

**THE DINING ROOM FLOOR,
THE FRIARAGE, FRIARGATE,
PENRITH, CUMBRIA.**

WATCHING BRIEF REPORT

CP10627

30/07/2013



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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 WA Archaeology Ltd on the preparation of reports.

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SUMMARY

Wardell Armstrong Archaeology was commissioned by Mrs Estelle Uttley, to undertake an archaeological watching brief at The Friarage, Friargate, Penrith, Cumbria (NGR NY 5180 3010). This work follows a Listed Buildings Consent application for the refurbishment of some internal features and services.

The archaeological watching brief was undertaken on 23rd July 2013 and comprised a photographic study and detailed measured drawing of the ground beams and joists to be replaced beneath the floor of the dining room.

As this watching brief was conducted as part of a recommendation to observe the works in association with the refurbishment, no further study is deemed necessary. However, given the high historical potential of the area, it is recommended that any future work be subject to a programme of archaeological investigation.

ACKNOWLEDGEMENTS

Wardell Armstrong Archaeology would like to thank Mrs Estelle Uttley for commissioning the project, and also thank Graeme Rae, GR Architects, for assistance throughout.

Wardell Armstrong Archaeology would also like to extend their thanks to William Graham of E. Graham Builders, and all staff at the site, for their help during this project.

The watching brief was undertaken by Adrian Bailey, who also wrote the report and produced the figures. The project was managed by Martin Railton, Project Manager for WAA, who also edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 In July 2013, Wardell Armstrong Archaeology was invited by Graeme Rae of GR Architects, on behalf of their client, Mrs Estelle Uttley, to maintain an archaeological watching brief at The Friarage, Friargate, Penrith, Cumbria (NGR NY 5180 3010; Figure 1), during works associated with the refurbishment of the property. As a result, Jeremy Parsons at Cumbria County Council requested that certain aspects be subject to a programme of archaeological observation and investigation. This is in line with government advice as set out in Section 12 of the National Planning Policy Framework (NPPF 2012).
- 1.1.2 All works associated with the preparation of the refurbishment of the dining room had to be controlled under archaeological supervision and all stages of the archaeological work were undertaken following approved statutory guidelines (IfA 2008).
- 1.1.3 This report outlines the monitoring works undertaken on-site, the subsequent programme of post-fieldwork analysis, and the results of this scheme of archaeological works.

2. METHODOLOGY

2.1 STANDARDS

2.1.1 The work was consistent with the relevant standards and procedures of the Institute for Archaeologists (IfA), and generally accepted best practice.

2.2 THE WATCHING BRIEF

2.2.1 The works involved a structured watching brief to observe, record and photograph the structural deposits from the site. A watching brief is a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons, on a specified area or site on land, inter-tidal zone or underwater, where there is a possibility that archaeological deposits may be disturbed or destroyed (IfA 2008).

2.2.2 The aims and principal methodology of the watching brief can be summarised as follows:

- to establish the presence/absence, nature, extent and state of preservation of archaeological remains and to record them;
- to carry out further excavation and recording work in adequate time, if intact archaeological remains are uncovered during the project;
- to accurately tie the area watched by the archaeologist into the National Grid at an appropriate scale, with any archaeological deposits and features adequately recorded at height mAOD;
- to sample environmental deposits encountered as required, in line with English Heritage (2002) guidelines;
- to produce a photographic record of all contexts using colour digital format, as applicable, each photograph including a graduated metric scale;
- to recover artefactual material, especially that useful of dating purposes;
- to produce a site archive in accordance with MAP2 (English Heritage 1991) standards.

2.2.3 An area of approximately 22m² was exposed under the floor of the dining room in order to provide reasonable access to carry out the survey. The dining room forms a rectangular shape measuring 5.72m x 3.84m, with a recessed window positioned midway in the outer wall. The room is accessed by a doorway at the south-eastern corner. The archaeological survey took

place on 23rd July 2013. A summary of the findings of the watching brief is included within this report.

