

**MOSTYN HALL,  
FRIARSGATE,  
PENRITH,  
CUMBRIA**



**ARCHAEOLOGICAL  
EVALUATION REPORT**

**CP. No: 10654**

**20/09/2013**

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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 Wardell Armstrong Archaeology on the preparation of reports.

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## SUMMARY

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Wardell Armstrong Archaeology were commissioned by Atkinson Building Contractors to undertake an archaeological evaluation at Mostyn Hall, Penrith, Cumbria (NGR NY 5184 3006). This work follows a planning application (Planning Application No. 3/13/0239) for the construction of a residential development on the former site of the Greggs bakery. Cumbria County Council granted planning consent for the development on the condition an archaeological evaluation be undertaken. An archaeological desk-based assessment was produced for the site in 2009 (Strickland 2009). The work is required as the site lies on the edge of the medieval town of Penrith. An Augustinian Friary was recorded in Penrith near the site as early as 1299. The extent of the friary is not known, though it is believed to have lain on or near Friargate. It is possible that the Friary could extent south into the proposed development area.

The archaeological evaluation was undertaken over 2 days between the 17<sup>th</sup>-18<sup>th</sup> of September 2013. The evaluation involved the excavation of four trenches, totalling 100.8m<sup>2</sup> of excavation covering 2092m<sup>2</sup> of the proposed development area. No archaeological remains were noted. As this archaeological evaluation was conducted as part of a condition in association with a new residential development, no further work is deemed necessary. However, given the high archaeological potential of the area, it is recommended that any future work be subject to a programme of archaeological investigation.

## ACKNOWLEDGEMENTS

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Wardell Armstrong Archaeology would like to thank Atkinson Building Contractors, for commissioning the project, and for all assistance throughout the work. Wardell Armstrong Archaeology would also like to thank Jeremy Parsons at Cumbria County Council Historic Environment Service (CCCHES), for his assistance throughout the project. Further thanks are extended to the staff at the County Record Office in Kendal for their help during this project.

The desk-based assessment and visual survey was undertaken by Jocelyn Strickland (2009). The archaeological evaluation was undertaken by Scott Vance and Sue Thompson. The report was written by Scott Vance and the drawings were produced by Adrian Bailey. The project was managed by Martin Railton, Project Manager for WAA. The report was edited by Martin Railton, Project Manager for WAA.

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# 1 INTRODUCTION

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## 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 In September 2013 Wardell Armstrong Archaeology were invited by Atkinson Building Contractors, to undertake an archaeological evaluation at Mostyn Hall, Penrith, Cumbria (NGR NY 5184 3006; Figure 1), prior to the development of residential properties. The work is required as the site lies on the edge of the medieval town of Penrith. An Augustinian Friary was recorded in Penrith near the site as early as 1299. The extent of the friary is not known, though it is believed to have lain on or near Friargate. It is possible that the Friary could extend south into the proposed development area (Strickland 2009). As a result, Jeremy Parsons of CCCHES requested a programme of archaeological investigation, prior to the development taking place. This is in line with government advice as set out in Section 12 of the National Planning Policy Framework (NPPF 2012).
- 1.1.2 The archaeological evaluation was undertaken following approved standards and guidance (IfA 2008), and was consistent with the Project Design provided by Wardell Armstrong Archaeology (Railton 2013, Appendix 2) and generally accepted best practice.
- 1.1.3 This report outlines the fieldwork undertaken on-site, the subsequent programme of post-fieldwork analysis, and the results of this scheme of archaeological works.

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## 2 METHODOLOGY

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### 2.1 PROJECT DESIGN

2.1.1 A project design was submitted by Wardell Armstrong Archaeology in response to a request by Atkinson Building Contractors, for an archaeological evaluation of the study area. Following acceptance of the project design by Jeremy Parsons of CCCHES, Wardell Armstrong Archaeology was commissioned by the client to undertake the work. The project design was adhered to in full, and the work was consistent with the relevant standards and procedures of the Institute for Archaeologists (IfA), and generally accepted best practice.

### 2.2 THE FIELD EVALUATION

2.2.1 The evaluation consisted of the excavation of four trenches; consisting of two trenches measuring 20m by 1.6m, one trench measuring 13m by 1.6m and one trench measuring 10m by 1.6m. The total area covered 100.8 m<sup>2</sup> of the proposed 2092m<sup>2</sup> development area. The trenches were excavated in order to provide a predictive model of surviving archaeological remains detailing zones of relevant importance against known development proposals. The trenches targeted the locations of possible earlier buildings/outbuildings fronting onto Friargate, as well as the plots behind these buildings, and potential medieval remains. The positions of the trenches are shown on the trench location plan (Figure 2). All work was conducted according to the recommendations of the Institute for Archaeologists (2008).

2.2.2 In summary, the main objectives of the field evaluation were:

- to establish the presence/absence, nature, extent and state of preservation of archaeological remains and to record these where they were observed;
- to establish the character of those features in terms of cuts, soil matrices and interfaces;
- to recover artefactual material, especially that useful for dating purposes;
- to recover palaeoenvironmental material where it survives in order to understand site and landscape formation processes.

2.2.3 Deposits were removed by a tracked mechanical excavator under close archaeological supervision. The evaluation trenches were subsequently cleaned by hand and all features were investigated and recording according to the



Wardell Armstrong Archaeology standard procedure as set out in the Excavation Manual (Giecco 2012).

- 2.2.4 All deposits encountered were deemed unsuitable for environmental sampling, and therefore no samples were retained.
- 2.2.5 The four evaluation trenches were scheduled to be backfilled at the discretion of the client, following excavation and recording.
- 2.2.6 The fieldwork programme was followed by an assessment of the data as set out in the Management of Archaeological Projects (English Heritage, 1991).

### **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 Penrith Museum, Cumbria, with copies of the report sent to the County Historic Environment Record at Kendal, Cumbria where viewing will be available upon request. The archive can be accessed under the unique project identifier WAA13, MHP-A, CP 10654.
- 2.3.2 Wardell Armstrong Archaeology, and CCCHES, 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. As a result, details of the results of this project will be made available by Wardell Armstrong Archaeology, as a part of this national project under the identifier wardella2-159605.

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## 3 BACKGROUND

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### 3.1 LOCATION AND GEOLOGICAL CONTEXT

- 3.1.1 Penrith is situated on the eastern side of Cumbria, at an important junction where the main east-west and north-south routes meet, approximately 28.24 km south of Carlisle and 37.97km north of Kendal. Cumbria The town lies at approximately 130m AOD, on the edge of the Eden Valley between the Rivers Eamont and Petteril, in an area of undulating countryside.
- 3.1.2 The development site is located to the southeast of the town, off of Friargate. Friargate is bound to the north by Folly Lane, to the south by Old London Road. The area around Gregg's Bakery at Mostyn Hall is bound to the north by buildings referred to as The Friarage, to the south by a garage and a gas works, to the west by Friargate and Mostyn Hall, and to the east by allotment gardens. The area of the site measures a total of 2092m<sup>2</sup> centered on the National Grid Reference (NGR) NY 51844 30064.
- 3.1.3 The superficial geology of the area consisted of glacial till (Devensian-Diamicton) formed up to 2 million years ago in the Quaternary Period, with the local environment dominated by ice age conditions. The bedrock consists of Penrith Sandstone formation. This sedimentary bedrock was formed approximately 256 to 290 million years ago in the Permian Period when the local environment was dominated by windblown deposits (British Geological Survey website 2013). The overlying soils are freely draining, slightly acidic and loamy (Land Information System website 2013).

