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HISTORIC BUILDING RECORDING  
ENVIRONMENTAL SERVICES



**NORTH ASSOCIATES**

**LAND AT MIREHOUSE ROAD, WHITEHAVEN, CUMBRIA**

**HERITAGE IMPACT STATEMENT**

**January 2016**

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**HERITAGE IMPACT STATEMENT**

**January 2015**

**PREPARED BY:**

Cat Peters Researcher



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**MANAGED/ APPROVED**

**BY:**

Richard Newman Project Manager



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## SUMMARY

Wardell Armstrong Archaeology was commissioned by North Associates to prepare a Heritage Impact Assessment for a proposed new development on land at Mirehouse Road, Whitehaven, Cumbria (NGR NX 98747 14819). The assessment is based on the results of a desk-based consultation of sources relating to the setting of the site and its history, combined with the results of the subsequent site visit.

The purpose of the Heritage Impact Assessment is to identify the impacts on the designated heritage assets within a 500m radius of the site, and to assess the potential for archaeological deposits to survive within the proposed development site.

The proposed development site has remained relatively unchanged since the medieval period from when it was probably predominantly used for agriculture, with some industrial activity possible, evidenced by known medieval bloomeries (iron working sites) in the vicinity. In addition the place name element 'scale' suggests the nearby presence of medieval seasonally occupied dwellings, either close to the Scalegill Beck or the Pow Beck.

The construction of two railway lines across the area may have had an impact on earlier archaeological deposits in those areas, as embankments and excavations and imported hardcore would have been required. Coal mining may also have had an effect on archaeological preservation in the south of the development site. Much of the site, however, particularly the northern part, remained unaffected by these industrial developments, and the potential for earlier archaeological features cannot be ruled out.

Certainly from the 18<sup>th</sup> century, some parts of the site were used for coal extraction, especially associated with the Scalegill Colliery. These activities continued into the early part of the 19<sup>th</sup> century at least. Agricultural activity continued in areas not affected by mining, and continued after mining ceased. Low Hall is an 18<sup>th</sup> century farmstead within the proposed development site. Three hedgerows which are remnant field boundaries from the 18<sup>th</sup> and 19<sup>th</sup> century field system, can be regarded as important historic hedgerows under the Hedgerow Regulations. These identified heritage assets and the possibility of currently unidentified below-ground remains, indicate that archaeological mitigation is likely to be required as a condition of planning consent.

## **ACKNOWLEDGEMENTS**

Wardell Armstrong Archaeology thanks North Associates who commissioned the project. Wardell Armstrong Archaeology thank the staff at Cumbria Archives Centre, Whitehaven for all assistance during the desk-based research.

The site visit and the documentary research was completed by Cat Peters.

The report was written by Cat Peters and the figures were produced by Adrian Bailey and Helen Phillips. Richard Newman managed the project and edited the report.

## 1 INTRODUCTION

### 1.1 Circumstances of Project

1.1.1 Wardell Armstrong Archaeology was commissioned by North Associates to prepare a Heritage Impact Assessment for land at Mirehouse Road, Whitehaven, in relation to a proposed new development.

1.1.2 The term '*site*' is used throughout the report to refer to the proposed development site. The term '*search area*' refers to a 500m radius area from the proposed development site, used to give context to the proposed development site.

### 1.2 The Purpose of the Heritage Impact Assessment

1.2.1 This Heritage Impact Assessment is designed to clearly show the impact on the heritage significance of the heritage assets within the 500m search area likely to be affected by the proposed development.

1.2.2 The Heritage Impact Assessment seeks to address in detail the issues of impacts on heritage significance and to do this it seeks to understand the significance of the assets, then evaluate the impact of the development proposals upon the assets.

### 1.3 National Planning Policy and Legislative Framework

1.3.1 National planning policies on the conservation of the historic environment are set out in the *National Planning Policy Framework* (NPPF), which was published by the Department of Communities and Local Government (DCLG) in March 2012. Sites of archaeological or cultural heritage significance that are valued components of the historic environment and merit consideration in planning decisions are grouped as 'heritage assets'; 'heritage assets are an irreplaceable resource', the conservation of which can bring 'wider social, cultural, economic and environmental benefits...' (DCLG 2012, Section 12.126). The policy framework states that the '*significance of any heritage assets affected, including any contribution made by their setting*' should be understood in order to assess the potential impact' (DCLG 2012, Section 12.128). *In addition to standing remains, heritage assets of archaeological interest can comprise sub-surface remains and, therefore, assessments should be undertaken for a site that 'includes or has the potential to include heritage assets with archaeological interest'* (DCLG 2012, Section 12.128).