2.3 THE ARCHIVE

- 2.3.1 A full professional archive has been compiled in accordance with the specification, and according to the Archaeological Archives Forum recommendations (Brown 2011). The archive will be deposited within The Carlisle Record Office, with copies of the report sent to the County Historic Environment Record at Kendal, Cumbria, where viewing will be available upon request.
- 2.3.2 Wardell Armstrong Archaeology Ltd, and Cumbria County Council, support the **Online AccesS to the Index of Archaeological InvestigationS (OASIS)** project. This project aims to provide an on-line index and access to the extensive and expanding body of grey literature, created as a result of developer-funded archaeological work. Details of the results of this project will be made available by Wardell Armstrong Archaeology, as part of this national project.

3. BACKGROUND

3.1 LOCATION AND HISTORICAL CONTEXT

3.1.1 The Friarage is a Grade II Listed Building dating from 1717 and is positioned on Friargate, Penrith (Grid ref: NY 5180 3010) opposite the District Council Offices/Mansion House. It is a 2 storey building with painted stucco over stone. A chamfered doorway bears a square datestone above inscribed 1717 WMR.

3.1.2 The client has recently acquired the property and is in the process of making internal alterations to improve some of its facilities and services. An application for Listed Buildings Consent has been made, though it is thought that there are few items of alteration which will require this.

3.2 PREVIOUS WORK

3.2.1 Numerous watching briefs and studies have occurred in the area around The Friarage, including an historic building survey at Hutton Hall (Wooler 2013), a desk-based assessment at Carleton Avenue (Wooler 2012), and watching briefs at Penrith Castle (Wooler and Thompson 2013) and Corney House (Mounsey 2013).

4. ARCHAEOLOGICAL WATCHING BRIEF

4.1 INTRODUCTION

- 4.1.1 The watching brief was undertaken in one phase on 23rd July 2013, to undertake a study of the floor beams and joists to be replaced under the dining room floor of The Friarage, Friargate, Penrith (Figure 2). This involved a photographic survey and detailed measured drawing of the existing floor supports.
- 4.1.2 The recently existing floorboards had been removed in preparation of the study and to provide access to the under floor beams and joists.
- 4.1.3 A detailed measured plan was prepared (Figure 3), alongside a detailed photographic survey (Appendix 2) in order to illustrate the deterioration of the timbers.

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 CONCLUSIONS

- 5.1.1 The watching brief provided an opportunity to record the condition of the timbers which had once provided a stable support for the dining room floor. The timbers had suffered a good deal of rot and decay over the years having been bedded directly onto the damp earth which lie beneath the house. With the timbers being placed at a height below that of the street level, the lack of sufficient ventilation added to this resulting degeneration.
- 5.1.2 The majority of the timbers showed signs of re-use, possibly from an earlier phase of work within the building. The area around the central beam and towards the fireplace bore evidence of joint working, similar to those found in roof timbers, and dowel holes whereas the timbers towards the southern wall and along the eastern side of the room appeared to be of a later date and had in turn replaced other timbers. These later joists, also bearing signs of re-use with mortise and tenon joints, were supported by sandstone placed upon the earth below. No other features of archaeological interest were noted during the study.

5.2 RECOMMENDATIONS

- 5.2.1 As this watching brief was conducted as a condition of works relating to the removal of the floor beams and joists, no further archaeological work is deemed necessary. However, it is recommended that any work conducted in the future be subject to a similar programme of archaeological investigation.

APPENDIX 1: PLATES



Plate 1. Ground beams and joists, viewed from the doorway (*1m scale*).



Plate 2. Ground beams and joists, viewed from the north-east corner of the dining room (*1m scale*).



Plate 3. Central beam and joists, looking towards the window (1m scale).



Plate 4. Central beam and joist detail (0.2m scale).



Plate 5. Floor joists, looking towards Cupboard 2 (1m scale).



Plate 6. Floor joists near the fireplace, looking towards Cupboard 1 (1m scale).

