilst there is archaeological evidence for medieval activity close to the alignment of Botchergate, recent work further back from the frontage has suggested a lack of utilisation of land. An archaeological evaluation undertaken on land to the north-east end of South Henry Street in 2004 provided no significant archaeological features apart from two post holes and putative line of stake holes, with no artefactual evidence earlier than the post medieval period. It was suggested that this area lay outside the principal Roman and medieval settlements, in an area known later as '*Broad Meadows*' (Jones 2004, 15).
- 4.2.18 Botchergate appears on maps of Carlisle from the early 17<sup>th</sup> century where it is seemingly shown as a ribbon development with open land behind the main street frontage. A map of the Socage lands of Carlisle dated 1610 clearly shows Botchergate as a major thoroughfare with building lining either side, and rear plots. The annotated version of this map, which is reproduced as Figure 3, labels the area of the proposed development site as '*Botchergate Closes*', although the accuracy of this map with regards to the locations of properties needs to be considered; they may be representative. Therefore it is unclear from this map if buildings or features were in existence in the early 17<sup>th</sup> century on the location of the present study.
- 4.2.19 In the middle of the 18<sup>th</sup> century, as a settlement Carlisle was still largely confined to within its city walls. It is clear, however, that there was ribbon development outside the three main gates, Rickergate, Caldewgate and Botchergate. A '*Map of the Countries adjacent to Carlisle*' dating to 1745, and referring to the '*route of the rebels with their principal fords over the river Eden*' by G Smith, suggests that Botchergate existed as a main route with properties lining each side, although the scale of this

map does not allow for an accurate assessment of what may have stood on the site of the proposed development area in the mid 18<sup>th</sup> century (Figure 4).

- 4.2.20 Jollie's Cumberland Guide and Directory of 1811 does not provide much information regarding Botchergate. It does refer to a *'very elegant toll-gate and porter's lodge, lately put up'* [in Botchergate]. The only site of interest referred to was an iron foundry of 'Messrs Nicholson and Co.' John Wood's Plan of Carlisle 1821 labels 'Botchergate Toll Gate' at the junctions of modern Botchergate, London Road and St Nicholas Street (see Figure 5). Advertisements appeared in the newspaper, the Carlisle Journal, in 1809 for *'the new toll gate, Botchergate Foot, to be let for three years'*, suggesting that it was newly constructed at that time. According to Denis Perriam, the Botchergate Toll Gate was short lived, as a later Act of Parliament deemed that all tolls should be collected two miles from the city, and as a result a new toll cottage was constructed on London Road at Harraby (Perriam 2008). The foundry referred to in Jollies' directory may have been located to the north-western end of Botchergate, as John Wood's plan labels a foundry between Collier Lane and Botchergate.
- 4.2.21 John Wood's plan of the city dating to 1821 was the earliest map consulted as part of this desk-based assessment that shows the locations of buildings on Botchergate in any detail, along with annotations referring to either the owner or occupier. For the area around the proposed development site, there are apparent properties occupying part of the Botchergate frontage, and possibly part of the south side of South Henry Street (see Figure 5). At this date, South Henry Street was apparently known as Bunyan's Lonning, and it may have been this route which is labelled on this map as heading towards Broad Meadows. Bunyan's Lonning seemingly marked what was in 1820 the end of the city in the Botchergate district, *'and was much used by poor working men as a road to Botcherby Mill to get their peck of wheat ground for their families'* (Topping 1922, 132).
- 4.2.22 Bunyan's Lonning appears to have been named after a builder, Robert Bunyan (or a member of his family), who was noted in 1820 to have had a house on the east side of Botchergate. A description of this area noted: *'Not far away from Wilfred Gate, the builder's house, was the end of the lonning leading to the Broad Meadows, a name retained in the present Broad Street'*. Further reference was made to a *'clay daubing'* [a building constructed of clay] on one side of Bunyan's Lonning, *'with a thatched roof and its gable end fronting the street'* (*ibid*, 133). This description of this area of Botchergate would appear to suggest that in 1820 Bunyan's

Lonning, apparently the older name for South Henry Street, was an established route providing access to Broad Meadows to the east. The reference to a clay daubing or 'dabbin' with thatched roof may provide some indication of the construction material of some of the earlier properties in this area of Carlisle, although Topping also refers to a brick house on Botchergate with a date stone of 1733 (*ibid*, 133).

- 4.2.23 In 1829, Botchergate was described as a *'township forming a populous suburb to the city of Carlisle, extending southward from the County Court Houses to the Toll bar below Harraby Hill, and containing the gas works, the House of Recovery, several mills and manufactories and a new Chapel of Ease now building near the curate's house'* (Parson and White 1829, 169). The Chapel of Ease may have referred to Christ Church which was constructed on the west side of Botchergate in 1828 (Egerton Lea 2005; HER No. 41036), and was located in close proximity to the proposed development area (the church has been demolished, and the site is now an open area of lawn and gardens). The presence of a church suggests that there was a relatively substantial population in the area who would wish to attend. Parson and White's directory provides some information on the small trades which were operating in Botchergate in 1829, although no property numbers are given. These trades included bakers and flour dealers, blacksmiths, boot and shoemakers, butchers, cartwrights, hairdressers and nail makers, to name just a few (Parson and White 1829). There appears to be no entries for 'Rydal Street' or its earlier name 'Union Street', South Henry Street or Bunyan's Lonning, which suggests that there may have been no trades operating on these streets, however there may have been purely residential properties.
- 4.2.24 In the first half of the 19<sup>th</sup> century, a number of 'building societies' were launched in Carlisle, the first of which began in 1823 as the 'Carlisle Amicable Society for Building Houses'. It was in the Botchergate area that the earliest building society houses were constructed. When the Carlisle Union Building Society was instituted on April 17<sup>th</sup> 1824, the committee bought land on the east side of the road and work commenced on laying out Union Street (taking the name of the society, but now renamed Rydal Street) that year. On the opposite side of Botchergate, King Street was developed in the same way. These were back-to-back houses with courts behind for access. In the courts were drying grounds for washing, a communal pump, dry closets and, if luck, a small garden (Perriam 1997).
- 4.2.25 These properties that were constructed by the Carlisle Union Building Society are clearly visible on Studholme's Map of Carlisle 1842. This source clearly shows Botchergate as a major route into and out of the

city, with Union Street, King Street and Princess Street laid out and with generally regularly-spaced properties to the south-east side of Christ Church and the Parsonage House. The line of South Henry Street is shown, although not labelled, and properties are shown present along the frontage between 'Union Street' and South Henry Street, including some along the south side of the latter (Figure 6). This map shows that the proposed development area was occupied by buildings along the street frontages by the middle of the 19<sup>th</sup> century, with yards or small gardens to the rear.

- 4.2.26 The Tithe Map for Botchergate township, dated 1848, shows an L-shaped range of buildings at the junction of South Henry Street and Botchergate, within the proposed development area, separated from the linear range of properties along the north side of Union Street by a gap, although it is unclear how accurate this map is with regards to extant properties. Plot 81 shown to the north-west of Union Street, was owned at this date by Matthew Wasdale, and was occupied by Thomas Irving as described as '*field behind Union Street*' (Figure 7).
- 4.2.27 The Board of Health maps produced by Asquith in 1853 clearly show the divisions between the properties of the proposed development area as they were in the middle of the 19<sup>th</sup> century, along with apparent outside WC's in the yards. Alley ways between the properties are shown by the elongated 'X'. The whole of the proposed development area is shown as being occupied by buildings along the west end of South Henry Street, on the Botchergate frontage, and on the extreme west end of Union Street (now Rydal Street), with an open area behind (Figure 8).
- 4.2.28 In 1860, the township of Botchergate was described as being located in the Parish of Christ Church. Whellan described it as: '*For the most part peopled by the labouring classes, there are, however a few respectable houses and shops. It contains three cotton mills, one woollen factory and three foundries, which afford employment to a large portion of the population, many of whom are engaged in the railways. Like the other parts of Carlisle, this parish has been improved by sewerage, a good supply of water and the erection of a better class of dwellings for the poor*' (Whellan 1860, 143).
- 4.2.29 Major changes had occurred in the area around the proposed development site between the 1860s and 1901. A comparison between the First and Second Edition Ordnance Survey maps of 1865 and 1901 clearly shows that South Henry Street had been extended by 1901 as far as the junction between the newly created Fusehill and Myddleton Streets to the east of Botchergate. Despite the north side of Union Street

being laid out and occupied by dwellings, the properties on the south side of South Henry Street appear to have been more piecemeal in construction, with gaps between. The Second Edition Ordnance Survey map labels a 'smithy' on South Henry Street, and to the north was a large Auction Mart. The proposed development area was shown to be occupied by buildings along the street frontages, with an open space to the rear. A Post Office (PO) is annotated on the Botchergate frontage, and the site of a Roman Cemetery is labelled along the road to the south-east of the junction with Union Street and South Street (Figure 9).

- 4.2.30 Between 1901 and 1926, cartographic evidence indicate that very little had changed in the form of the properties within the proposed development area apart from the construction of a stand-alone building in the yard to the rear. On the opposite side of the road to the site, the 'Palace Theatre' and associated buildings along the frontage had been constructed on the site of the earlier Parsonage (Figures 9 and 10).
- 4.2.31 By 1938, a 'Hall' has been erected immediately to the north-east side of the properties on South Henry Street which form part of the present survey (Figure 11). This was presumably the 'Mart Billiard Hall' which is referred to in a 1929 trade directory (see table below).
- 4.2.32 Several trade directories dating to the late 19<sup>th</sup> and early 20<sup>th</sup> century were consulted in order to provide some information on who was occupying, or operating trades out of, the buildings which are the subject of the present study. Although earlier trade directories exist, they do not contain property numbers and therefore it is difficult to attribute a particular person or trade to a particular property without further information. The table below lists the directories sampled and the resulting entries:

Source	Relevant Entries
Post Office Directory of Carlisle 1884 A B Moss	'Bunyan's Lonning – now known as South Henry Street'  Trades listed on South Henry Street:  Botchergate here –  John Gill, grocer  Owen Williams, lorryman  Joseph Jamieson, tailor's workshop  Thomas Hind, shoemaker

	<p>John Bigger, labourer  John Gill, warehouse  Robert Armstrong, shoemaker  John Barton, labourer  William Hewitson, carter  Gilbert Hill, builder and brick maker  Benjamin Young  LNWR Stables  Mrs Bowe, slaughter house  Joseph Mark, butcher  A H Doeg &amp; Co, timber merchants</p>
<p>History, Topography and Directory of Cumberland, T Bulmer &amp; Co. 1901</p>	<p>Botchergate (prior to changes in numbering):</p> <p>133a – John Gill, grocer  133 &amp; 135 Nelson &amp; Son, painter, decorator and paper hanger  135a – J H Watson, tobacconist  137 &amp; 139 – A Brown, newsagent and stationer  143 – J H Wood, corn and flour merchant  145 – Robert Nichol, ironmonger  147 – Mrs Mary Firth, confectioner and baker  Union Street here –  South Henry Street (no numbers given)  William Irving, blacksmith and wheelwright  Wm Leighton, builder  J H Hewson, veterinary surgeon  William Johnson, carting contractor and furniture remover  William Martin, carting contractor  E Thompson, carting contractor</p>



Carlisle Directory 1905-6	<p>South Henry Street here –</p> <p>149 Botchergate, John Gill, grocer</p> <p>151 Botchergate, Watson &amp; Co., tobacconist</p> <p>153 Botchergate, E A Brown, newsagent, sub-PO</p> <p>155 Botchergate, J H Wood, grocer</p> <p>157 Botchergate, R Matthews, butcher</p>
Carlisle Directory 1913-14	<p>South Henry Street here –</p> <p>149 Botchergate, D Horton, grocer</p> <p>151 Botchergate, Em Grice, greengrocer</p> <p>153 Botchergate, E A Brown, newsagent and stationer, sub-PO</p> <p>155 Botchergate, J H Wood, grocer</p> <p>157 Botchergate, J H Maguire, butcher</p>
Carlisle Directory 1920	<p>South Henry Street here –</p> <p>149 Botchergate, D Horton, grocer</p> <p>151 Botchergate, Wm Grice, greengrocer</p> <p>153 Botchergate, newsagent and stationer, sub-PO</p> <p>155 Botchergate, J H Wood, grocer</p> <p>157 Botchergate, J H Maguire, butcher</p>
Kelly's Directory of Cumberland 1929	<p>South Henry Street (starting from Botchergate end):</p> <p>1 Wm McMillan, hairdresser</p> <p>3 Little Brothers, bakers</p> <p>Mart Billard Hall (Wm Wilson, prop)</p> <p>Edward Irving, wheelwright</p> <p>William Ferguson, joiner</p> <p>The Mart Garage (C Jones)</p> <p>Farrer and Faulder, motor engineers</p> <p>William Irving, printer</p>