### 3.2 HISTORICAL CONTEXT

- 3.2.1 *Introduction:* This historical background is compiled mostly from secondary sources, and is intended only as a brief summary of historical developments specific to the study area. References to the County Historic Environment Record (HER) are included where known. The Cumbria County Council HER use the acronym SMR.
- 3.2.2 *Prehistoric:* Despite the evidence of prehistoric activity in the vicinity of Penrith, there has been no evidence of prehistoric settlement in the town itself. Prehistoric activity in the surrounding area includes the late Neolithic to Early Bronze Age stone circle, Long Meg and Her Daughters (SMR 6154), and the henges at Eamont Bridge: King Arthur's Round Table (SMR 2868) and Mayburgh Henge (2867), in use between the Neolithic and Early Bronze Age. The HER records battleaxes (SMR 954 & 956) of possible prehistoric date, and a

- Bronze age cup and ring marked stone (SMR 5493), however the provenance of these findspots are not known.
- 3.2.3 *Roman:* At present, there is no known evidence for Roman settlement within Penrith despite its location to two important Roman forts. Five miles north of Penrith is the fort and associated vicus at Old Penrith (Voreda, SMR 2920), to the south-east lies the fort at Brougham (Brocaum, SMR 2888).
- 3.2.4 *Medieval:* There is evidence of pre-Norman settlement in Penrith in the form of the street plan of the town and the etymology of the street names. Further evidence of pre-Norman settlement is found within the grounds of St. Andrew's Church. Two monuments, the Giant's Thumb High Cross (SMR 950) and the Giant's Grave (SMR 16838) date back to the 10th century. It is thought that this is not the original location for the monuments, but that they were moved to the churchyard when the church was renovated in 1720 (English Heritage 2002; Mannix and Whellan 1847).
- 3.2.5 To the west of Penrith town centre lies the sandstone ruins of the 15th century castle together with a 14th century pele tower (SMR 2878) built by Bishop Strickland. A house of Augustinian Friars (SMR 983) is recorded at Penrith from 1299, located on what is now known as Friargate, in the vicinity of Abbots Bank and The Friarage, immediately to the north of the present study area. The extent of the friary is not known. In 1542 the Friary was dissolved (Strickland 2009).
- 3.2.6 *Post-medieval and Modern:* By the 17th century, Penrith was one of the most important market towns in Cumberland. Penrith was described by Thomas Denton in 1687 as 'the best Marcatt in that County of Cumberland for Corne, Salt, Wool, and Butchers meat' (English Heritage 2002a). Small-scale industry appeared to thrive throughout the 18th century, with Penrith continuing to be a centre for textile production. During the post-medieval period, Friargate was an important area for the weaving industry. Areas such as Factory Yard, adjacent to the proposed development area, housed many families involved in the trade. The area also included a bakehouse, school, and mission hall. Most of Friargate, apart from Mostyn Hall and the Friarage, were demolished in the 1960s to make room for modern developments
- 3.2.7 Mostyn Hall, a 17th century Grade II Listed Building with 18th century alterations is located to the west of site. A deed from 1674 stated that the abutments to the friary, the area between the present day Mostyn Hall to the west and Folly Lane to the east, were part of the area that was known as Freare Closes on the Tithe Plan of 1843 (Strickland 2009).
- 3.2.8 A tannery (SMR 43352) existed on Bark House Lane, in the vicinity of Old London Road and Friar Street from at least the mid 19th century. Writing in 1926, Horsley recalls a large building on Old London Road facing the White

Horse Inn, which had formerly formed part of Westmorland's tanning works (Horsley 1926).

### 3.3 PREVIOUS WORK

- 3.3.1 Numerous excavations and investigations have occurred in the immediate area around Mostyn Hall, Penrith, these are summarised below.
- 3.3.2 In 1970, the garden and yard of The Friarage (a property located to the north of the proposed development site) was partly excavated by Barbara Harbottle in an attempt to provide evidence for the 'Austin friary'. Inside the garden at the west end, and close to one of the modern outbuildings, foundations of a medieval wall were revealed measuring more than 6ft in width and orientated roughly east to west. A hearth was also uncovered located near the north wall. The excavation suggests that the present house and outbuildings at The Friarage lie on top of the original friary (Wilson and Moorhouse 1971).
- 3.3.3 Excavations were undertaken in 1976 on land surrounding the old grammar school located immediately to the north of St Andrew's Church. This unpublished excavation identified a number of graves lying between the school house and the church. This had been consecrated and was used as an additional graveyard (Newman et al 2000).
- 3.3.4 North Pennines Archaeology Ltd completed an archaeological assessment for a proposed development at Hutton Hall, Penrith in 2004. This identified that Hutton Hall consisted of three major construction phases; a 14/15<sup>th</sup> century pele tower, a 16<sup>th</sup> /early 17<sup>th</sup> century domestic range and an early 18<sup>th</sup> century mansion house, all of which were separate buildings and had not been incorporated into later structures. A programme of archaeological building recording, evaluation and monitoring was recommended (Wooler & Jones 2004).
- 3.3.5 An archaeological desk-based assessment by Oxford Archaeology North (OAN 2005a), centered on NY 5163 2987, Southend Road, Penrith, demonstrated that the study area lay on the edge of the historic core of Penrith, and had some potential to contain buried remains of medieval tenements. Considerable post-medieval development is recorded along the northern and eastern sides of the area, some of which survives as standing buildings. Following on from the desk-based assessment, OAN conducted an archaeological evaluation at Southend Road, on the site of an 18<sup>th</sup> century bowling green to the rear of the Two Lions Public House, Great Dockray. The two trenches revealed no archaeological deposits; this was possibly due to the levelling of the site for the bowling green, which may have truncated any earlier archaeological features (OAN 2005b).

- 3.3.6 A building survey of the Two Lions Public House, Great Dockray, by OAN in 2006 revealed eight phases of construction and alteration, beginning as a late medieval two-celled, two-storied merchant's house known as Newhall. The building then developed into an ornate hall with decorative plaster in the late 16<sup>th</sup> century and converted to a public house in the 18<sup>th</sup> century (OAN 2006a).
- 3.3.7 The former Sunlight Laundry premises on Princes Street, Penrith, was the subject of an archaeological desk-based assessment and building survey by OAN in 2006. The cartographic evidence had shown that there had been buildings on the site of Princes Street since at least the late 18<sup>th</sup> century. The survey identified that surviving elements of earlier structures including fireplaces which may be of pre-18<sup>th</sup> century origin (OAN 2006b).
- 3.3.8 An archaeological evaluation by OAN in 2007 consisted of 67 trenches which focused on the playing fields, Penrith Football Club and playing fields on the west side of Southend Road. The trenches on the southern half of the site revealed no significant archaeological features suggesting activity did not expand much beyond the limits of the medieval and post-medieval town of Penrith. Trenches 16-19 located immediately around the Two Lions PH contained features of early post-medieval dated. To the west of the former bowling green at the Two Lions PH, several medieval features were identified including seven large ditches which produced pottery dating from the 13<sup>th</sup> to 16<sup>th</sup> centuries.
- 3.3.9 North Pennines Archaeology Ltd undertook a Level 3 Building Survey of Hutton Hall, Penrith in 2008 following on from the archaeological assessment conducted in 2004. The survey revealed that the property consisted of three separate buildings, all from different periods, which had been constructed against the earlier structures, rather than incorporating them. It has been suggested that the earliest building on the site, the 14<sup>th</sup> /15<sup>th</sup> century pele tower, may have formed part of the town walls which are referred to in documents from the 14<sup>th</sup> century (Wooler 2008a).
- 3.3.10 In 2008 North Pennines Archaeology Ltd undertook an archaeological deskbased assessment of the present study area and the additional County Garage sites immediately to the east. The assessment highlighted the potential survival of both medieval and post-medieval remains within the immediate vicinity of the proposed development area (Wooler 2008b).
- 3.3.11 In 2009 North Pennines Archaeology Ltd conducted a desk based assessment of the area around Mostyn Hall at the Greggs bakery (Strickland 2009). The assessment demonstrated the high potential for medieval and post-medieval remains of the current study area and recommended a scheme of archaeological evaluation (that was conducted in September 2013, the results of this can be seen in section 4).

3.3.12 Further work by North Pennines Archaeology Ltd was undertaken in 2010 at Eden Rural Foyer, Old London Road. During the evaluation, several archaeological features and deposits were noted relating to the 19th century tannery which occupied the site until the early 20th century. Most notable of these archaeological features were a timber-lined tanning pit and stone-lined tanning pit, situated within the centre of the proposed development area. Both of the tanning pits were extremely well preserved, and it is possible that further well-preserved tanning pits survive within the proposed development area. Further archaeological features observed during the evaluation relating to the 19<sup>th</sup> century tannery included a redundant watercourse lined with wooden stakes and several multi-phase building foundations (Jackson 2010).