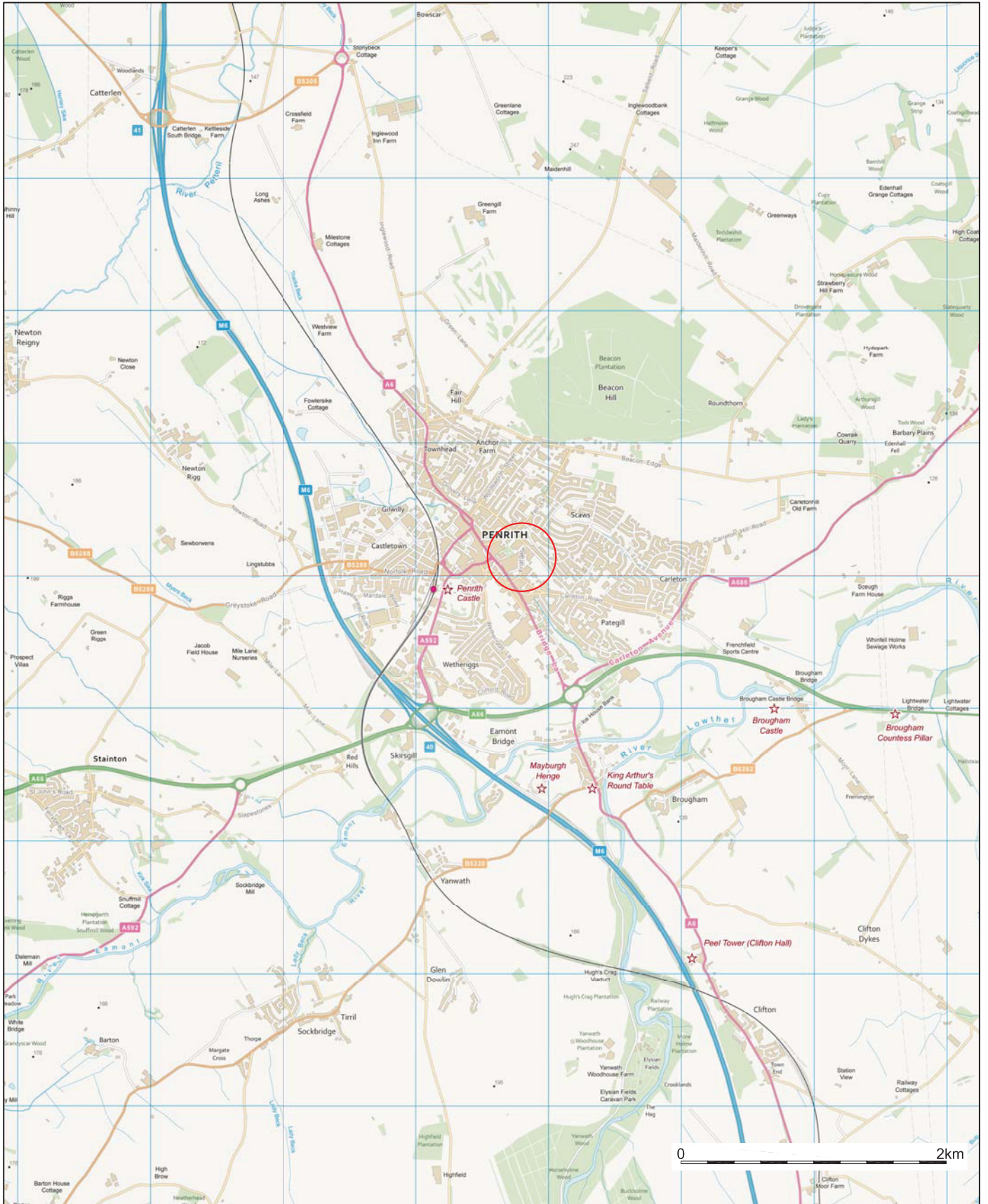


Plate 7. Beam and joist detail near the fireplace (0.2m scale).



Plate 8. Stone bedding support between the window and Cupboard 2 (0.2m scale).