	<p>Morris and Scott, decorators</p> <p>Botchergate:</p> <p>149 James Dias, pawnbroker</p> <p>151 Jas Grice, fruiter</p> <p>153 Edwin Thompson, ironmonger</p> <p>155 John Wood, grocer</p> <p>157 John Maguire, butcher</p> <p>159 Misses Harper, confectioner</p>
Carlisle Directory 1952	<p>149 Botchergate, James P Dias, tailor and school outfitter</p> <p>159 Botchergate, M Bell, high-class baker and confectioner</p>
Cumberland Directory 1954	<p>South Henry Street:</p> <p>3 W McMillan, hairdresser</p> <p>5 J Little, commission agent</p> <p>S Wilson, watchmaker</p> <p>Botchergate:</p> <p>149 James P Dias, gentleman's outfitter and music dealer</p> <p>151 Lawsons, fried fish merchants</p> <p>153 Robert Gibbons, butcher</p> <p>155 Regency House, glass, china and fancy goods dealer</p> <p>157 Ben Middleham, butcher</p>
Carlisle Directory 1961-62	<p>South Henry Street:</p> <p>3 W McMillan, hairdresser</p> <p>S Wilson, watchmaker</p> <p>Millican, Reed and Co Ltd, glass merchants</p> <p>H K Longcake, motor engineer</p> <p>J A Buckle &amp; Son, locksmith</p> <p>Thompson &amp; Brown Ltd, motor accessories</p> <p>Morris &amp; Scott, painters</p> <p>Botchergate:</p> <p>149-151 J P Dias, outfitter and</p>

	music dealer
	153 Robert Gibbons, butcher
	155 O'Neill, glassware
	157 Ben Middleham, butcher

- 4.2.33 The Ordnance Survey map of 1973 clearly labels the buildings within the proposed development area with their numbers apart from those on South Henry Street. It is clear from this map that the houses constructed by the Building Societies in the early 19<sup>th</sup> century on King Street and Princess Street have been demolished and replaced by industrial concerns such as warehouses, 'Electrical Works', 'Ice Cream Factory' and a 'Paint Works'. The proposed development area is shown to seemingly show the same form of buildings visible on earlier mapping, with yards or gardens to the rear (Figure 12).
- 4.2.34 Carlisle Library have several historical photographs in their collection which provide some information on the form the buildings took when they were in use. Plates 1 to 3 show Rydal Street (formerly Union Street) as it appeared in the first half of the 20<sup>th</sup> century, with Plate 2 showing the small spaces to the rear of some of the houses. Plate 3 shows part of the properties on King Street, and is interesting as the houses do not appear to have the same form of doorways and windows as those on Rydal Street, suggesting they may have been constructed by a different builder, or were not constructed at the same time. Plate 4 shows No. 157 Botchergate when it was occupied by a butcher, J H Macguire. Trade directories indicate that he was on that site between at least 1913 and 1929 (see table above). Plate 5 shows a collection of material gathered by local historian, Denis Perriam, which relates to the present study buildings. Of interest is the reference in 1994 to the proposed demolition of part of the buildings in order to create a new road between Cecil Street and South Henry Street; this scheme clearly never came to fruition. Plates
- 4.2.35 The majority of the buildings which make up the present historic building survey have been redundant for at least 10 years, with the ground floor of No's 1-3 South Henry Street being more recently used for retail purposes (as a Private Shop), No's 149-151 Botchergate has more latterly been used as a gym with dance studio, changing rooms, sunbed room and saunas at first floor level; No 153 has been used as a retail unit (music shop); No. 155 as a retail unit at ground floor level and residential at first and second floor level, and No's 157 and 159

Botchergate (including No. 1 Rydal Street) is still in use as a charity shop.



*Plate 1: View looking east from the Botchergate end, showing Rydal Street in the first half of the 20<sup>th</sup> century (Courtesy of Carlisle Library)*



*Plate 2: Rear of houses on Rydal Street in the first half of the 20<sup>th</sup> century (Courtesy of Carlisle Library)*



*Plate 3: King Street in the first half of the 20<sup>th</sup> century (Courtesy of Carlisle Library)*



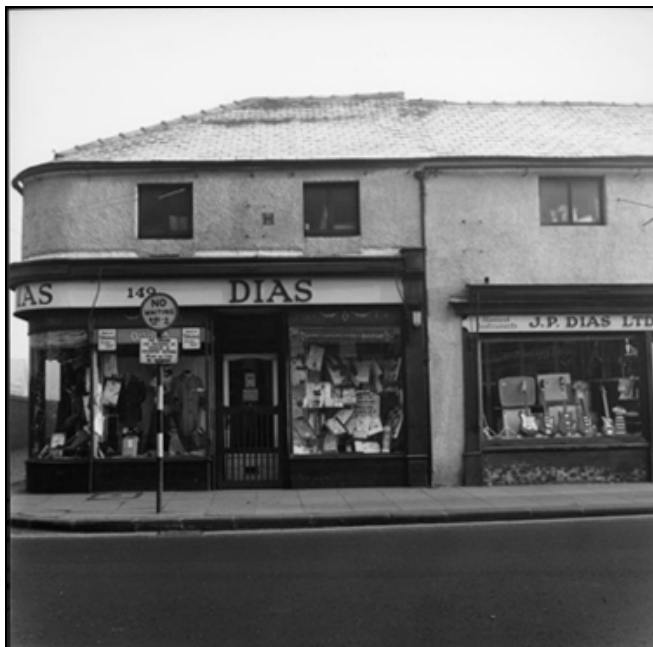
*Plate 4: No. 157 Botchergate in the first half of the 20<sup>th</sup> century (Source: Perriam undated)*



Plate 5: Extract from Denis Perriam's collection relating to Botchergate



*Plate 6: West end of South Henry Street 1961 (Courtesy of Carlisle Library)*



*Plate 7: 149 and 151 Botchergate 1961 (Courtesy of Carlisle Library)*





*Plate 8: No's 151 and 153 Botchergate c.1961 with a now missing door between them (Courtesy of Carlisle Library)*



*Plate 9: 155 Botchergate 1961 (Courtesy of Carlisle Library)*



*Plate 10: 157-159 Botchergate 1961 (Courtesy of Carlisle Library)*



*Plate 11: View looking south-east showing No. 149 Botchergate (painted white in background with canopy), 1974 (Courtesy of Carlisle Library)*

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## 5 HISTORIC BUILDING SURVEY

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### 5.1 INTRODUCTION

- 5.1.1 The survey was concerned with a range of buildings located along the west end of South Henry Street (No's 1-3), and along the frontage of Botchergate (No's 149-159) to its junction with Rydal Street (historically known as Union Street), and including No. 1 Rydal Street.
- 5.1.2 Part of the range of buildings that are proposed for demolition were the subject of a historic building survey in 2003 (NPA 2004), although at that time access was not possible to all of the properties or to the open space to the rear.
- 5.1.3 The historic recording survey was undertaken on the 25<sup>th</sup> February 2013. At the time of survey all of the properties could be accessed for assessment apart from No's 157-159 and No.1 Rydal Street, which are still in use as a charity shop, although they have been photographed externally.

### 5.2 SOUTH HENRY STREET

- 5.2.1 The range of buildings on South Henry Street comprises three former shop units each with its own entrance from the street (numbered 1 to 3 on Figure 14 for ease of reference). South Henry Street still retains some of its stone setts, and it is defined along part of its northern side by a brick wall. The building adjoining No. 3 is presently a retail unit, McHardy's, which sells fishing tackle; the building that this occupies was the former Mart Billiard Hall which is shown on historic maps from to have been constructed at some point between 1926 and 1938 (when it is marked as 'Hall' (compare Figures 10 and 11) (Plates 12 to 14).
- 5.2.2 No's 2 and 3 South Henry Street, although more latterly having had two separate shop fronts and entrances, appear to be contemporary as they are of single phase construction in hand made brick laid in English Garden Wall bond, i.e. five courses of stretchers (long edge of the brick) to one course of headers (end of brick). The original building is of two storeys in height with its gabled roof laid in tiles (Plates 15 to 17). There are the remains of a chimney stack at the western end of this building; when the building was photographed in 2003 this chimney was still present, and was noted to have been constructed against the chimney of the property next door (No. 1) (Plate 18). A doorway is located between the two shop fronts which make up this building (Plate 19); this would

seemingly have provided access to an alley way which separated the two units, although no access was possible to this alley at the time of survey. It is possible that this alley way may not be original, as it is not represented on the Board of Health Map of 1853 (see Figure 8). It may have been inserted when this building was possibly converted from two dwellings into two shops; the Board of Health Map of 1853 shows No's 2 and 3 as one property, whilst the Second Edition Ordnance Survey Map of 1901 shows it divided into two (see Figures 8 and 9). It is also possible that the alley doorway may have been the original entrance into a symmetrical dwelling, which may have had a window to each side at ground level, with the present first floor windows directly above. If such an original arrangement existed, then archaeological evidence for this has been removed by later modifications.

- 5.2.3 At first floor level in the north-west elevation of No's 2 and 3, there are windows with square heads constructed of vertically-placed bricks, and sandstone sills (Plates 17 and 20).
- 5.2.4 The shop fronts for No's 2 and 3 South Henry Street are relatively modern and their presence has obliterated any evidence for the original openings on the ground floor of the north-west elevation. Modifications to the rear (south-east side) of this building have also made it difficult to note any original or subsequent openings or features. Although it was possible to access the rear of No's 2 and 3 South Henry Street at the time of survey, the presence of later additions and restriction of space made it difficult to photograph and thoroughly observe any features of historical interest. It was possible to note one first floor window in this elevation, which has the same vertical brick head as those noted on the opposing north-west elevation (Plate 21).
- 5.2.5 The interior of both No's 2 and 3 South Henry Street could be accessed through the doorways shown on Plates 15 and 16. At ground floor level the two former shops were not connected, suggesting two separate units in their most recent form. No features of historical interest were noted within the ground floor of No.3 due to the presence of modern wall and floor coverings, and there was no evidence for a basement below. The only feature of note was the fact that the building appears to have originally been constructed as a two-storied, single-pile property, i.e. two floors, but only one room deep. At ground level there was, however, no evidence for former staircases to the first floor; this was seemingly due to the fact that in its most recent use, the upper floor of both No.2 and No. 3 had been utilised by the gym which occupied No. 149-151 Botchergate. As a consequence, the staircases were presumably

- removed due to different occupants and uses, with no need for connectivity between the two floors.
- 5.2.6 Within the interior of No. 2 South Henry Street, a fireplace was noted in the western wall (Plate 22). The ground floor space of No. 2 is presently divided into two by a modern stud wall, which contains two doorways suggested further subdivision of the rear room. It is possible, however, that this stud wall may be in the location of an earlier version, as the fireplace is symmetrical to the present front room (shop area)
- 5.2.7 The first floor of No's 2 and 3 South Henry Street, as already noted, were more latterly used as part of the gym which occupied No's 149-151 Botchergate. This space was utilised as the changing room and also contained a sauna. The only feature of note observed at first floor level of No's 2 and 3 South Henry Street was the scarring of a gabled roof visible through the ceiling of the western end of the building (Plate 23). This diagonal line would appear to represent part of the north gable of No.1 South Henry Street, a property which was noted from historical mapping and during the time of survey to not be of the same width as No's 2 and 3 (see Figure 14). The fact that there is brickwork for the western gable of No.2 (which is wider) present above this diagonal line indicates that No's 2 and 3 were seemingly constructed after No.1 (the difference in roof lines between No.1 and No's 2 and 3 is visible externally on Plate 17).
- 5.2.8 No.1 South Henry Street (although there is a number '2' on its door) is located immediately to the south-west of the building which consists of No's 2 and 3, is also of two stories in height, and constructed of handmade brick laid in English Garden Wall bond of five courses of stretcher to one course of headers (Plate 24). The roof is laid in red tiles, with ceramic ridge tiles, and, as has already been noted, the roof is not in line with that of No's 2 and 3, or with the roof of the adjoining No.149 Botchergate, suggesting that No.1 South Henry Street forms part of a different phase of construction. There is a clear vertical construction break between No.1 and No.2, also suggesting that they were erected at different times (Plates 25 and 26).
- 5.2.9 In its present form, No.1 consists only of a shopfront on South Henry Street, however it would appear that it was originally a larger building as shown by historical mapping (see Figures 8 and 9 for example), but had been subdivided by 1973 (see Figure 12). The remainder of this original building has more latterly formed part of the gym which occupied No's 149-151 Botchergate.