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## 4 ARCHAEOLOGICAL EVALUATION RESULTS

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### 4.1 INTRODUCTION

4.1.1 The evaluation was undertaken between 17<sup>th</sup> - 18<sup>th</sup> September 2013 and lasted two days. Four trenches were opened within this time (Figure 2). No archaeology was observed. All trenches were excavated using a 5 tonne Takeuchi TB250 tracked digger.

### 4.2 RESULTS

4.2.1 *Trench 1 (Plate 1):* Trench 1 was located toward the north-east corner of the former Greggs Bakery and was aligned north-east/south-west for 13m and measured 1.6m wide (Figure 2). The trench was excavated to a maximum depth of 1m revealing a natural glacial till of sandy clay and gravels (101). The uppermost deposit consisted of a brick surface (100) 70mm thick, laid on a bed of 70mm of sharp sand (102) (Plate 1). Beneath the sharp sand was a reddish pink hardcore sub-base (103) that ran across the trench to a depth of 0.24m (Figure 2). No archaeological features were noted



*Plate 1: Trench 1 looking south-west. 1m/2m scale*

4.2.2 **Trench 2 (Plate 2):** Trench 2 was located toward the eastern corner of site and was aligned north-west/south-east for 20m (Figure 2). The trench was excavated to a maximum depth of 1.35m revealing bands of sand and gravels (201) below c.0.60m of mid greyish brown sandy subsoil (204) and c.0.25m of dark greyish brown sandy silt (203). Deposit (203) represented a ground raising dump below two leveling layers of hardcore, (202) and (200). A construction cut [205] was observed, filled with greyish pink hardcore (206) that represented a concrete foundation block that was removed during the demolition of the bakery (Figure 2). No archaeological features were noted.



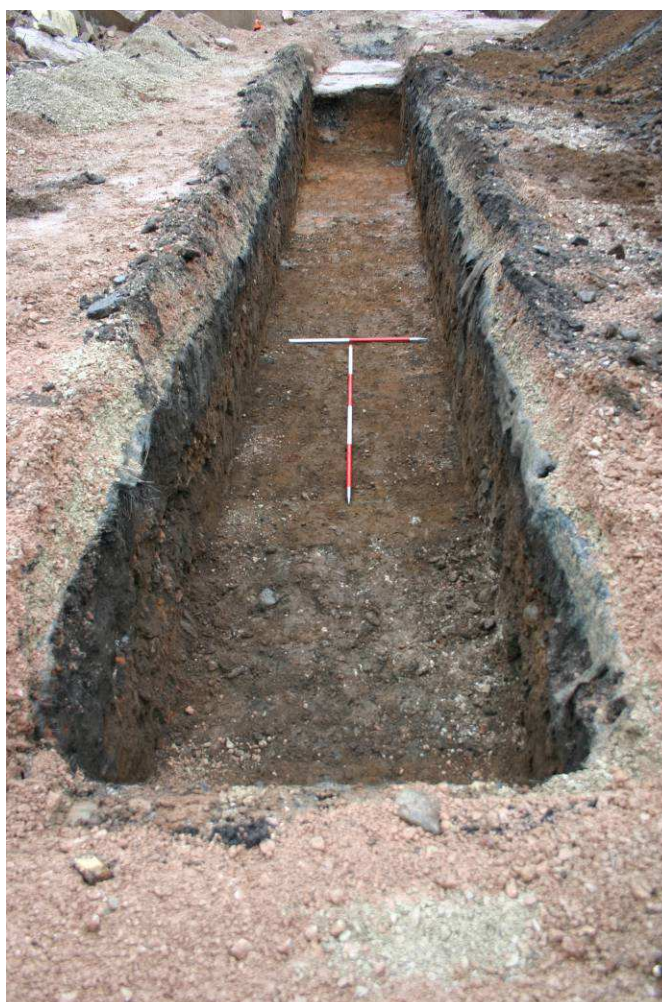
*Plate 2: Trench 2 Overview. Looking south-east. 1m/2m scale.*

4.2.3 **Trench 3 (Plate 3):** Trench 3 was located toward the southern corner of the site and was aligned north-west/south-east for 20m (Figure 2). The trench was excavated to a maximum depth of 1.4m revealing the local drift geology, a reddish brown clayey sand (313). The natural was encountered below two layers of mid reddish brown sandy silt subsoil, the lower (312) was c.0.30m thick, while the upper (311) had a thickness of c. 0.22m.

4.2.4 Above the subsoil, a dark brownish grey silty clay (310), c.0.30m thick was observed, that represented the leveling of the site prior to the construction of the bakery. A service trench [309] cut through deposit (310), and was filled by (308) a dark brownish grey coarse sand and rubble c.1.12m thick. The service trench was not fully excavated due to safe working limits at depth, so its purpose remains unknown.



- 4.2.5 The upper most deposits within Trench 3 consisted of two layers of hardcore; a light reddish pink (306) that measured c.0.12m thick and a light yellowish grey (307) that measured c.0.22m. Both layers represented leveling deposits prior to the construction of the bakery
- 4.2.6 A construction cut [303] from the Greggs bakery was observed at the northern most extent of Trench 3 that represented the foundations of a stairwell. The cut was 1.28m deep and cut into the natural clayey sand (313). The cut contained a concrete foundation (302) c.0.70m thick, with the remains of a cinderblock wall (301) built above. The foundation cut was backfilled by (300), a light brownish pink hardcore gravel.
- 4.2.7 A borehole [305] was observed in section that measured 1.4m to the limit of excavation at base and was filled by (304), a mid blue grey gravel. No archaeological features were noted within Trench 3.



*Plate 3: Trench 3 overview. Looking north-west. 1m/2m scale.*

- 4.2.8 **Trench 4 (Plate 4):** Trench 4 was located toward the western end of site and was aligned north-west/south-east for 10m (Figure 2). The trench was excavated to a

maximum depth of 1.40m revealing a mid greyish brown silty sand subsoil (401) below c.0.40m of dark greyish brown sandy silt (402) that represented a ground raising dump. Two foundation cuts, [405] and [407] were observed that cut into the made ground (402), to a depth of over 0.90m and were filled by concrete footings (403) and (404) and fill (406) and (408), both a light grey hardcore. The top of Trench 3 consisted of a mid greyish pink hardcore (400) that represented a leveling deposit for the construction of the Greggs bakery. No natural deposits were observed in Trench 4 as the depth of the trench exceeded safe limits. No archaeological features were noted.



*Plate 4: Trench 4 overview. Looking south-east. 1m/2m scale.*

### **4.3 ARCHAEOLOGICAL FINDS AND ENVIRONMENTAL SAMPLING**

4.3.1 No archaeological finds were recovered, and no environmental samples were retained during the groundworks.

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## 5 CONCLUSIONS AND RECOMMENDATIONS

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### 5.1 CONCLUSIONS

- 5.1.1 During the archaeological field evaluation at Mostyn Hall, Penrith, four trenches were excavated over the former site of the Greggs bakery, covering 100.8m<sup>2</sup> of the proposed 2092m<sup>2</sup> development area. The purpose of the evaluation was to establish the nature and extent of below ground archaeological remains within the vicinity, the evaluation trenches being located to provide a representative sample of the development area. All but Trench 4 were excavated down to the top of the natural substrate. No natural deposits were observed in Trench 4 as the depth of the trench exceeded safe limits.
- 5.1.2 All trenches were devoid of any archaeological features or deposits. The deposits encountered were mostly relating to the construction of the Greggs bakery. Any potential archaeological remains have likely been truncated by the leveling of the site and the construction of the bakery.