APPENDIX 2: FIGURES






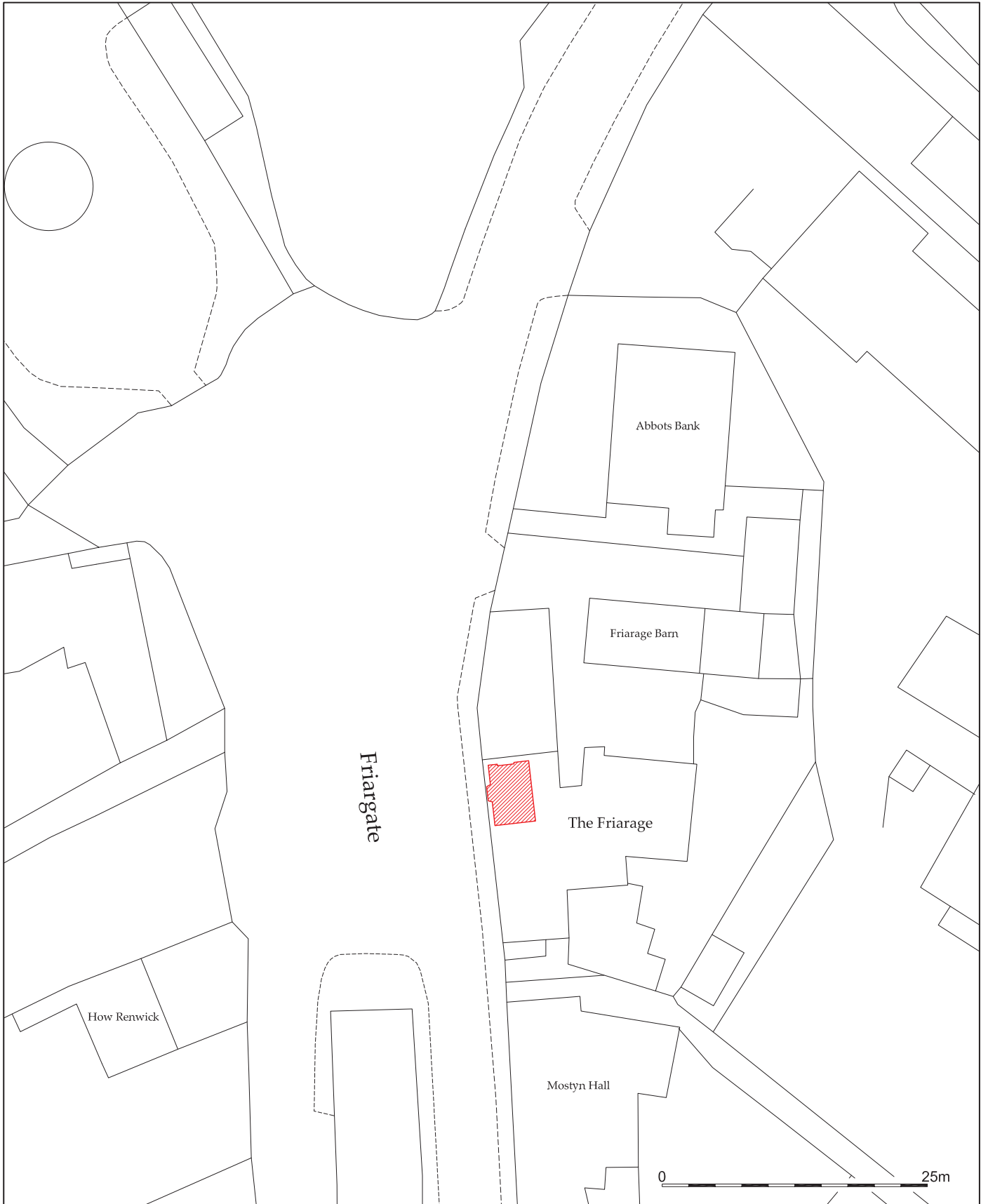
 <p>Wardell Armstrong Archaeology 2013</p>	<p>PROJECT: Dining Room Floor, The Friarage, Friargate, Penrith, Cumbria</p> <p>SCALE: 1:40,000 at A4</p> <p>REPORT No: CP10627</p> <p>CLIENT: Mrs Estelle Uttley</p> <p>DRAWN BY: AB</p> <p>DATE: August 2013</p> <p>FIGURE: 1</p>	<p>KEY:</p> <p> Site location</p>	 <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 1: Site Location.






 <p>Wardell Armstrong Archaeology 2013</p>	<p>PROJECT: Dining Room Floor, The Friarage, Friargate, Penrith, Cumbria</p> <p>SCALE: 1:500 at A4</p> <p>REPORT No: CP10627</p> <p>CLIENT: Mrs Estelle Uttley</p> <p>DRAWN BY: AB</p> <p>DATE: August 2013</p> <p>FIGURE: 2</p>	<p>KEY:</p>  <p>Location of dining room</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 2: Detailed Site Location.