- 5.2.10 The north-west elevation of No. 1 South Henry Street contains a relatively modern shopfront including a doorway, with a first floor window above with square head (Plate 24). The lack of cement render on this elevation indicates the modern different ownership/use between this shop and the remainder of the building to the west. A further first floor window within this rendered area of the north-west elevation originally formed part of this building (see Plate 25). It is unclear what openings existed at ground level originally due to the insertion of the shop front and the presence of the render.
- 5.2.11 The south-east elevation of No. 1 South Henry Street could be observed from the yard to the rear of the Botchergate frontage, accessed by a doorway from No. 149 (see Figure 14). The only feature of note was a former window which has been blocked up and replaced by a later opening set slightly higher up the elevation (Plate 27).
- 5.2.12 The interior of the shop which formerly occupied part of No. 1 South Henry Street was accessed from the doorway shown on Plate 24. In the north-east wall of the shop space there is a former fireplace, which has had a safe inserted into part of the opening (Plate 28). Originally this building was also only one room deep, although not as wide as those of No's 2 and 3, however at some point in the later 20<sup>th</sup> century a single-storey addition has been made to the rear of the shop, as evidenced by the RSJ (iron girder) present across the large opening leading into the addition (supporting the load bearing wall above), and the manufactured brickwork of the extension walls (Plate 29).
- 5.2.13 As with No's 2 and 3 South Henry Street, the first floor of No. 1 has more latterly been used by the gym which occupied No's 149-151 Botchergate. The first floor space of this area of the gym had been used as a ladies changing room, also with a sauna, and consequently there was very little historic features visible. It was possible to note, however, that there had been a chimney flue in the south-west gable as seen by the remains of projecting brickwork through the suspended ceiling. The presence of another chimney stack in this gable may indicate that originally, this building may have been divided into two rooms at ground and first floor levels, although the location of the original staircase has been lost through later modifications. Where it could be observed through areas of collapsed ceiling, it would appear that the roof structure of No. 1 South Henry Street had consisted of machine-sawn tie beams and principal rafters.
- 5.2.14 At the south-west end of the first floor of No. 1 South Henry Street the floor level rose as it entered the first floor of No. 149 Botchergate (Plate

- 30). This change in floor level suggests that No. 1 South Henry Street and 149 Botchergate were not constructed at the same time.
- 5.2.15 There was no evidence at the time of survey for a basement/cellar below No.1 South Henry Street. It was noted that bore holes have been excavated through the concrete floor within the interior; no voids were observed beneath these bore holes to suggest a subterranean room existed.



*Plate 12: View looking east along South Henry Street from Botchergate*



*Plate 13: View looking west along South Henry Street showing the survey buildings to left of photograph*



*Plate 14: View looking west towards Botchergate showing South Henry Street*





*Plate 15: No. 3 South Henry Street (Scale = 2m)*



*Plate 16: No. 2 South Henry Street*



*Plate 17: No's 2 and 3 South Henry Street as seen from the north-west  
(from the car park of the Library Services)*



*Plate 18: Detail of chimney stacks which served No's 1 and 2 South Henry  
Street, as present in 2003*



*Plate 19: Detail of alley doorway between No's 2 and 3 South Henry Street  
(Scale = 2m)*



*Plate 20: Detail of first floor window, north-west elevation of No. 3 South  
Henry Street*



*Plate 21: Detail of first floor window, south-east elevation of No's 2 and 3 South Henry Street*



*Plate 22: Detail of fireplace, ground floor of No. 2 South Henry Street (Scale = 2m)*



*Plate 23: Diagonal line of an earlier gabled roof visible at the west end of No.2 South Henry Street, first floor level*



*Plate 24: No.1 South Henry Street (Scale = 2m)*



*Plate 25: North-west elevation of No.1 South Henry Street as seen from the Library Services Car Park*



*Plate 26: Vertical construction break between No's 1 and 2 South Henry Street*



*Plate 27: Detail of blocked window, south-east elevation of No. 1 South Henry Street*



*Plate 28: Former fireplace with inserted safe, north-east wall of No. 1 South Henry Street*



*Plate 29: Addition to rear (south-east side) of No. 1 South Henry Street  
(Scale = 2m)*



*Plate 30: View looking south-west showing the change in floor level between  
No.1 South Henry Street and No. 149 Botchergate, first floor*



### 5.3 149 TO 159 BOTCHERGATE

- 5.3.1 No. 149 to 151 Botchergate has some frontage at the south-west end of South Henry Street, and then continues round onto Botchergate, with a curved corner at the junction between the two (Plates 31 and 32 and Figure 2). These properties have been included together here as they both formed part of the gym with occupied this site prior to the buildings becoming redundant, however originally it would appear that No. 149 was a separate property, whilst No's 151 and 153 formed part of another, as suggested by the Board of Health Map of 1823 (see Figure 8).
- 5.3.2 This property is two stories in height, and where it could be observed beneath the modern render, was noted to be constructed of brick, although the bond would not be ascertained from the exterior. The roof is laid in Welsh slate, and as has already been noted in the buildings on South Henry Street, the fact that the ridge line does not fit with the properties abutting it to the south-east on Botchergate, and to the north-east on South Henry Street, suggests that it may have been constructed at a different time (Plates 31-33).
- 5.3.3 On the South Henry Street side it was possible to note a vertical break in the brickwork, where exposed beneath the render (Plates 34 and 35). This vertical break may betray the location of a blocked doorway; a doorway leading to an alley way is shown in this area on the Board of Health Map of 1853 (Figure 8), however internally there was no evidence for this thoroughfare still present apart from the possible opposing doorway which still provides access to the yard at the rear (Figure 14).
- 5.3.4 Only one of the original first floor windows appears to survive in its original state in No's 149-151 Botchergate, and this is present in the South Henry Street frontage above the location of the blocked doorway (see Plate 34). The remainder, one on South Henry Street and three on Botchergate, have been reduced in height at some point, certainly prior to 1961 (see Plates 6 and 7), presumably due to the insertion of the large sheet glass shop fronts.
- 5.3.5 The corner of South Henry Street and Botchergate is taken up by a large shop front which still displays the name 'DIAS' on both sides. Elements of the shop window still survive in the form of the characteristic Edwardian wooden surround and decoration, and green tiling along the base complete with checker-board pattern (Plates 36 to 38). This form of decoration on shop fronts was characteristic of the late 19<sup>th</sup> or early 20<sup>th</sup> centuries. As the 20<sup>th</sup> century progressed, new colours became fashionable such as soft greens and blues, and tiles were more likely to

be plain buff or cream (Whittaker 1980, 42). It is clear from the historical photographs of 1961 that the DIAS shop which occupied 149-151 Botchergate at that date had large plate glass windows (see Plates 6 and 7); these have subsequently been infilled with concrete blocks and wooden panelling. Writing at the start of the 20<sup>th</sup> century, Horace Dan and Edmund Willmott noted: *'The rapid developments of a revived building trade are at hand to help him [the shopkeeper]. The glass industry had made tremendous progress. He is able to procure sheet and plate glass in large sizes. He is relieved of the necessity of a limited opening for his front. Therefore his shop front becomes the most important part of his premises. It is the permanent and daily advertisement which is to stimulate and encourage the sale of his goods and commodities'* (Dan and Willmott 1907, 15-16).

- 5.3.6 Two doorways are present in the Botchergate frontage of No's 149 and 151, both of which appear to have provided access into the respective shops, as shown by the photograph of 1961 (see Plate 7 and Plate 33). The doorway into No. 149, located close to the junction with South Henry Street, is set back from the main frontage, presumably to provide further window space for displaying the goods. This doorway still retains its decorative panelled ceiling above, and parts of its horizontal glazing bars for the window to the right-hand side (Plate 39). It is clear from a comparison between the photograph of the properties dating to 1961 (see Plate 7) and the present, that in general the frontage of 149-151 Botchergate has changed little apart from some degradation of the shop front surrounds and covering over of the large areas of plate glass.
- 5.3.7 The external walls of No's 149-151 Botchergate could only be viewed from the yard to the rear of the properties. It was clear that there have been modern additions to the north-east facing elevations, not just to No's 149-151, but also to No. 153 (Plate 40).
- 5.3.8 The interior of No's 149-151 Botchergate could be accessed through either of the two doorways on the Botchergate frontage. Internally, due to the properties most recent use as a gym with exercise studio, changing rooms etc at first floor level, most of the original or subsequent internal layout has been lost through the removal of walls and fireplaces. Upon entering the property from the doorway into No. 151, a blocked opening was noted in the wall to the right-hand side (Plate 41 and Figure 14). This former doorway may not have been original, but may have related to a period when access was needed between No. 151 and No. 153. A photograph of 1961 shows a doorway to the south-east side of the entrance to No. 151 which is no longer present (see Plate 8); the blocked doorway may have provided access to an alley way formerly located between No's 151 and 153.

- 5.3.9 It was noted that part of the former shop window for DIAS was still extant, as noted from the interior of No. 149 Botchergate. The shop front decoration survived as a band of horizontal design at the head of the plate glass (Plates 42 and 43). The original cross wall between No's 149 and 151 Botchergate only now partly survives, with the remainder having been removed to allow a greater floor space for the gymnasium equipment (Plate 44).
- 5.3.10 The only other features of note observed within the interior of No's 149-151 Botchergate were a blocked window in the original rear (north-east) wall of No. 151 (Plate 45), and the exposed structure of the curved roof at the corner of South Henry Street and Botchergate (Plate 46), which may have hindered the original use of the first floor space to some degree, unless the floor levels were increased in modern times.
- 5.3.11 There was no evidence at the time of survey for the locations of the original staircases, and there was no evidence for basement/cellars below No's 149-151 Botchergate, although it has been considered that such spaces may have been infilled.
- 5.3.12 No. 153 Botchergate has more latterly been used as a separate retail unit, and prior to it becoming redundant before 2003 it had been occupied by a music shop, Creighton and Tweedie. This property is shown on the 1961 photograph to have been occupied by R Gibbons, family butcher (see Plate 8).
- 5.3.13 Externally this property has a now boarded over shop window at ground level, and three square windows at first floor level (Plates 57 and 58). These windows are clearly a modern creation, and a comparison between the 1961 photograph (Plate 8) and modern (Plate 57) indicates that between 1961 and the early 21<sup>st</sup> century, the roof of No. 153 has been drastically modified; the pitched roof that had formerly been a continuation of No. 151 next door, having been removed and replaced by a flat roof and the three square windows inserted replacing an earlier sash window. The projecting section of cement work to the south-east side of this property is a remnant of this modification (compare Plates 8 and 57).
- 5.3.14 The original rear elevation (north-east side) of No. 153 is now obscured by a modern flat-roofed extension which conceals any evidence for original or subsequent windows and doorways. It was possible to note this modern brick extension to the rear of No. 153 from the roof space of No. 157 (Plate 59).
- 5.3.15 Internally, there was no obvious features of historical interest, and no evidence for the former fireplaces. Although there are stairs providing

- access to the first floor, it is unclear if these are located in the original position. As with the buildings already described on South Henry Street, and No's 149-151 Botchergate, it would appear that No. 153 was also a two-storied, one room deep property, with no evidence for a basement.
- 5.3.16 Adjoining No. 153 Botchergate is No. 155, which has also more latterly been used as a retail unit at ground level, with separate living accommodation above. The last shop to occupy this property was Hollymill Cycles, but in 2004 the property was occupied by The Joke Shop and Fancy Dress (NPA 2003, 25). It was not possible at the time of survey to note the construction material of No. 155 either externally or internally due to render and internal wall coverings; it is presumed that it is constructed of brick. The present roof is laid in tiles, however the 1961 photograph shows it to have been laid in slate, with a chimney stack at its northern end, which has since been removed (see Plate 9).
- 5.3.17 The main elevation of No. 155 which faces onto Botchergate has a doorway to its north-western side with semi-circular head contained a key stone, and a decorative fanlight window (Plates 60 to 62). This style of doorway is very similar to one around the corner on Rydal Street (No. 1), although the Botchergate example is plainer in detail, which may indicate that the buildings in which these similar door surrounds are located are contemporary (see Plate 71). The Board of Health Map of 1853 appears to show an alley way running between No's 153 and 155, and it is possible that this doorway may have originally or subsequently provided access to this alley way.
- 5.3.18 The main shop frontage appears to be relatively modern, as the photograph of 1961 shows a more decorative shop window surround (see Plate 9). Above the shop window there are two, seemingly original, windows in plain surrounds, although the frames may be later (Plate 63). There was no access possible to the rear of No. 155 at the time of survey. It was noted from the roof space above No. 157 that there is a single-storey flat-roofed extension against the north-east elevation of No. 155 which presently houses toilet facilities (Figure 14). It was possible to note in the north-west facing gable of No. 155, that there was a window which would have provided a degree of natural light into the roof space (Plate 58). -
- 5.3.19 Access into the interior of No. 155 Botchergate was through the doorway shown on Plate 61. At the time of survey, if this had originally been an alley way to provide access to the rear of the property, it has been converted as an entrance way to the shop and residential areas on first and second floor levels. Upon entering the passageway, a staircase

to the first floor is present to the right, with a doorway to the left that provides access to the flat-roofed extension to the rear (Figure 14). The staircase may be in an original position, as there is a window at the first landing of the dog-leg (Plate 64). The open space of the shop itself could be accessed through the single-storey addition to the rear (Figure 14). There were no features of interest surviving within this area of the building.