1.3.2 NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance; '*great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be;*

*substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, grade I and II\* listed buildings and grade I and II\* registered parks and gardens and World Heritage Sites, should be wholly exceptional’ (DCLG 2012, Section 12.132).* Therefore, preservation in-situ is the preferred course in relation to such sites unless exception circumstances exist.

- 1.3.3 It is normally accepted that non-designated sites will be preserved by record, in accordance with their significance and the magnitude of the harm to or loss of the site as a result of the proposals, to *‘avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposals’ (DCLG 2012, Section 12.129).* Non-designated heritage assets of archaeological interest will also be subject to the policies reserved for designated heritage assets if they are of equivalent significance to scheduled monuments (DCLG 2012; Section 12.132).

#### 1.4 Local Planning Policy

- 1.4.1 The Copeland Local Plan, 2013-2028, adopted in December 2013 (Copeland Borough Council 2013) includes a section of the Built Environment and Heritage, Policy ENV4 – Heritage Assets which states that it is *“The Council’s policy is to maximise the value of the Borough’s heritage assets by:*

*A. Protecting listed buildings, conservation areas and other townscape and rural features considered to be of historic, archaeological or cultural value*

*B. Supporting proposals for heritage led regeneration, ensuring that any listed buildings or other heritage assets are put to an appropriate, viable and sustainable use*

*C. Strengthening the distinctive character of the Borough’s settlements, through the application of high quality urban design and architecture that respects this character and enhances the settings of listed buildings*

*Policy DM27 supports this policy, setting out the Council’s approach to development which affects built heritage and archaeology”.*

- 1.4.2 It also states that there are *“areas of archaeological significance that should be preserved for their potential to provide the enjoyment of discovery and the associated educational value of this, not just for ourselves, but for future generations” (Copeland Borough Council 2013, 74).*



## **2 METHODOLOGY**

### **2.1 Introduction**

2.1.1 All work undertaken was consistent with the relevant standards and procedures of the Chartered Institute for Archaeologists, as set out in *Standard and Guidance for Historic Environment Desk-Based Assessment* (CIfA 2014).

2.1.2 The data underlying the Heritage Impact Statement was gathered through desk-based study of documentary sources and via a site visit. The impact of the development on the heritage assets was assessed using standardised heritage impact tables (see Appendix 2).

### **2.2 Documentary Sources**

2.2.1 The primary and secondary sources used were derived from Cumbria Archive Centre, Whitehaven (CACW) and Carlisle (CACC), as well as from online sources, including The Archaeology Data Service (<http://archaeologydataservice.ac.uk/ifp/wiki.pdf>), the National Heritage List (<https://historicengland.org.uk/listing/the-list/>) and PastScape (<http://www.pastscape.org.uk/>). The historic maps and primary sources were consulted in January 2016.

### **2.3 Site Visit**

2.3.1 The site and its environs were visited on the 26<sup>th</sup> January 2016.

2.3.2 The study area was inspected to:

- examine the impact on the setting of heritage assets of future development;
- assess the nature of the landscape of the current site with regard to previous landscaping and levelling activities and their impact on any potential buried archaeological remains.

### **2.4 Impact Assessment Tables**

2.4.1 The assessment of the impact of development proposals is undertaken using a series of heritage impact tables (Appendix 2). These tables use standard assessment methods as used by Government agencies, as for example those used in the Highway Agency's Design Manual for Roads and Bridges (2007). These tables first establish the significance of the heritage asset against set criteria, secondly the magnitude of impact and taking the results of these two together allow a calculation of impact on heritage significance.

## 2.5 Reporting

2.5.1 A copy of the report will be deposited with Cumbria's Historic Environment Record where viewing will be made available on request.

2.5.2 Wardell Armstrong Archaeology supports the Online AccesS to the Index of archaeological investigationS (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. As a result, details of the results of this study will be made available by WAA, as a part of this national scheme. This project has the unique identifier of **wardella2-240700**.

## 2.6 Glossary

2.6.1 The following standard terms for compiling a Heritage Impact Assessment are used throughout the report:

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

### 3 BACKGROUND

#### 3.1 Location, Topography and Geology

3.1.1 The proposed development site is centred on NX 98747 14819, and located to the south-east of Whitehaven, on the west coast of Cumbria (Figure 1). The land lies between the A595 to the east, Mirehouse Road to the north and the West Coast Railway line to the west (Figure 2).