### 5.2 RECOMMENDATIONS

- 5.2.1 As the purpose of this archaeological field evaluation was to establish the nature and extent of below ground remains within the former site of the Greggs bakery as specified by Jeremy Parsons (CCCHES), no further work is deemed necessary associated with the present study. However, given the significance of previous archaeological discoveries within the immediate vicinity of the study area, it is recommended that any future invasive work be subject to a similar programme of archaeological investigation.

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Wooler, F. (2008a) *Report on an Archaeological Building Recording Project at Hutton Hall, Penrith*, unpublished report, North Pennines Archaeology Ltd. CP/614/07

Wooler, F. (2008b) *Archaeological Desk-based Assessment of Former County Garage Sites, Old London Road, Penrith, Cumbria*, unpublished report, North Pennines Archaeology Ltd. CP/388/08

## 6.2 ONLINE RESOURCES

British Geological Survey website: <http://www.bgs.ac.uk>

Cumbria County Council HER: [http://www.cumbria.gov.uk/planning-environment/countryside/historic-environment/HER\\_online.asp](http://www.cumbria.gov.uk/planning-environment/countryside/historic-environment/HER_online.asp)

Land Information System website: <http://www.landis.org.uk>

## APPENDIX 1: CONTEXT TABLE

Trench	Context Number	Context Type	Description
1	100	Structure	Brick Surface
	101	Natural	Drift Geology
	102	Deposit	Sand Bedding Layer
	103	Deposit	Hardcore
2	200	Deposit	Hardcore
	201	Natural	Drift Geology
	202	Deposit	Hardcore
	203	Deposit	Ground Raising Dump
	204	Deposit	Subsoil
	205	Cut	Cut for bakery footing
	206	Fill	Fill of [205]
3	300	Fill	Fill of [303]
	301	Structure	Cinderblock wall
	302	Deposit	Concrete
	303	Cut	Cut for foundations of stairwell
	304	Fill	Fill of [305]
	305	Cut	Borehole
	306	Deposit	Hardcore
	307	Deposit	Hardcore
	308	Fill	Fill of [309]
	309	Cut	Service?
	310	Deposit	Ground Raising Dump
	311	Deposit	Subsoil
	312	Deposit	Subsoil
4	313	Natural	Drift Geology
	400	Deposit	Hardcore
	401	Deposit	Subsoil
	402	Deposit	Ground Raising Dump
	403	Structure	Concrete Footing
	404	Structure	Concrete Footing
	405	Cut	Cut for Concrete Footing (403)
	406	Deposit	Fill of [405]
	407	Cut	Cut for Concrete Footing (404)
	408	Deposit	Fill of [205]

*Table 1: List of Contexts issued during Watching Brief*

## APPENDIX 2: PROJECT DESIGN

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**WARDELL ARMSTRONG ARCHAEOLOGY**

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**Project Design CP10654**

**PROJECT DESIGN FOR  
AN ARCHAEOLOGICAL  
TRIAL TRENCH  
EVALUATION  
ON LAND AT  
MOSTYN HALL,  
PENRITH,  
CUMBRIA**

NGR: NY 5184 3006

FOR

ATKINSON BUILDING CONTRACTORS



WARDELL ARMSTRONG ARCHAEOLOGY  
COCKLAKES YARD,  
CUMWHINTON,  
CARLISLE,  
CA4 OBQ  
TEL: (01228) 564820  
[WWW.WA-ARCHAEOLOGY.COM](http://WWW.WA-ARCHAEOLOGY.COM)



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## 1 INTRODUCTION AND LOCATION

- 1.1 Wardell Armstrong Archaeology has been invited by Atkinson Building Contractors to undertake an archaeological field evaluation on land to the rear of Mostyn Hall, Friargate, Penrith, Cumbria (centred on NY 5184 3006, Figure 1). The site is located immediately to the southeast of Mostyn Hall, and comprises c.0.2ha of land on the site of the former Greggs bakery (Figure 2). The site is occupied by former bakery buildings, which are to be demolished for the construction of a residential development (Planning ref. 3/13/0239).
- 1.2 An archaeological desk-based assessment was undertaken of the former Greggs site in 2009 (Strickland 2009). The site was on the edge of the medieval town of Penrith. An Augustinian Friary was recorded in Penrith near the site as early as 1299. The extent of the friary is not known, though it is believed to have lain on or near Friargate. It is therefore possible that the friary could extend south into the proposed development area. West of the proposed development area is Mostyn Hall, a 17<sup>th</sup> century Grade II Listed Building with 18<sup>th</sup> century alterations. A deed from 1674 states that the abutments to the friary (the area between the present day Mostyn Hall to the west and Folly Lane to the east), were part of the area that was known as Freare Closes on the Tithe Plan of 1843. It is thought that Friargate housed medieval tenements and by the 15<sup>th</sup> century, Friargate was one of the main developed areas of Penrith.
- 1.3 During the post-medieval period, Friargate was an important area for the weaving industry. Areas such as Factory Yard, adjacent to the proposed development area, housed many families involved in the trade. The area also included a bakehouse, school, and mission hall. Most of Friargate, apart from Mostyn Hall and the Friarage, were demolished in the 1960s to make room for modern developments. Sub-surface remains relating to medieval and post-medieval activity are therefore likely to survive within the development area. These are likely to consist of tenement houses, yards and shops.
- 1.4 As a result, Cumbria County Council Historic Environment Service (CCCHES) has requested that a programme of archaeological work be undertaken, prior to the construction of the proposed residential development. This work is to comprise an archaeological trial trench evaluation, to take place following the demolition of the existing buildings.
- 1.5 This Project Design was prepared in response to the brief issued by CCCHES, dated 6<sup>th</sup> August 2013, and in accordance with the recommendations of English Heritage *The Management of Archaeological Projects*, 2<sup>nd</sup> ed. 1991.

## **2 AIMS AND METHODOLOGY**

### **2.1 Introduction**

2.1.1 The following work programme is submitted in line with the objectives of the archaeological work summarised above. The fieldwork programme will be followed by an assessment of the data, the process being adopted as set out in the *Management of Archaeological Projects* (2<sup>nd</sup> Edition, 1991).

### **2.2 Trial Trench Evaluation**

2.2.1 The trial trench evaluation will comprise at least 100m<sup>2</sup> of trenching in total. Four trenches will be excavated; consisting of two trenches measuring 20m by 1.6m, one trench measuring 13m by 1.6m, and one trench measuring 10m by 1.6m. The trenches will be excavated (following demolition of the existing bakery building) in order to provide a predictive model of surviving archaeological remains detailing zones of relevant importance against known development proposals. The trenches will target the locations of possible earlier buildings/outbuildings fronting onto Friargate, as well as the plots behind these buildings, and potential medieval remains.

2.2.2 The positions of the trenches are shown on the trench location plan (Figure 3), and have been positioned to avoid known services/drains. The positions may need to be adjusted slightly depending on the results of CAT scans. The positions of the trenches will be surveyed in using known Ordnance Survey points, through the use of a Trimble 3605DR Geodimeter total station with datalogger.

2.2.3 In summary, the main objectives of the evaluation will be:

- to establish the presence/absence, nature, extent and state of preservation of archaeological remains and to record these where they are observed;
- to establish the character of those features in terms of cuts, soil matrices and interfaces;
- to recover artefactual material, especially that useful for dating purposes;
- to recover palaeoenvironmental material where it survives in order to understand site and landscape formation processes.

2.2.4 All trenches will be excavated by a tracked mechanical excavator using a toothless ditching bucket to either the top of archaeological deposits, or the

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natural substrate, whichever is observed first under continuous archaeological supervision.