- 5.3.20 At first floor level, No. 155 is divided into five separate areas, including the stairwell (Figure 14). The presence of chimney breasts in three of the rooms may provide an indication of the historical layout of the first floor of this property, although the bathroom is a relatively modern insertion (Figure 14 and Plate 65). The only feature of interest to survive at first floor level was the coving in one of the front rooms which faces onto Botchergate (Plate 66).
- 5.3.21 A further flight of stairs provides access to the second floor which utilises the roof space of No. 155 (Figure 14). There is some evidence that this flight of stairs is a later insertion as the landing between the first and second floors is set across the top of the window referred to in 5.3.19 above. This window still retains its decorative architrave (Plate 67).
- 5.3.22 At second floor level, the space is divided into two separate rooms which have more latterly been used as living accommodation. As noted above, the southern room is actually located within the roof space of No. 157 (Figure 14).
- 5.3.23 No's 157 and 159 Botchergate are still in use as a charity shop and as a consequence the interiors of these buildings could not be accessed at the time of survey. These properties, along with No. 1 Rydal Street, appear to be contemporary as suggested by the shared roof line and form of windows (Plates 68-70). These are two storey buildings, which although not evident from the external elevations facing onto Botchergate and Rydal Street (due to the render), are seemingly constructed of brick as noted from the yard to the rear, with roofs laid in tiles.
- 5.3.24 Historical mapping indicates that No's 157 and 159 were formerly two separate properties, linear in ground plan and extending back from the Botchergate frontage (see Figure 10 for example), however they now form one retail unit, at least at ground floor level (see Figure 14).
- 5.3.25 The present charity shop retains its late 19<sup>th</sup>/early 20<sup>th</sup> century shop front which extends from No. 157 round the corner onto Rydal Street (Plate 68). There was historically a doorway within the curved corner section, as shown on the photograph of 1961 (see Plate 10); this doorway has

- been infilled with the main doorway now located in the No. 157 frontage on Botchergate.
- 5.3.26 On Rydal Street, an original doorway, similar to that noted for No. 155 Botchergate, survives which provides access into No. 1 Rydal Street (Plate 71); this doorway may have originally provided access into an alley way as suggested by the Board of Health Map of 1853 (see Figure 8). The presence of brick chimney stacks on the roofs of these properties provides some indication of the locations of internal fireplaces.
- 5.3.27 The former dwellings which were constructed in the early 19<sup>th</sup> century along Union Street (now Rydal Street), have since been demolished (Plate 72). It would appear that No. 1 Rydal Street survives as part of this line of properties, with the remainder having been demolished at the point where an alley way formerly existed (see Figure 8 for example).
- 5.3.28 Access into the yard to the rear of the properties which front onto Botchergate was through a doorway located in No. 149 (see Figure 14). This open area was largely dominated by foliage, and therefore it was difficult to photograph the exposed elevations. Standing within this yard area is a two-storey brick building, with the brickwork laid in stretcher bond, with a monopitch roof (Plate 73). This building, or a building in the same location, appears to be shown on historical mapping from 1926 (see Figure 10). The south-west elevation has a doorway, and several windows at both ground and first floor levels, some of which have been blocked up. Internally, the building has no subdivisions, and the only feature of note was a wooden staircase against the south-east wall. This building may have been used as a motor repair site at some point in its history, as there were several motorbike parts still *in-situ*.



*Plate 31: Survey buildings as seen from the west side of Botchergate*



*Plate 32: No. 149 Botchergate with South Henry Street leading off to left of photograph*



*Plate 33: South-west elevation of 149-153 Botchergate showing differing roof lines*



*Plate 34: South Henry Street side of No. 149 Botchergate showing exposed brickwork (Scale = 2m)*





*Plate 35: Vertical break in brickwork, South Henry Street side of 149 Botchergate*



*Plate 36: Detail of infilled shop front on South Henry Street, part of No. 149 Botchergate*



*Plate 37: Detail of tiling, shop front on South Henry Street, part of No. 149 Botchergate*



*Plate 38: Detail of tiling on the corner of South Henry Street and Botchergate*



*Plate 39: Detail of recessed doorway, No. 149 Botchergate*



*Plate 40: Modern flat-roofed addition to the rear (north-east side) of 149-151 Botchergate*



*Plate 41: Blocked doorway, south-east wall of No. 151 Botchergate*



*Plate 42: Detail of surviving shop window decoration, interior of No. 149 Botchergate*



*Plate 43: Detail of shop window decoration, 149 Botchergate*



*Plate 44: View looking north-east showing the ground floor space of No. 149 Botchergate*



*Plate 45: Detail of blocked window, first floor level, north-east wall of No. 151*



*Plate 46: Detail of roof structure, curved section of No. 149 Botchergate, first floor*



*Plate 57: No's 149 to 153 Botchergate*



*Plate 58: Detail of first floor modern windows, No. 153 Botchergate with a window visible in the gable of No. 155*



*Plate 59: Detail of flat-roofed extension to the rear of No. 153 Botchergate (left of photograph) as seen from the roof space of No. 157*



*Plate 60: No's 155-159 Botchergate*





*Plate 61: Detail of decorative doorway, No. 155 Botchergate*



*Plate 62: Detail of arched head and decorative fanlight window, 155 Botchergate*



*Plate 63: Detail of first floor window, No. 155 Botchergate*



*Plate 64: Staircase, interior of No. 155 Botchergate (Scale = 2m)*



*Plate 65: Detail of one of the chimney breasts, first floor of No. 155 Botchergate*



*Plate 66: Detail of coving, first floor of No. 155 Botchergate*



*Plate 67: Detail of landing between first and second floors set across a first floor window, No. 155 Botchergate*



*Plate 68: No's 157 and 159 Botchergate as seen from the south*



*Plate 69: No.159 Botchergate on the corner of Rydal Street (formerly Union Street)*



*Plate 70: No.159 Botchergate and No. 1 Rydal Street as seen from the south side of Rydal Street*



*Plate 71: Detail of door surround, No.1 Rydal Street*



*Plate 72: West end of Rydal Street (north side) showing No. 1 with new build housing to right hand side*



*Plate 73: Building in yard to rear of Botchergate frontage*

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## 6 CONCLUSION

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- 6.1 The desk-based assessment has revealed that there is extensive evidence that the line of Botchergate was utilised during the Roman period, with numerous cremations and burials revealed between Court Square at the north end, and London Road and Gallows Hill to the south. In close proximity to the proposed development area, recent archaeological work has revealed evidence of cremation burials to the south side of Tait Street, and historical mapping labels a 'Roman Cemetery' on the line of Botchergate, close to its junction with Rydal Street.
- 6.2 Botchergate appears to have continued as a major thoroughfare throughout the medieval and early post medieval periods, although settlement appears to have been generally confined to the land within the city walls. At present there is some evidence for activity in the area around the proposed development site in the form of pits containing 13<sup>th</sup>/14<sup>th</sup> century pottery, although as yet there has been no evidence for structures, which may have been located close to the street frontages, with the pits located in open land to the rear.
- 6.3 In the early 17<sup>th</sup> century, cartographic sources indicate that Botchergate was a major route leading into and out of the city of Carlisle, with representations of properties shown along its length as far as its junction with St Nicholas Street, and with enclosed plots to the rear. It is possible that buildings constructed of timber or clay may have existed in the area of the proposed development, a 'clay dabbin' is mentioned in historical sources to have existed at the end of 'Bunyan's Lonning' (an earlier name for South Henry Street), but as yet there is no archaeological evidence for such structures within close proximity.
- 6.4 A plan of Carlisle dating to 1821 clearly shows Botchergate as a main road, with buildings shown along its length, including in the vicinity of the proposed development area itself. It is unclear if these buildings are those which are present today; the possibility that there may have been some rebuilding on the same site needs to be considered.
- 6.5 In 1824, the Carlisle Union Building Society purchased land on the east side of Botchergate and Union Street (the earlier name for Rydal Street) was laid out and dwellings constructed along its length. Studholme's map of Carlisle dating to 1842 clearly shows Union Street with properties to either side, and the area of the proposed development site clearly occupied by buildings with an open area to the rear (Figure 6).



- 6.6 Certainly by the middle of the 19<sup>th</sup> century, the buildings which form the present study all appear to have been in existence, some with outdoor WC's to the rear (Figure 8). Throughout the 19<sup>th</sup> century development continued along Botchergate and along streets branching off, although development along the south side of South Henry Street appears to have been more piecemeal than the planned construction of Union Street (Rydal Street).
- 6.7 During the early 20<sup>th</sup> century the form of the buildings which occupy the proposed development area appears to have remained the same apart from a stand-alone structure erected on the land to the rear of the Botchergate street frontage. In the second half of the 20<sup>th</sup> century, additions were made to the rear of some of the Botchergate properties to increase the floor space of these otherwise one-room deep buildings.
- 6.8 The building survey has revealed that there appears to have been several phases of construction undertaken within the proposed development area. There is a clear construction break between No's 2 and 3 South Henry Street (which are one building), and No. 1 (which is another building, and now incorporates part of No. 149), with some evidence that No. 1 may have been in existence prior to the construction of No's 2 and 3. An additional vertical break in the brickwork is present between No.1 and the rear of No. 149 Botchergate, indicating that these two properties were not constructed at the same time. The phasing of No's 149 to 159 Botchergate is slightly more problematic as there is no clear evidence for vertical construction breaks. It is possible that No's 149 to 153 were erected at a different point to No's 155-159 (and including No. 1 Rydal Street), as suggested by the lower roof lines. It would appear that No's 155-159, and No.1 Rydal Street are of the same build, and formed part of the construction of housing on Union Street in the 1820s. There is very little in the way of architectural detailing to provide an indication of dates of construction; however the two door surrounds with arched heads and keystone detail (No. 155 Botchergate and No. 1 Rydal Street) are typical of the Georgian period which would fit with a date of the 1820s for the construction of Union Street.
- 6.9 All of the buildings were noted to have been constructed in handmade brick (where it could be observed), and were two stories in height. Originally they all appear to have been one room deep, and there is some evidence for doorways which provided access to alley ways between the properties. The buildings have clearly undergone substantial modifications with the removal of internal walls and fireplaces, however in general it was possible to note the original floor

- plans, although it is not clear if the buildings were constructed to function purely as dwellings or to also provide some retail space.
- 6.10 There was no evidence at the time of the historic building survey for any of the buildings containing fabric which was earlier than the 19<sup>th</sup> century, and no evidence that a 'clay dabbin' had been utilised within any of the structures.
- 6.11 The proposed development site is clearly located in an area of high archaeological potential due to the evidence for Roman burials and cremations already revealed along its length. At present there is no clear evidence for occupation of the site up until the post medieval period, although it needs to be considered that structures may have occupied the street frontage. During the historic building survey, no evidence for basements below the standing buildings were noted, although their former presence needs to be considered. Clearly if basements had existed in the properties, these would have had a detrimental effect on any sub surface archaeological remains. The land which comprises the yard to the rear of the Botchergate frontage may have had less disturbance in the form of services and foundations, although historic maps appear to show possible WC's within the space. An archaeological evaluation of the site, undertaken once the buildings have been demolished, would determine the extent and survival of any potential archaeological remains
- 6.12 The buildings which make up the proposed development area appear to be of early-mid 19<sup>th</sup> century date, and constructed as dwellings with little in the way of architectural detail. Throughout the 20<sup>th</sup> century, contemporary buildings, such as the terraced housing on Rydal Street and King Street (see Plates 1 and 3), have been demolished and the landscape in which the proposed development area was originally associated has been lost through removal and reconstruction. The majority of the buildings have been vacant for over 10 years, and as a consequence have suffered through water ingress and general degradation. The site is located within Botchergate Conservation Area, and as they presently stand, the buildings have a somewhat negative effect on this designation. The Botchergate Conservation Appraisal and Management Plan notes: '*A notable negative influence on the appearance of this area arises from the unimplemented planning consents for comprehensive redevelopment applying to the buildings between South Henry Street and Rydal Street*' (Carlisle City Council 2012, 15). The redevelopment of the site would therefore have the potential to have a positive impact on the Conservation Area

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## Maps

Reproduction of the *Carlisle Socage Map 1610*, Carlisle Library

*A Map of the Countries Adjacent to Carlisle showing the Route of the Rebels*, G Smith 1745, Carlisle Library

*John Wood's Plan of Carlisle 1821*, Carlisle Library

*Studholme's Map of Carlisle 1842*, Carlisle Archive Centre

*Map of Botchardgate Township in the Parish of St Cuthbert's Carlisle 1848*, Carlisle Archive Centre Ref: DRC 8/22

*Board of Health Maps 1853, Surveyed by Richard Asquith, 10ft to 1 mile scale, Carlisle Archive Centre*

*Second Edition Ordnance Survey Map, 1901, 25" to 1 mile scale, Sheet 23.8, Carlisle Library*