PROJECT:

Dining Room Floor,
The Friarage, Friargate,
Penrith, Cumbria

CLIENT:

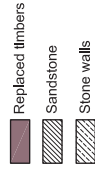
Mrs Estelle Uttley

SCALE: 1:25 at A3

DRAWN BY: AB

DATE: August 2013

KEY:



REPORT No:

CPI0627

FIGURE:

3

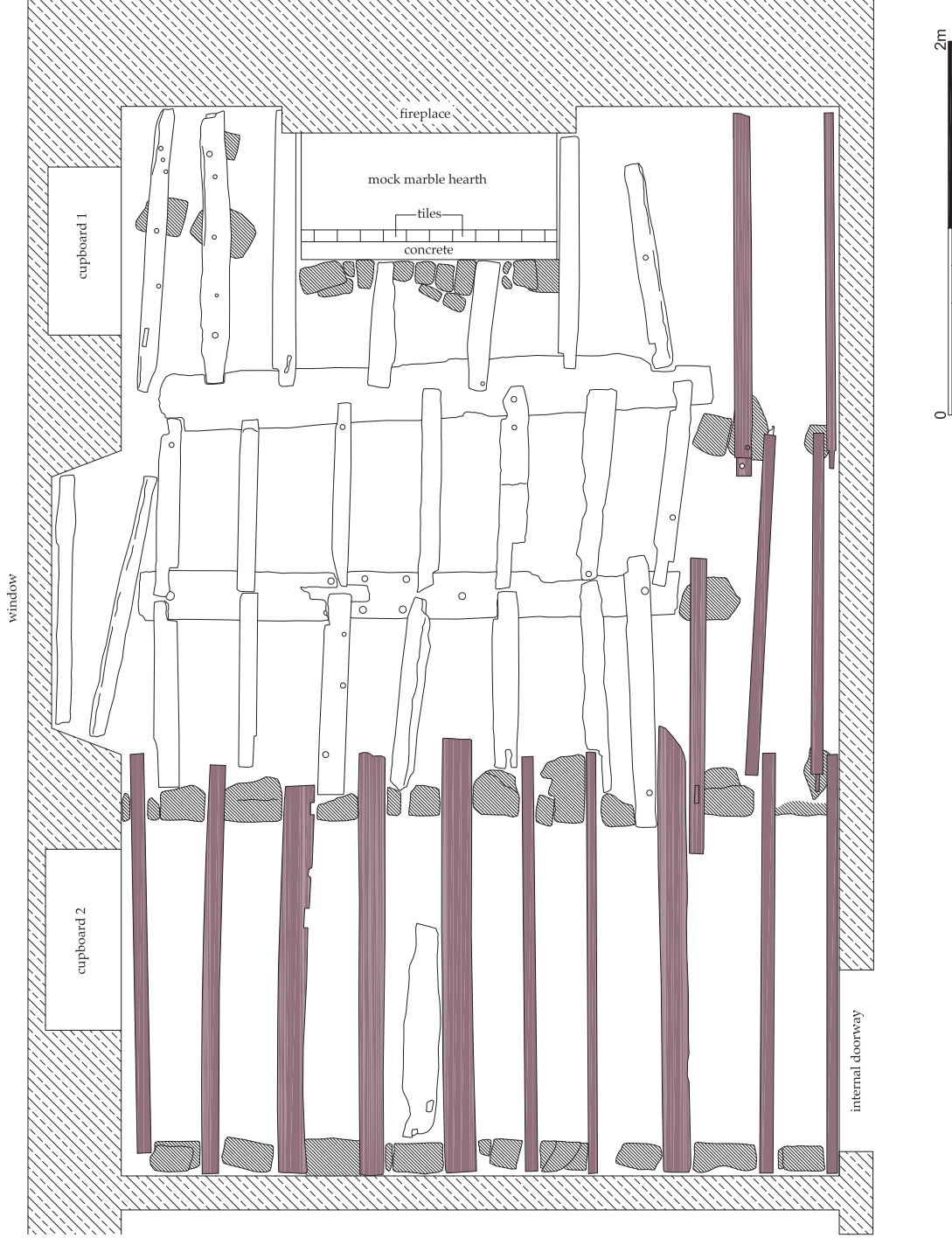


Figure 3: Detailed Plan of Floor Joists and Ground Beams in The Friarage Dining Room.