- 2.2.5 If trenches become waterlogged and pumps are utilised, care will be taken to avoid any contamination of nearby watercourses. The total depth of trench will not exceed 1.5m below ground level for health and safety reasons. Excavation to greater depths may require shoring or stepping, which will necessitate an increase in costing.
- 2.2.6 The trenches will be subsequently cleaned by hand and all features will be investigated and recorded according to the Wardell Armstrong Archaeology standard procedure as set out in the Excavation manual (Giecco 2012). All archaeological features exposed will be sample excavated; which will typically involve the 50% sampling of discrete features, 25% of linear features with a non uniform fill and 10% of linear features with a uniform fill.
- 2.2.7 All fieldwork will be carried out in accordance with codes and practices outlined by the Institute of Field Archaeologists regarding archaeological evaluations (IfA 2008, *Standards and Guidance: Archaeological Evaluation*). A Harris matrix will be compiled for stratified deposits to provide a detailed record of the stratigraphic sequence, according to the conventions written in the WAA Excavation Manual and in accordance with the Institute of Field Archaeologist (IfA) and English Heritage guidelines. It is proposed that no trench will be left open for over five working days without good reason. Following completion of the on-site works the trenches will be back-filled with the excavated material but not otherwise reinstated; no liability can be claimed for trenches which settle following backfilling.
- 2.2.8 Should any human remains be encountered, CCCHES, the client, the police and the Coroner's office will be informed immediately upon the discovery of the remains. The removal of any human remains will be done under a Section 25 Licence obtained from the Ministry of Justice. The relevant English Heritage guidelines, in particular the recently published '*Guidance for best practice for treatment of human remains excavated from Christian burial grounds in England*' (English Heritage 2005), will be adhered at all times.
- 2.2.9 All written records will utilise the WAA pro-forma record sheets. Plans and sections will be drawn on water resistant permatrace. Plans will be drawn to a scale of 1:20 and sections at 1:10. A full photographic record in monochrome and digital formats will be maintained. A combination of multi and single context planning will be utilised. All electronic survey work will be undertaken using a Trimble 3605DR Geodimeter total station with datalogger and will be transferred into a CAD environment. The site will be levelled with respect to the Ordnance Datum, and the trenches will be tied into the National Grid.

## 2.3 Finds

2.3.1 Finds analysis will be under the direction Megan Stoakley, WAA Finds and Archives Officer. WAA will undertake first aid conservation, but if further conservation is required following the production of an assessment report, there will be extensive consultation with appropriate specialists, CCCHES and representatives of the client.

2.3.2 Specialist services to be provided by:

Illustration	Adrian Bailey, WAA Illustrator
Prehistoric Pottery	Blaize Byner, Archaeological Consultant
Roman Pottery	Louise Hird, Archaeological Consultant
Medieval Pottery	Cathy Brooks, Archaeological Consultant
Post Medieval Pottery	Jo Dawson, Greenlane Archaeology
Lithics	David Jackson, WAA Supervisor
Glass	Hugh Wilmott, University of Sheffield
Wood	Ian Tyers, Archaeological Consultant
Leather	Tim Padley, Tullie House Museum
Textiles	Eleanor Palmer (Cumbria Museums Service).
Conservation	Archaeological Services, University of Durham

## 2.4 Environmental Samples

2.4.1 Detailed work on environmental samples will take place at the unit's premises at Carlisle. Further specialist services will be utilised at the University of Durham, if required. Any environmental evidence found during the work will be sampled in agreement with CCCHES under the guidance of Sue Stallibrass, English Heritage Regional Scientific Adviser, North-West Region, and undertaken according to the North Pennines Archaeology Ltd standard environmental sampling procedure and nationally agreed procedures (English Heritage 2002 *Environmental Archaeology: A Guide to the Theory and Practice of Methods from Sampling and Recording to Post-Excavation*). Environmental samples will be processed under the direction of Don O'Meara, WAA Environmental Officer, in consultation with Sue Stallibrass. The sampling is likely to take the form of bulk samples of 30 litre volume. This is in order to assess the environmental potential of deposits across the site, including the fills of ditches, gullies, pits and postholes, buried

soils and occupation layers. Don O'Meara will also assess any animal bone recovered during the evaluation. Human remains will be assessed by Megan Stoakley who is a qualified osteoarchaeologist.

### **3 REPORTING AND PUBLICATION**

#### **3.1 Client Reports**

- 3.1.1 Each stage of the fieldwork programme will be followed by the production of a client report, the process being adopted as set out in the *Management of Archaeological Projects* (2<sup>nd</sup> Edition, 1991). The report will include details of the planning history of the site, site geology and a summary of the archaeological and historical background. The report will contain a phased summary of the archaeological sequence encountered at the site, containing brief descriptions of archaeological structures, features and deposits and incorporating details of artefacts or environmental evidence (where sampled). The report will contain illustrative material including maps, plans, sections, drawings and photographs, as necessary. A location plan of the site, at an appropriate scale and tied into the OS National Grid, will be included. A plan showing the location and layout of the areas of investigation, at an appropriate scale, will also be included.
- 3.1.2 The report will identify areas of defined archaeology, and an assessment and statement of the actual and potential significance of the archaeology will be made within the broader context of regional and national archaeological priorities. The research questions will take into account the themes of the North West Regional Research Framework (Brennand, M, 2007 *North-West Regional Research Framework*).
- 3.1.3 *Confidentiality*: all internal reports to the client are designed as documents for the specific use of the client, for the particular purpose as defined in the project brief and project design, and should be treated as such. They are not suitable for publication as academic documents or otherwise without amendment or revision.

#### **3.2 Publication**

- 3.2.1 Depending on results, the findings of the evaluation may be published in summary form in an appropriate journal (*Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society*); a separate costing will be required for this.
- 3.2.2 Wardell Armstrong Archaeology and Cumbria County Council support the Online Access to the Index of Archaeological Investigations (OASIS) project.

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This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological fieldwork. As a result, details of the results of this study will be made available by Wardell Armstrong Archaeology, as a part of this national project.

## **4 HEALTH AND SAFETY**

4.1 Wardell Armstrong Archaeology is fully compliant with HSE guidance and legislation. It is the duty of all personnel, under the Health and Safety at Work Act etc 1974, to take reasonable care for the health and safety of him/herself and other persons who may be affected by his/her acts or omissions at work. He/she must also co-operate with the Technical Director regarding any duty or requirement imposed on the Technical Director or any other person by or under any of the relevant statutory provisions so far as it is necessary to enable that duty or requirement to be performed or complied with. Any personnel contravening relevant statutory provision may be prosecuted in a Sheriff Court (Scotland) or Magistrates' Court. All personnel taking part in field work have a responsibility to adhere to sensible standards of behaviour. Personnel are made aware that fieldwork activities have inherent hazards which staff members minimise with appropriate safety precautions. However, the potential dangers make it imperative that personnel co-operate by behaving responsibly in order to reduce the risk of accidents.

4.2 Wardell Armstrong Archaeology Health and Safety Statement conform to the provisions of the Standing Conference of Archaeological Unit Managers (SCAUM) Health and Safety Manual. Field projects are undertaken according to the SCAUM Health and Safety in Field Archaeology (SCAUM 1986) and according to the North Pennines Heritage Trust Standard Safety Procedure. Risk assessments are undertaken prior to any fieldwork taking place and staff are fully briefed regarding on site hazards and safe working procedure. Full consideration will be given to health and safety issues during all fieldwork for this project.

## **5. STAFFING AND COMPANY SUMMARY**

5.1 The work will be undertaken under the overall direction of Martin Railton BA (Hons) MA MifA, WAA Senior Project Manager. The evaluation will be undertaken by an WAA Project Supervisor, assisted by up to two Project Assistants, to be confirmed; all WAA staff are experienced field archaeologists with an extensive background in the archaeology of Northern England. It is anticipated the evaluation will take one week, dependant on

the results obtained. The trenches will be kept open for inspection by the Historic Environment Officer at CCCHES, if required, and backfilled on completion of the works, or as and when possible. Due regard will be made to fencing the trenches with Heras fencing during the works, and safety signage will be displayed.

- 5.2 Wardell Armstrong Archaeology is the archaeological contracting division of Wardell Armstrong LLP. The company has a fully staffed professional field team and is highly experienced in the assessment and recording of archaeological sites and monuments throughout the north of England. Based in Carlisle, Cumbria, the company has considerable experience extending over more than fifteen years of archaeological investigation.

## **6 WORK TIMETABLE**

- 6.1 The project can be implemented within 5 working days after the acceptance of the project design by CCCHES.
- 6.2 The field evaluation will require approximately one week to complete, and reports detailing provisional results of the fieldwork in conjunction with suitable recommendations will be submitted to our client within approximately three weeks of completion of fieldwork.
- 6.3 Copies of this report will be deposited within Cumbria County Council HER and the WAA archive no later than two months following the completion of all fieldwork.