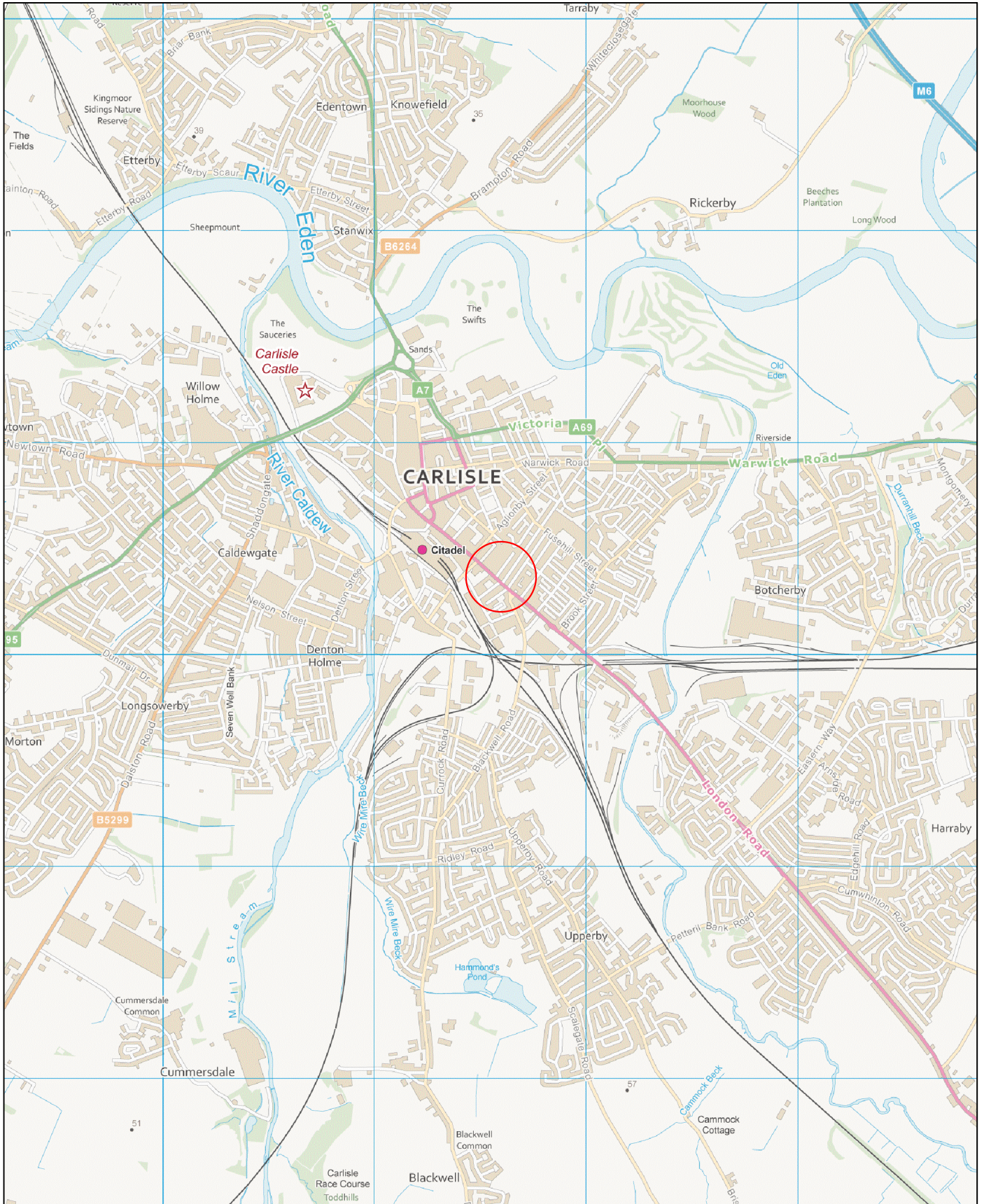
*Third Edition Ordnance Survey Map, 1926, 25" to 1 mile scale, Sheet 23.8, Carlisle Library*

*Ordnance Survey Map, Provisional Edition, 1938, 25" to 1 mile scale, Sheet 23.8, Carlisle Library*

*Ordnance Survey Map 1973, 1:1250 scale, Carlisle Library*

## APPENDIX: FIGURES

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

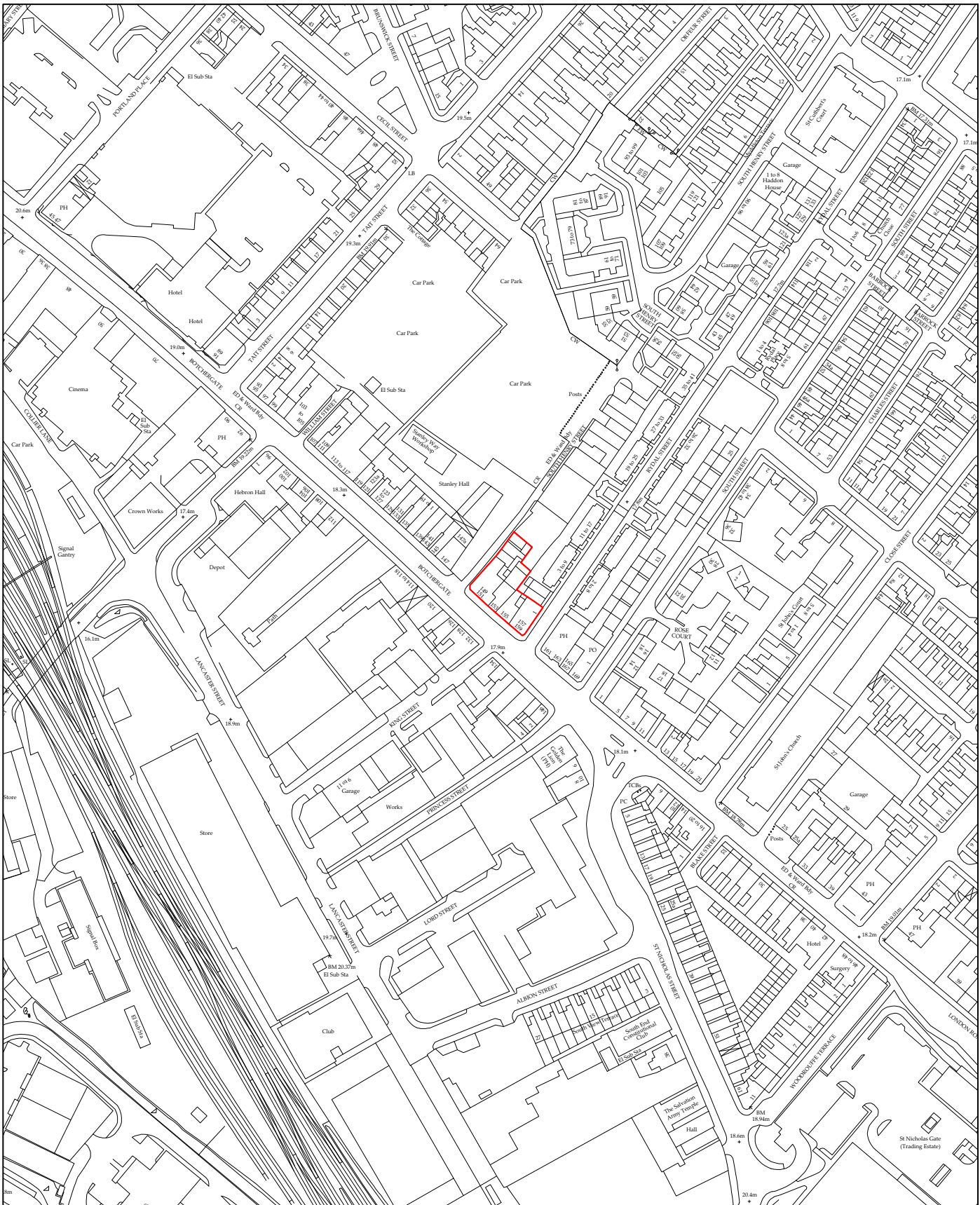
 <p>Wardell Armstrong Archaeology 2013</p>	<p>PROJECT: 149-159 Botchergate, Carlisle, Cumbria  SCALE: 1:25,000 at A4  REPORT No: CP10482  CLIENT: Persimmon Homes  DRAWN BY: AB  DATE: March 2013  FIGURE: 1</p>	<p>KEY:</p>  Site location	 <p>Reproduced by permission of Ordnance Survey  on behalf of The Controller of Her Majesty's  Stationery Office. © Crown copyright.  All rights reserved. Licence number 100019512</p>
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Figure 1: Site location.






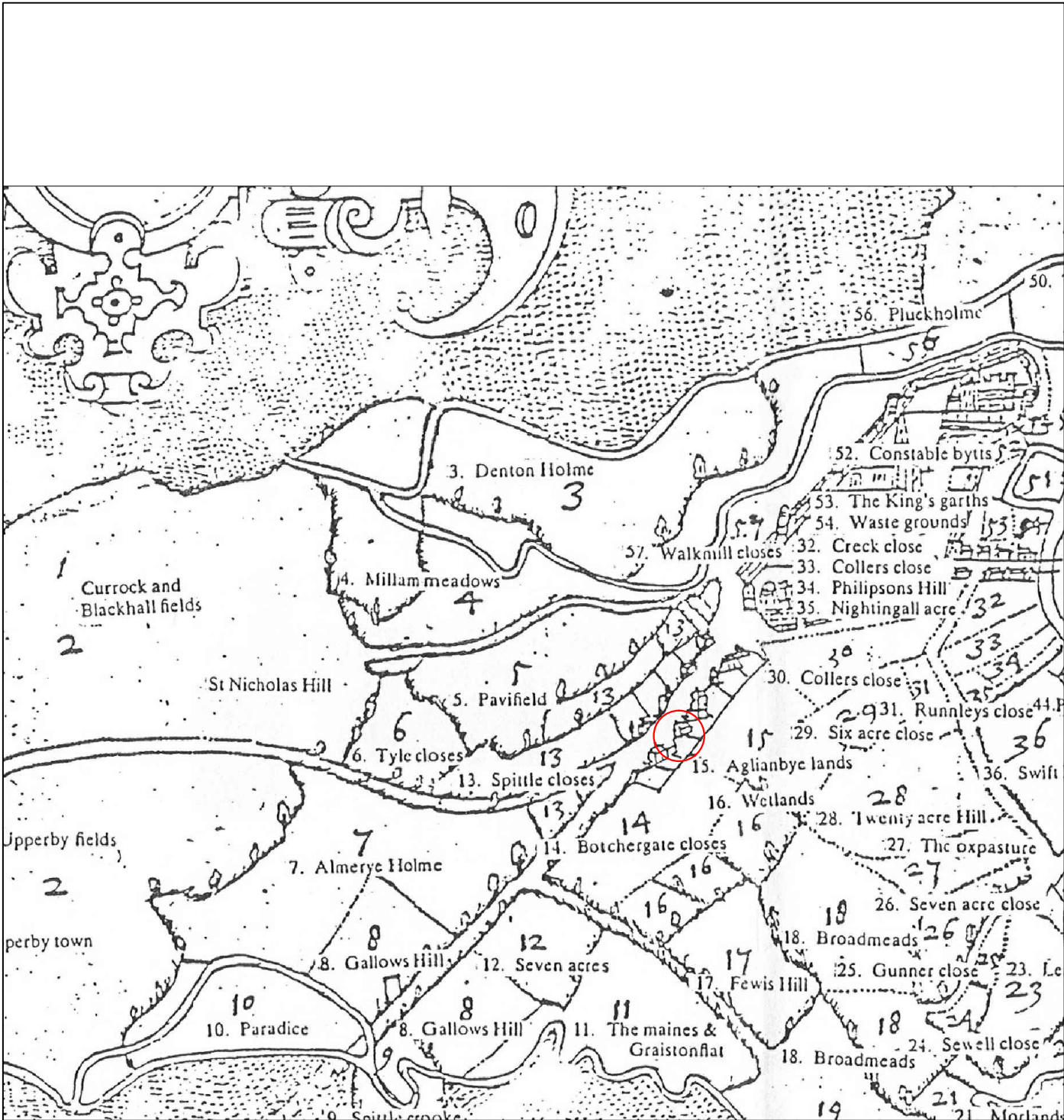

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Figure 2: Detailed site location.






  
 Wardell Armstrong  
 Archaeology  
 2013

PROJECT: 149-159 Botchergate, Carlisle, Cumbria  
 SCALE: Not to scale  
 REPORT No: CP10482  
 CLIENT: Persimmon Homes  
 DRAWN BY: AB  
 DATE: March 2013  
 FIGURE: 3

KEY:  
 Site location

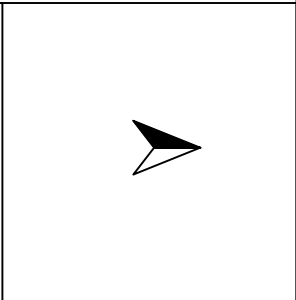
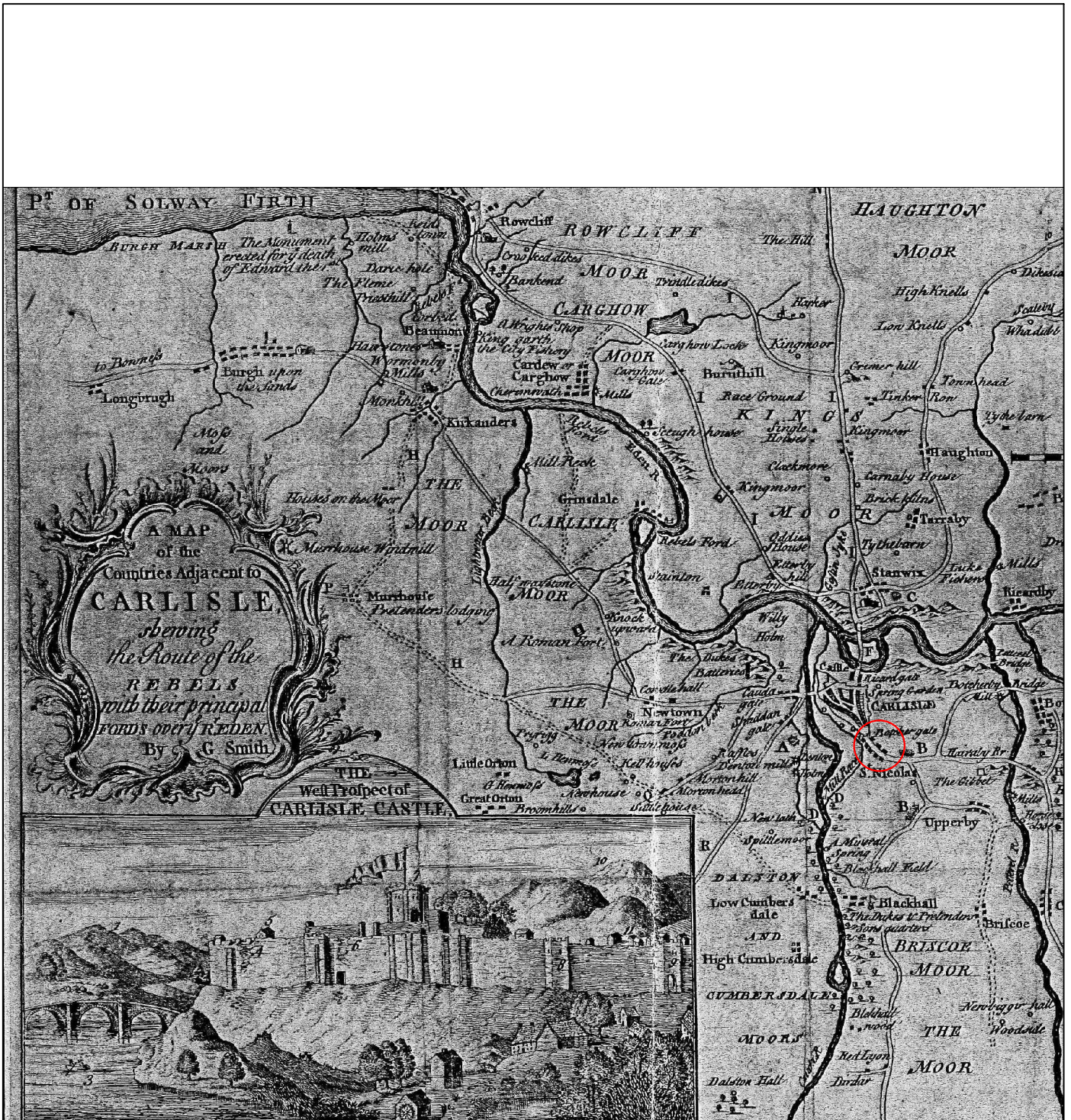


Figure 3: Extract From the Carlisle Socage Map, 1610.






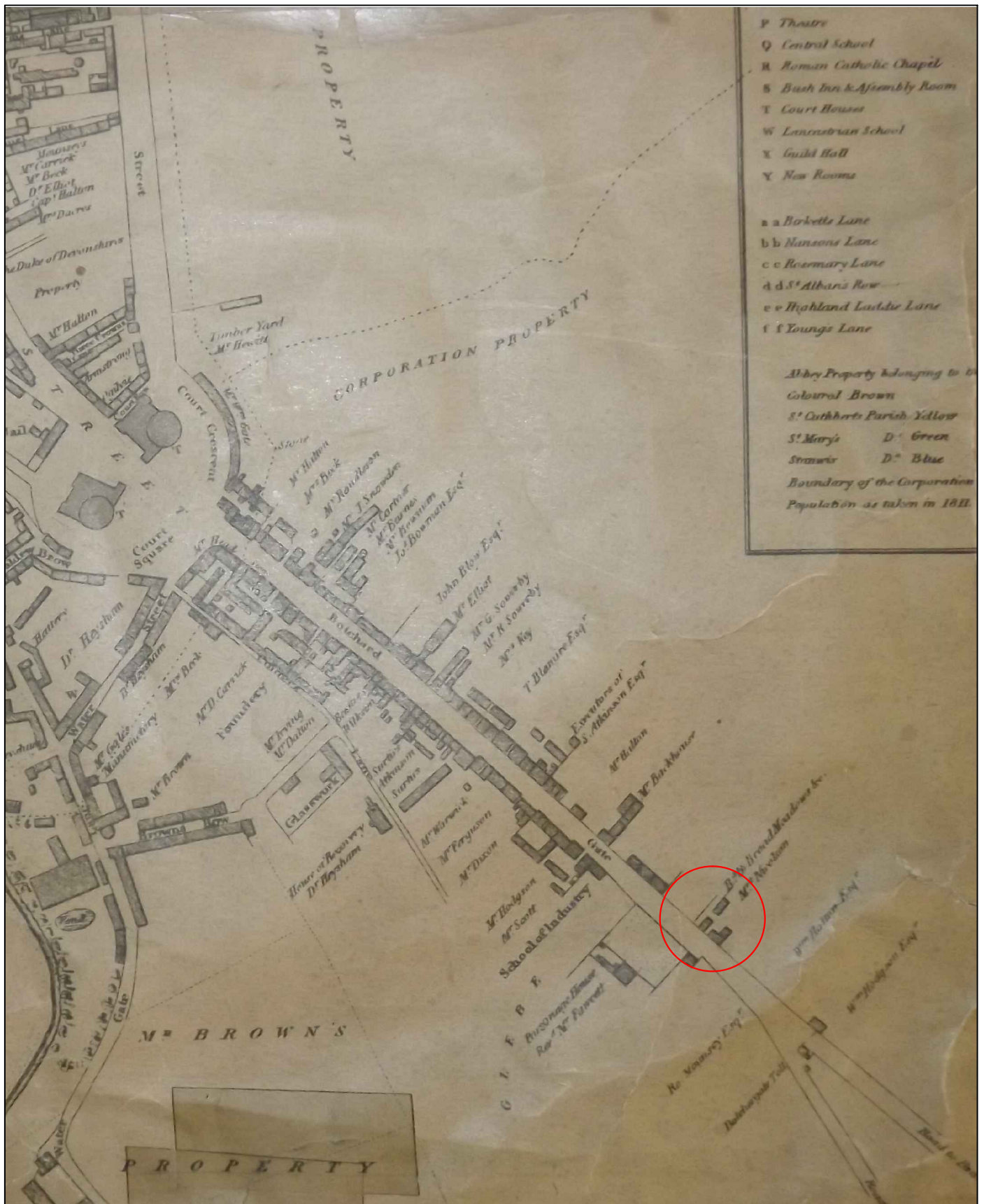
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Figure 4: 'A Map of the Countries Adjacent to Carlisle', 1745.






 <p>Wardell Armstrong Archaeology 2013</p>	<p>PROJECT: 149-159 Botchergate, Carlisle, Cumbria</p> <p>SCALE: 1:3,000 at A4</p> <p>REPORT No: CP10482</p> <p>CLIENT: Persimmon Homes</p> <p>DRAWN BY: AB</p> <p>DATE: March 2013</p> <p>FIGURE: 5</p>	<p>KEY:</p> <p> Site location</p>	
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Figure 5: Extract from John Wood's Plan of Carlisle, 1821.






 <p>Wardell Armstrong Archaeology 2013</p>	<p>PROJECT: 149-159 Botchergate, Carlisle, Cumbria  SCALE: 1:3,000 at A4  REPORT No: CP10482  CLIENT: Persimmon Homes  DRAWN BY: AB  DATE: March 2013  FIGURE: 6</p>	<p>KEY:</p>  Site location	
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Figure 6: Extract from Studholme's Map of Carlisle, 1842.






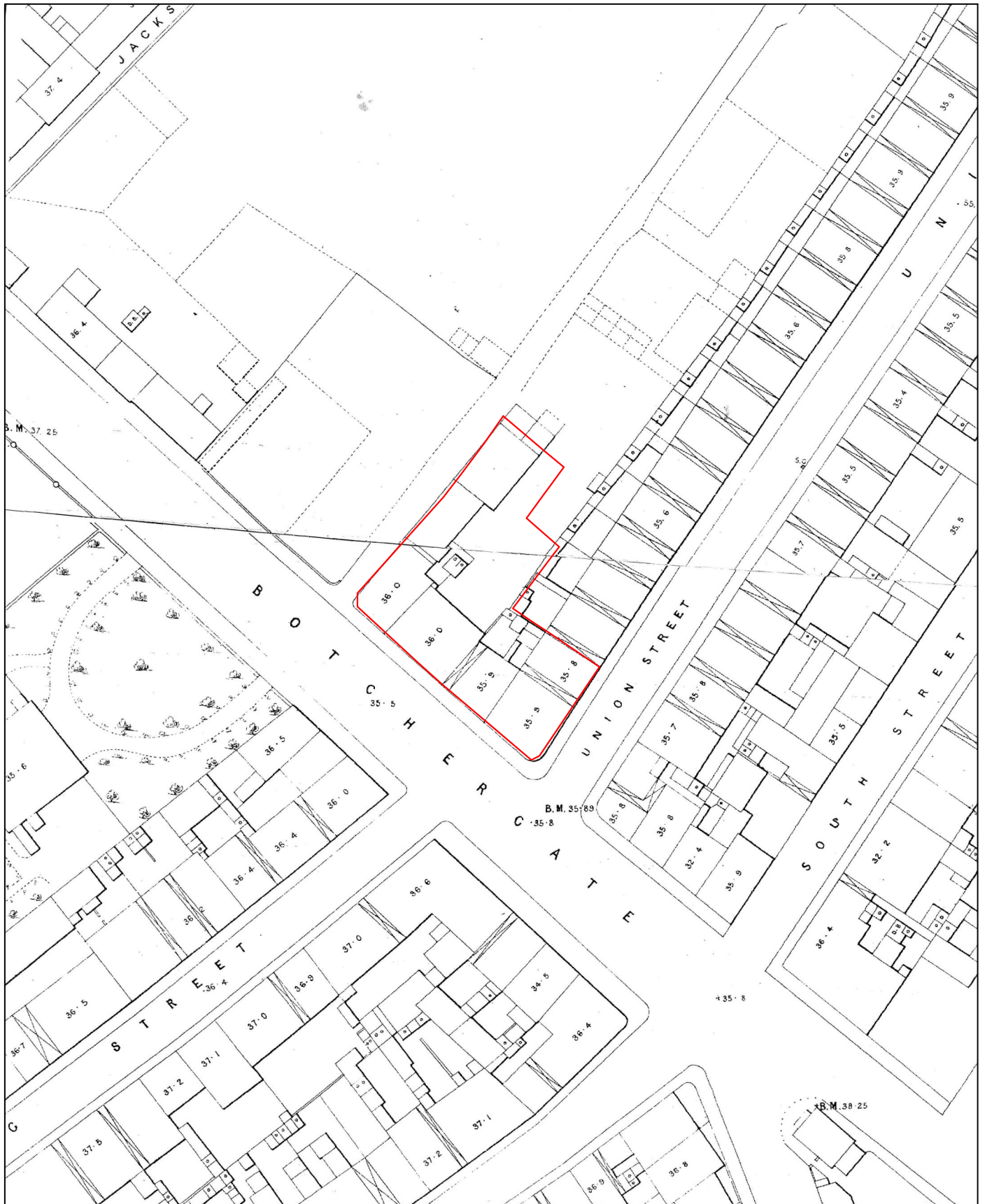
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		 <p>Site location</p>	

Figure 7: Extract from Botchergate Tithe Map, 1848.