## **7 ARCHIVE, OWNERSHIP AND STORAGE OF FINDS**

- 7.1 The site archive will be prepared to the standard specification in the Management of Archaeological Projects, appendix 3 (1991), and Brown, DH, 2007, *Archaeological Archives A Guide to Best Practice in Creation, Compilation, Transfer and Curation*. All finds belong to the landowner, but initially they will be transferred to the North Pennines Archaeology Ltd's premises at Nenthead. Agreement will be sought on the final deposition of finds prior to the fieldwork commencing.
- 7.2 During and after the excavation, all recovered artefacts will be stored in the appropriate conditions to ensure minimal deterioration and loss of information (this will include controlled storage, correct packaging, regular monitoring of conditions, immediate selection for conversation of vulnerable materials). All work will be carried out in compliance with IFA Guidelines for Finds Work and those set by UKIC. Ultimately it is recommended that the curation of both finds and the site archive should be vested in Penrith Museum, Cumbria.



## 8 BIBLIOGRAPHY

### 8.1 Secondary Sources:

Brennand, M, *et al* (2007) *Research and Archaeology in North West England – An Archaeological Research Framework for North West England: Volume 2 Research Agenda and Strategy*, Archaeology North West

Brown, D H (2007) *Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation*, Archaeological Archives Forum

English Heritage (1991) *Management of Archaeological Projects (MAP2)*, London: English Heritage

English Heritage (1995) *A Strategy for the Care and Investigation of Finds*, Ancient Monuments Laboratory: English Heritage

English Heritage (2002) *Environmental Archaeology: A Guide to the Theory and Practice of Methods from Sampling and Recording to Post-Excavation*, London: English Heritage

Giecco, F O (2012) *Wardell Armstrong Archaeology Excavation Manual*, North Pennines Archaeology unpublished document

HMSO (1996, updated 2000) *Treasure Act 1996*

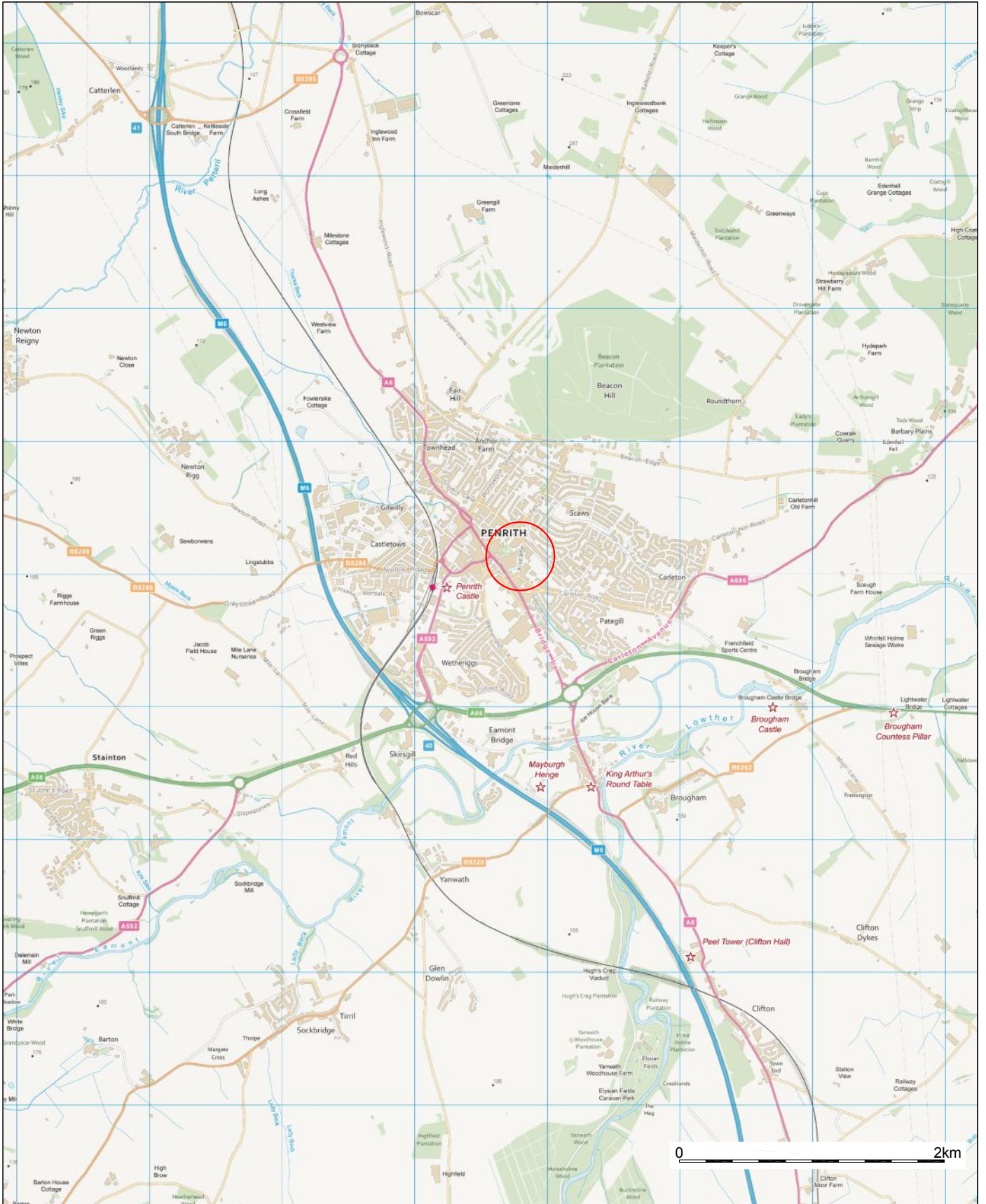
IfA (2008) *Standards and Guidance for Archaeological Evaluations*. Reading: Institute for Archaeologists.

Jones, D M (ed) (2006) *Guidelines on the X-radiography of Archaeological Metalwork*, English Heritage

Strickland, J (2009) *Archaeological desk-based assessment at Greggs Bakery, Mostyn Hall, Friargate, Penrith, Cumbria*, unpublished report North Pennines Archaeology CP858/09

UKIC (1990) *Guidelines for the preparation of excavation archives for long-term storage*

Walker, K (1990) *Guidelines for the Preparation of Excavation Archive for Long-Term Storage*, London