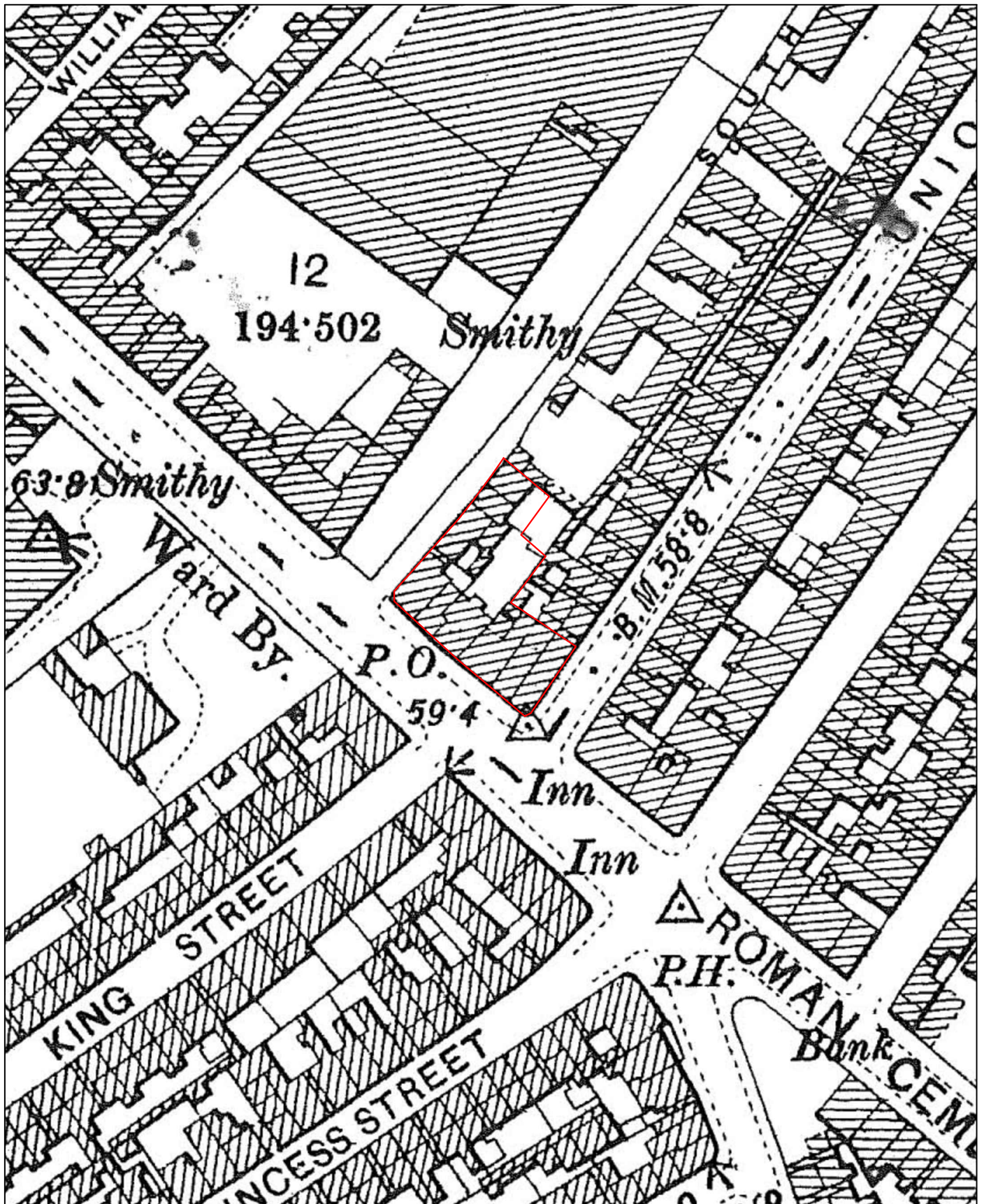
 <p>Wardell Armstrong Archaeology 2013</p>	<p>PROJECT: 149-159 Botchergate, Carlisle, Cumbria  SCALE: 1:750 at A4  REPORT No: CP10482  CLIENT: Persimmon Homes  DRAWN BY: AB  DATE: March 2013  FIGURE: 8</p>	<p>KEY:</p>  <p>Site location</p>	
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Figure 8: Extract from Asquith's Board of Health Map, 1853.






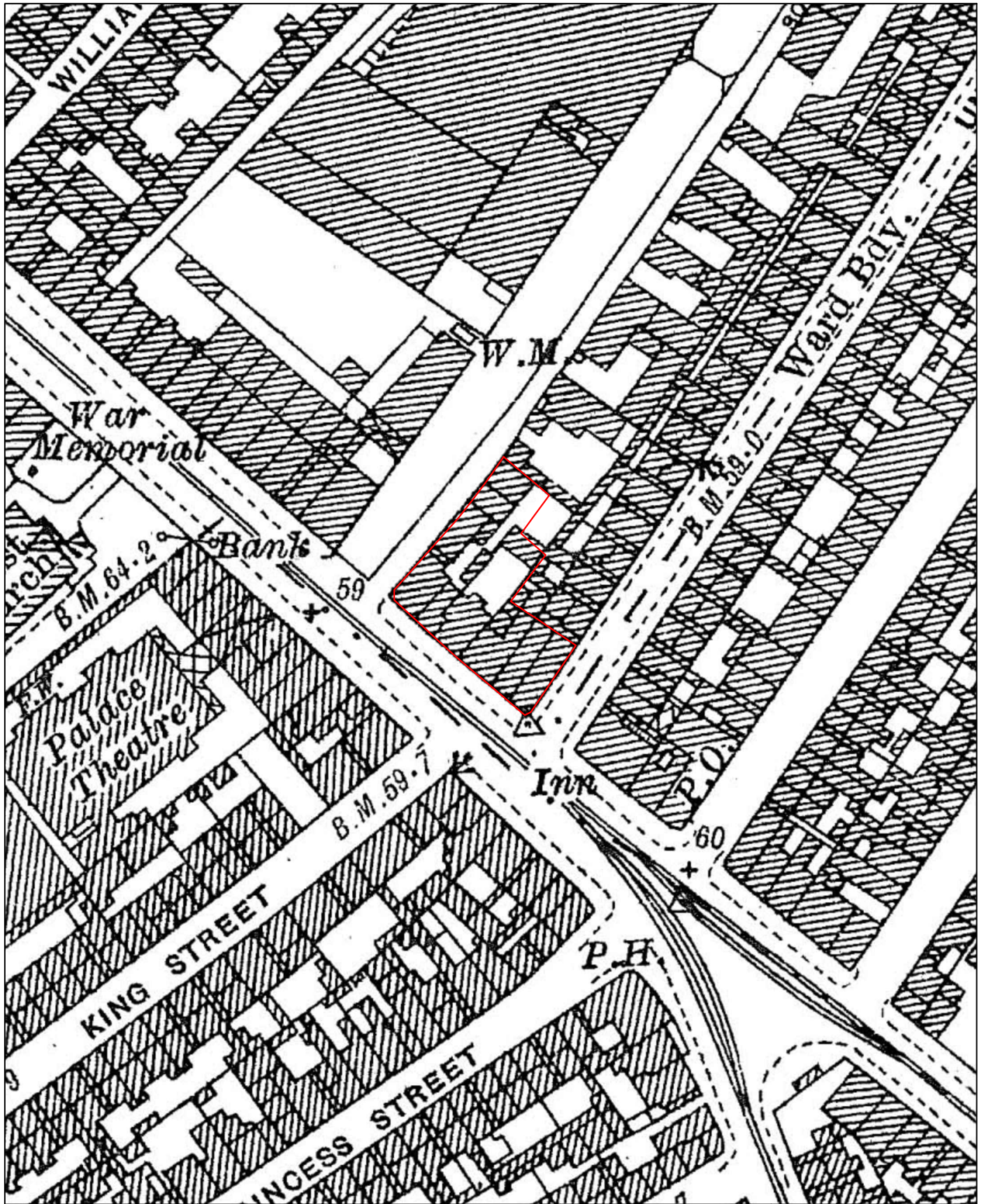
 <p><b>wardell armstrong</b> archaeology</p>	<p>PROJECT: 149-159 Botchergate, Carlisle, Cumbria  SCALE: 1:1,000 at A4  REPORT No: CP10482  CLIENT: Persimmon Homes  DRAWN BY: AB  DATE: March 2013  FIGURE: 9</p>	<p>KEY:</p>  <p>Site location</p>	
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Figure 9: Second Edition Ordnance Survey Map, 1901.






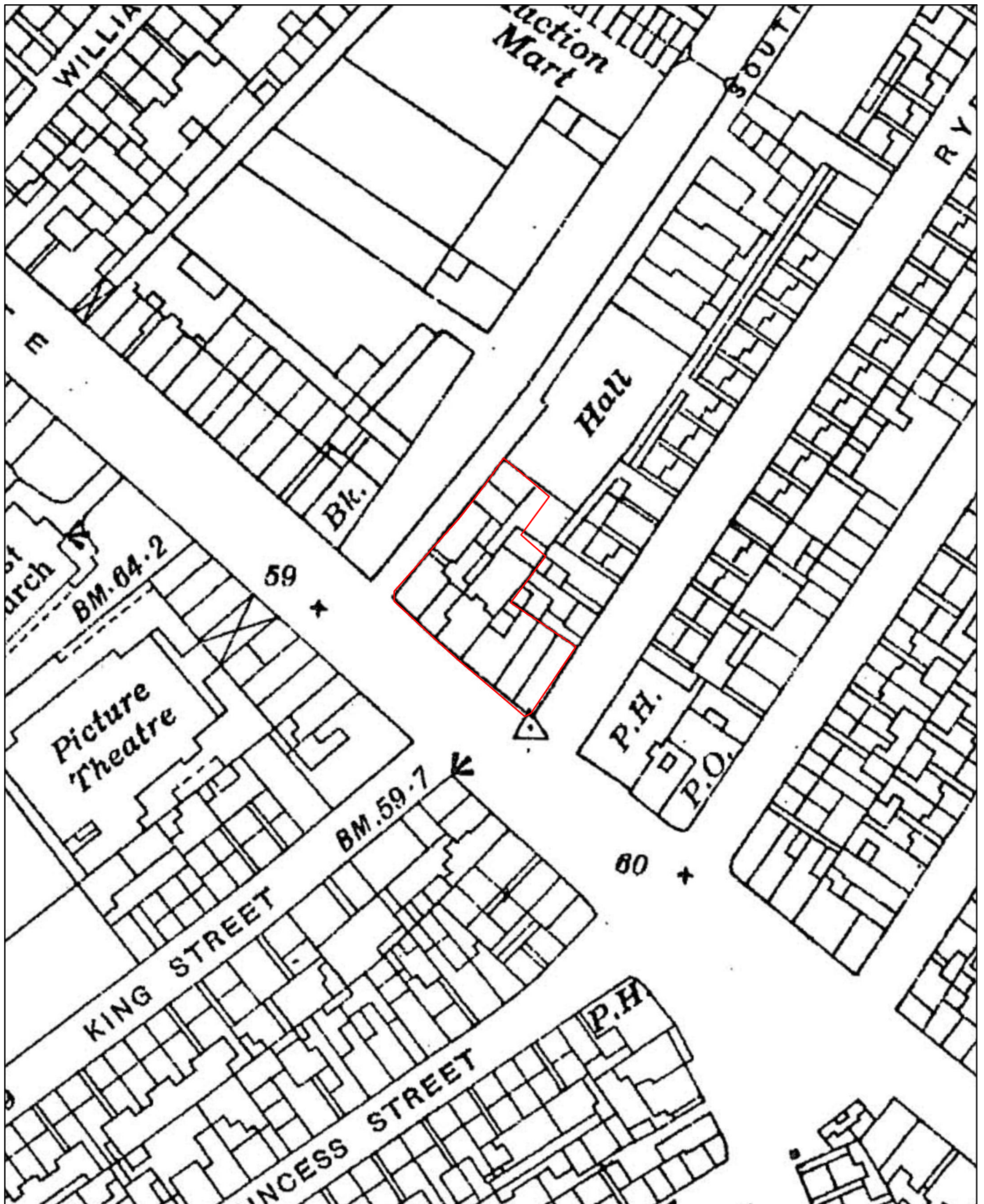
 <p><b>wardell armstrong</b> archaeology</p>	<p>PROJECT: 149-159 Botchergate, Carlisle, Cumbria</p> <p>SCALE: 1:1,000 at A4</p> <p>REPORT No: CP10482</p> <p>CLIENT: Persimmon Homes</p> <p>DRAWN BY: AB</p> <p>DATE: March 2013</p> <p>FIGURE: 10</p>	<p>KEY:</p>  <p>Site location</p>	
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Figure 10: Third Edition Ordnance Survey Map, 1926.








 <p>Wardell Armstrong Archaeology 2013</p>	<p>PROJECT: 149-159 Botchergate, Carlisle, Cumbria</p> <p>SCALE: 1:1,000 at A4</p> <p>REPORT No: CP10482</p> <p>CLIENT: Persimmon Homes</p> <p>DRAWN BY: AB</p> <p>DATE: March 2013</p> <p>FIGURE: 11</p>	<p>KEY:</p>  <p>Site location</p>	
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Figure 11: Ordnance Survey Map, 1938.






 <p>Wardell Armstrong Archaeology 2013</p>	<p>PROJECT: 149-159 Botchergate, Carlisle, Cumbria  SCALE: 1:1,000 at A4  REPORT No: CP10482  CLIENT: Persimmon Homes  DRAWN BY: AB  DATE: March 2013  FIGURE: 12</p>	<p>KEY:</p>  <p>Site location</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100019512</p>
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Figure 12: Ordnance Survey Map, 1973.

CLIENT:


Persimmon Homes

SCALE: 1:150 at A3

DRAWN BY: AB

DATE: March 2013

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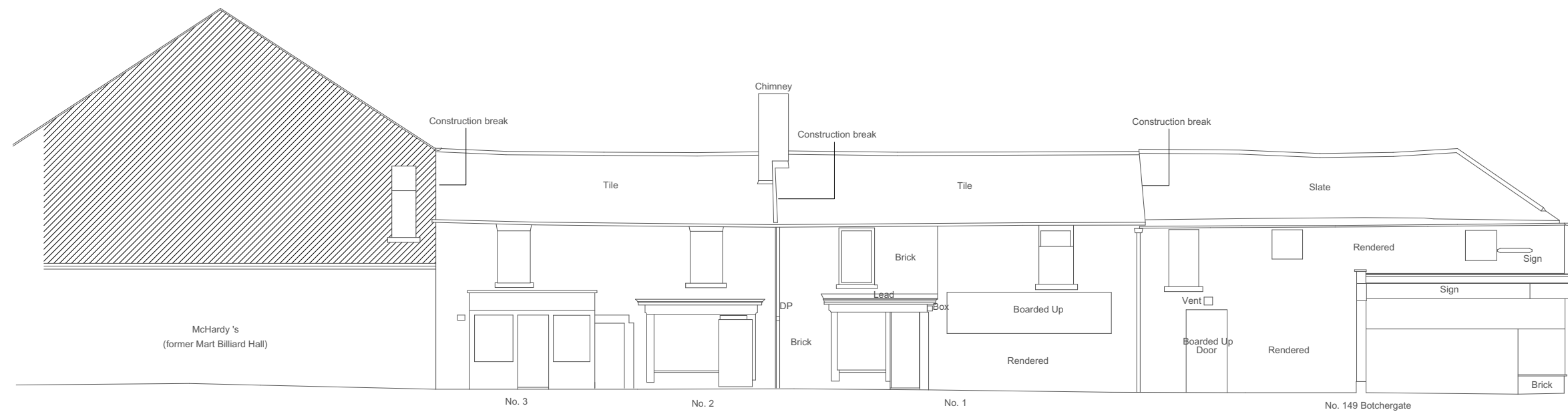
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REPORT No:

CP10482

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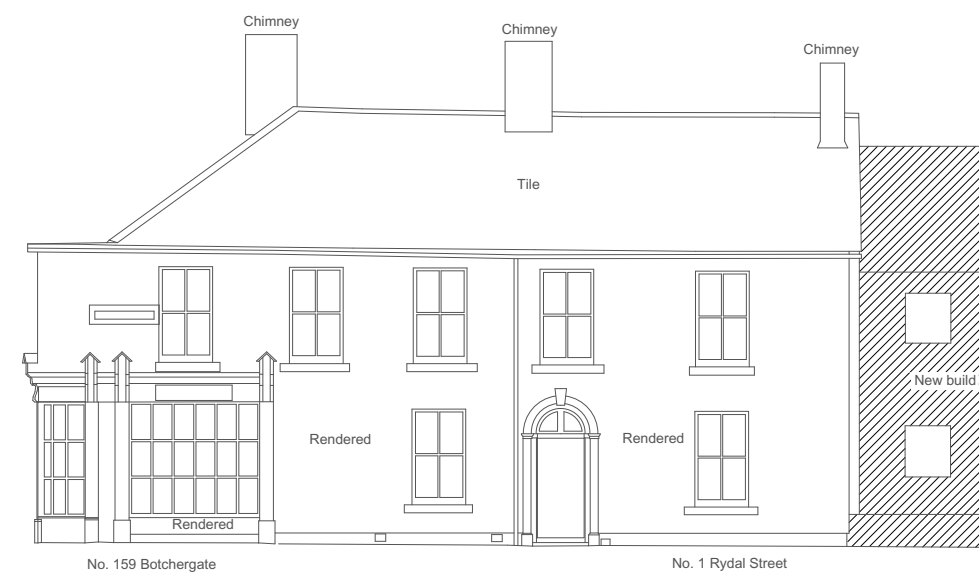
13



South Henry Street Elevation



Botchergate Elevation



Rydal Street Elevation

Figure 13: Elevations.

CLIENT:

Persimmon Homes

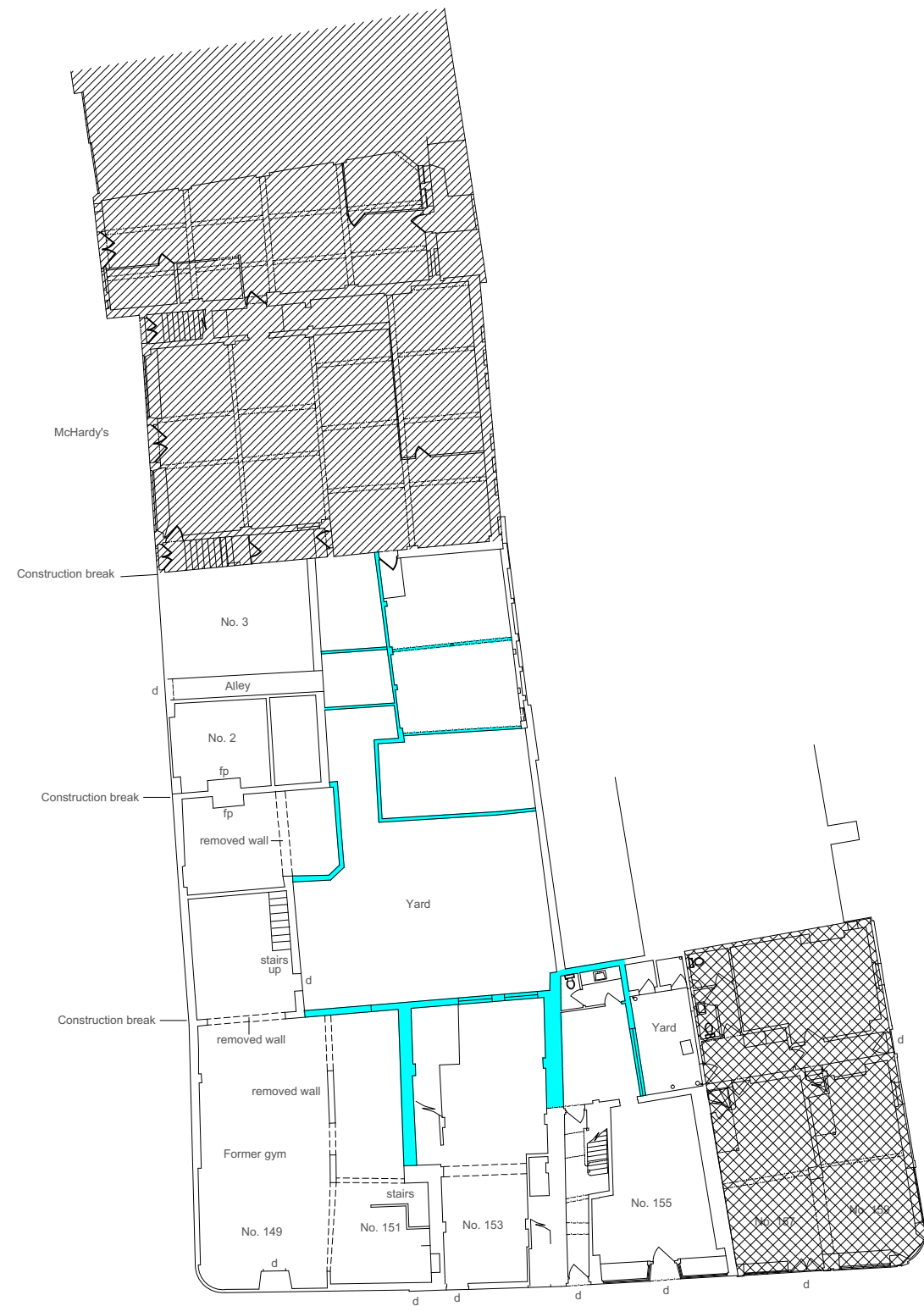
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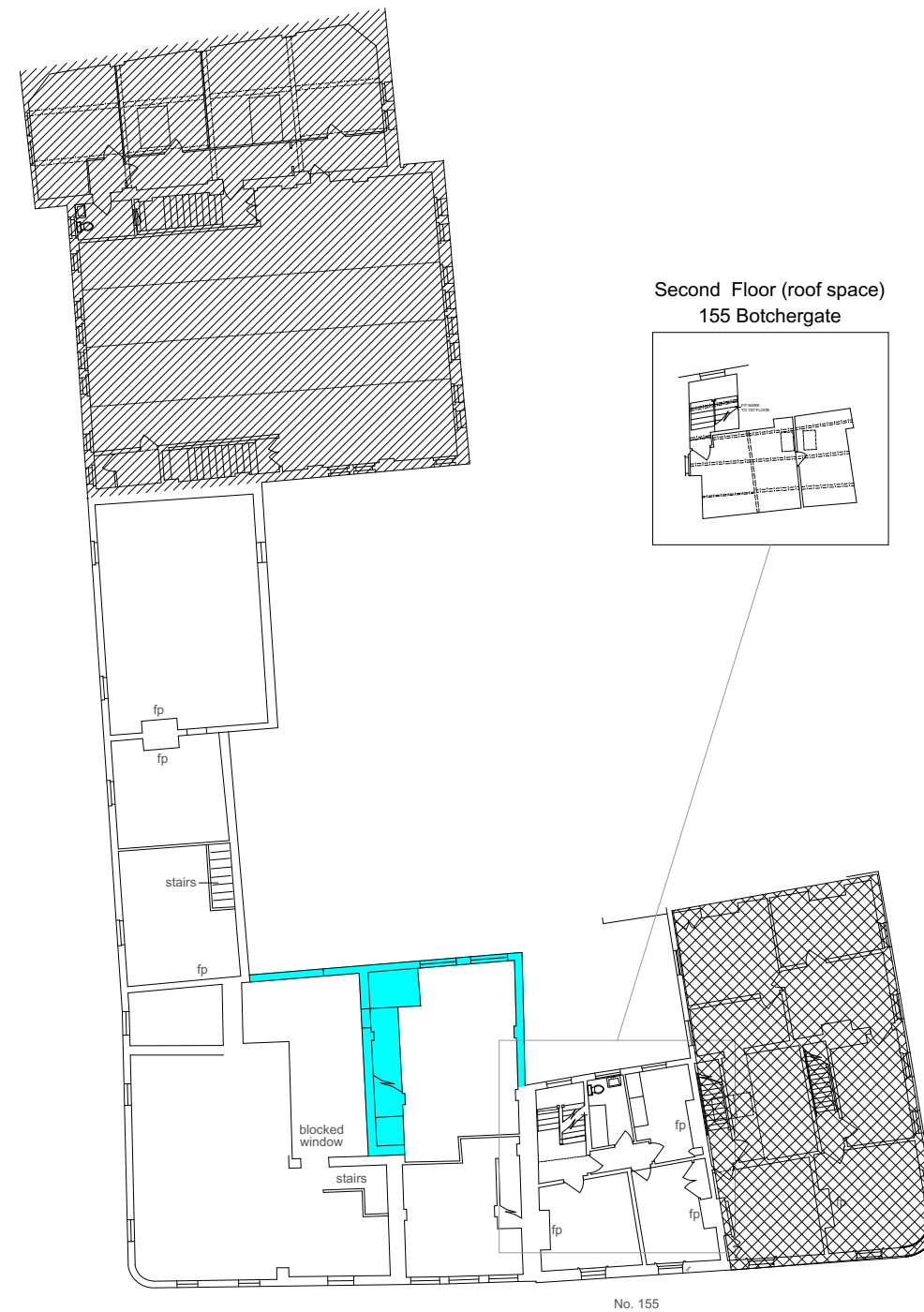
DATE: March 2013

KEY:

- fp location of fireplace
- d door
- later addition
- Not included in survey
- No internal access

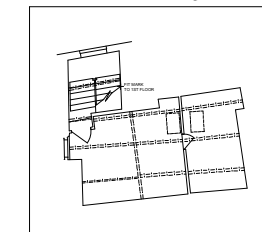


Ground Floor



First Floor

Second Floor (roof space)  
155 Botchergate



REPORT No:

CP10482

FIGURE:

14

Figure 14: Floor plans.