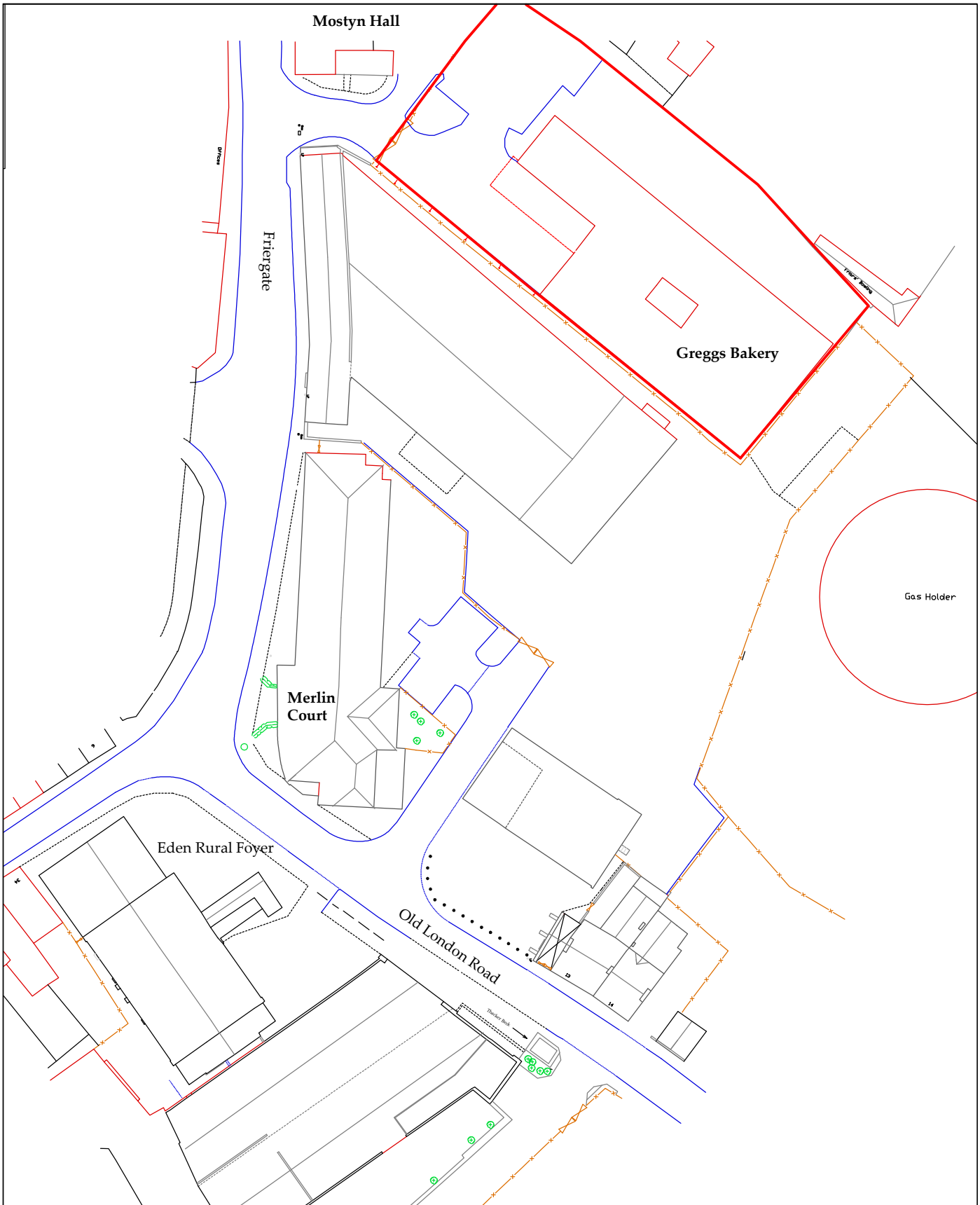

 <p>Wardell Armstrong Archaeology 2013</p>	<p>PROJECT: Land to the rear of Mostyn Hall, Penrith</p> <p>SCALE: 1:40,000 at A4</p> <p>REPORT No: CP10654</p> <p>CLIENT: Atkinsons</p> <p>DRAWN BY: MDR</p> <p>DATE: August 2013</p> <p>FIGURE: 1</p>	<p>KEY:</p> <p> Site location</p>	 <p>Reproduced by permission 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.

Wardell Armstrong  
Archaeology  
2013

PROJECT: Land to the rear of Mostyn Hall, Penrith

SCALE: 1:1,500 at A4

REPORT No: CP10654


CLIENT: Atkinsons


DRAWN BY: MDR

DATE: August 2013

FIGURE: 2

**KEY:**

 Outline of proposed development



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Figure 2: Location of the proposed development area

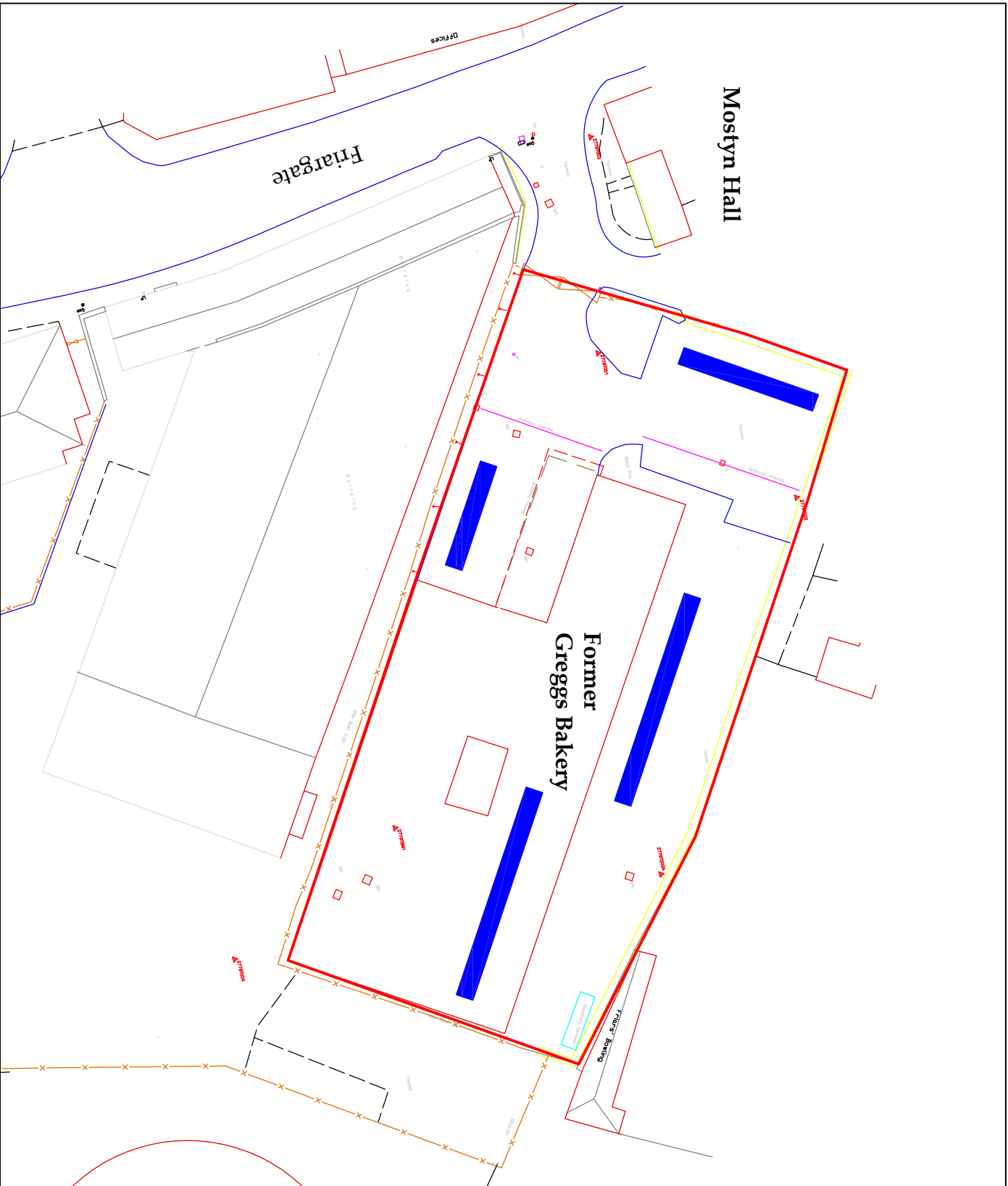


Figure 3: Location of the proposed evaluation trenches



Wardell Armstrong  
Archaeology  
2013

PROJECT:

Land to the rear of Mostyn Hall  
Penrith

CLIENT:



Atkinsons

SCALE: 1:500 at A4

DRAWN BY: Initials

DATE: As in report

KEY:

-  Outline of proposed development area
-  Proposed evaluation trench



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REPORT No:

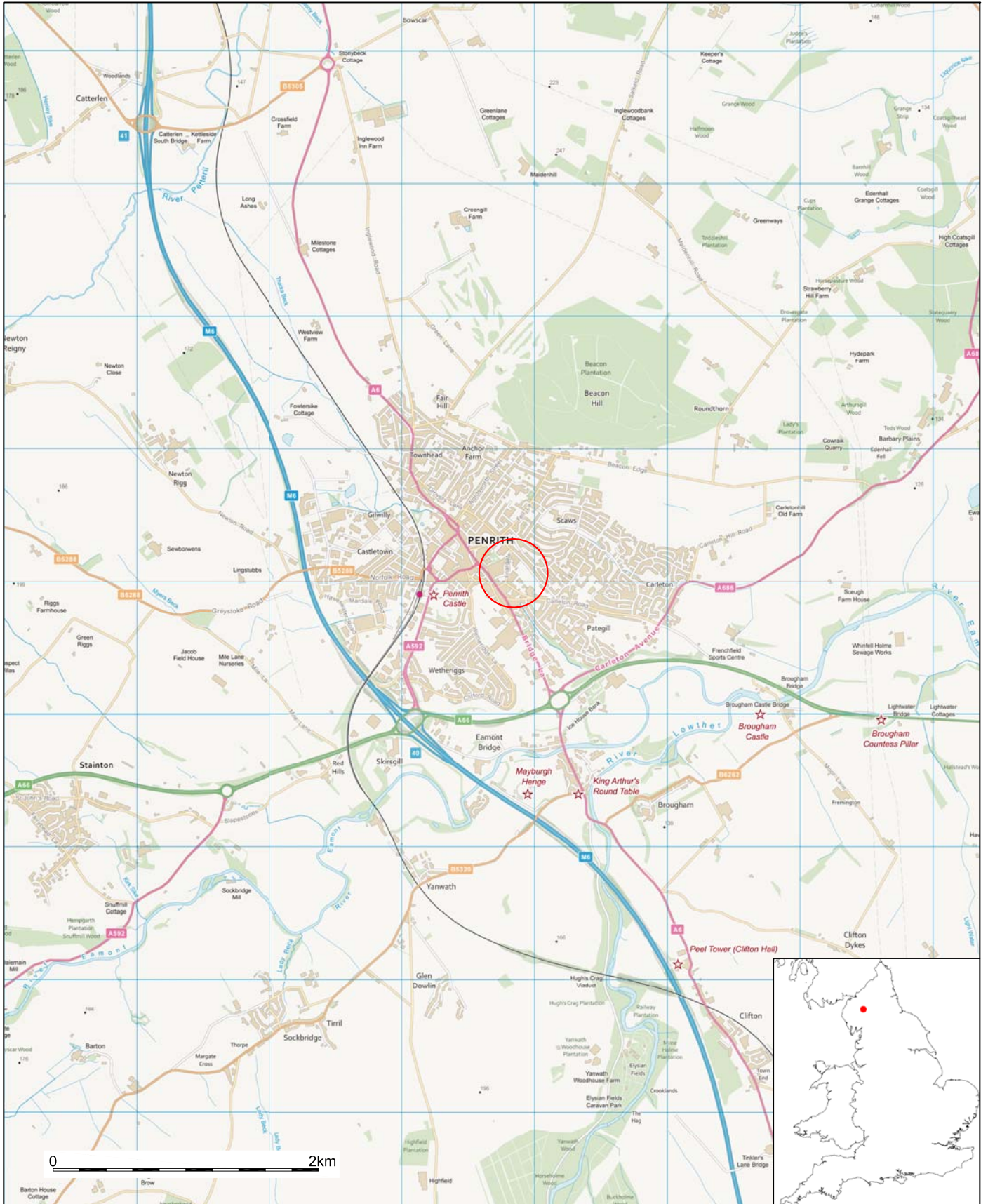
CP10654

FIGURE:

3

## APPENDIX 3: FIGURES

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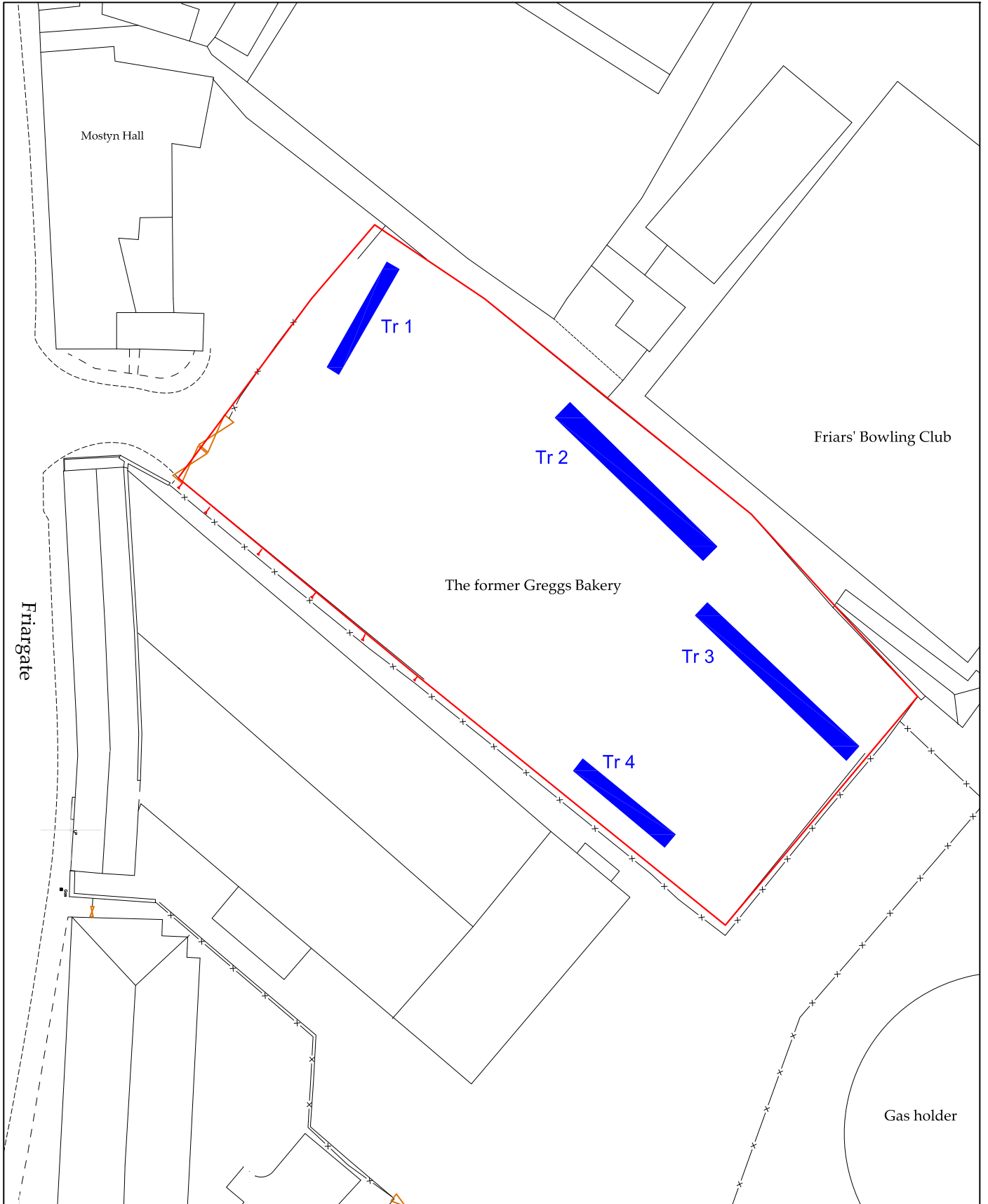
 <p>Wardell Armstrong Archaeology 2013</p>	<p>PROJECT: Land to the Rear of Mostyn Hall, Friargate, Penrith, Cumbria</p> <p>SCALE: 1:40,000 at A4</p> <p>REPORT No: CP10654</p> <p>CLIENT: Atkinson Building Contractors</p> <p>DRAWN BY: AB</p> <p>DATE: September 2013</p> <p>FIGURE: 1</p>	<p>KEY:</p>  Site 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.







 <p>Wardell Armstrong Archaeology 2013</p>	<p>PROJECT: Land to the Rear of Mostyn Hall, Friargate, Penrith, Cumbria</p> <p>SCALE: 1:500 at A4</p> <p>REPORT No: CP10654</p> <p>CLIENT: Atkinson Building Contractors</p> <p>DRAWN BY: AB</p> <p>DATE: September 2013</p> <p>FIGURE: 2</p>	<p>KEY:</p> <p> Site boundary</p> <p> Evaluation trenches</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: Trench location.