3.1.2 The proposed development site lies across two solid geology types, known as the Pennine Middle Coal Measures Formation, across the eastern part of the site, formed between the Duckmantian Substage and the Bolsovian Substage, and the Pennine Lower Coal Measures across the western part of the site, formed in the Langsettian Substage (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

3.1.3 The drift geology in the area of the proposed development site consists predominantly of clay, silt, peat and sand known as Alluvium, formed during the Flandrian Age, and Devensian Till, formed during the Devensian Stage (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

#### 3.2 Landscape Characterisation

3.2.1 The Cumbria Historic Landscape Characterisation Programme places the proposed development site within area 47, the West Cumberland Plain (Cumbria County Council 2009, 105). This area is generally low-lying and coastal in nature, its dominant character being urban and industrial. Its legacy is *“a large modern landscape with many 20<sup>th</sup> and 21<sup>st</sup> century industrial forms including windfarms, moderate survival of 19<sup>th</sup> century industrial features, weak legibility of landscape elements of medieval origin” (ibid).*

#### 3.3 Archaeological and Historical Background

3.3.1 This historical and archaeological background is compiled from secondary sources and primary records consulted during the desk-based assessment. It is intended only as a summary of historical developments around the proposed development site. The location of known heritage assets within the approximate 500m search area are illustrated in Figure 3, and summarised in Appendix 2.

3.3.2 **Prehistoric (up to c. AD 72):** there is no evidence for prehistoric activity from within the search area.

- 3.3.3 **Roman Period (AD 72 to c. 410):** there is no evidence for Romano-British activity from within the search area.
- 3.3.4 **Medieval (1066 - 1540):** the development area formed the northern part of an area known as Scalegill. The place-name Scalegill is indicative of a stream near which were scales, which is the local term for a shieling. Scales or shiels are seasonally occupied huts used by stock farmers, usually located near a stream. The term scale is derived from the Old Norse 'skali'. Any scales in this area are likely to date from the 9<sup>th</sup> to 12<sup>th</sup> centuries and to be situated close to either the Scalegill Beck or the Pow Beck.
- 3.3.5 Semi-commercial coal mining started in the Whitehaven area in Norman times (Routledge 2015, 5). Within the search area, two bloomeries have been identified, of medieval origin (Asset 8) indicative of iron processing activity in the vicinity.
- 3.3.6 A field system has also been identified from aerial photographs in the vicinity of Stanley Pond, which may be of medieval origin or earlier, but is thus far undated (Asset 10).
- 3.3.7 **Post Medieval (1540-1900):** the earliest identified map evidence that shows part of the proposed development site in detail is a plan of Hensingham of 1763 (CAC(W) T NCB/Plan/ 37-35; Plate 1). It shows the main road (the present A595) and some of the land within the proposed development site on the west side of the road. The plan indicates that plots 'f' and 'g' lie within the proposed development site, as does 'tarn' to the south, and land owned by Henry Draper, Thomas Hudson and George Hodgson up to the track annotated 'Lowca Hill'. The land to the north of this is annotated David Brigg and Joseph Green, and plots 15 and 16. Unfortunately the plan is of poor quality and has had rodent damage so the text beneath is impossible to decipher.

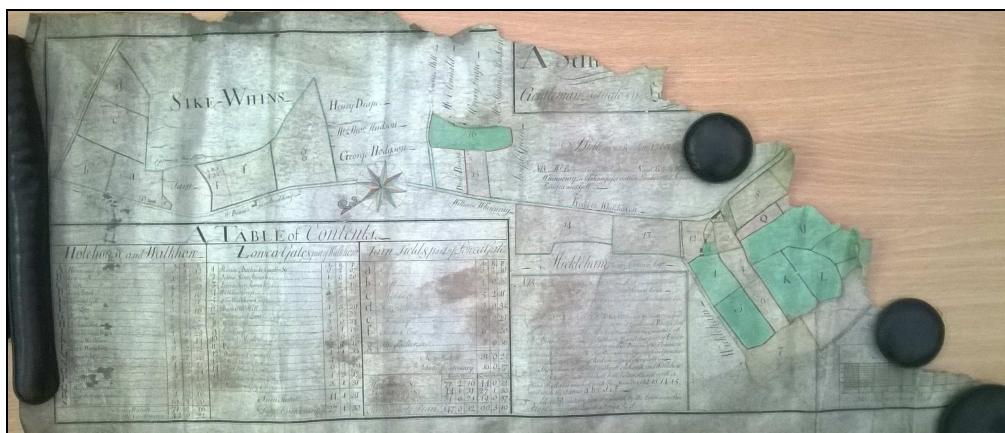


Plate 1: Map of Lands in Hensingham, inc. Holehouse etc, 1763

- 3.3.8 The most relevant heritage assets of those encountered by this research are the farmstead of Low Hall, the site of Scalegill pit (Assets 1 and 16), the latter workings for which are within the proposed development site, and the adjacent homestead of Scalegill (alias Low Scalegill; Asset 9). An early 19<sup>th</sup> century account states that Scalegill Colliery was *“first worked in the early part of the last century, when the coals were carried by waggons to the water-side; it was afterwards worked daily for inland sale. This work broke in, in 1792, but a new pit was sunk about the year 1807, and it is still worked for inland sale...”* (Lysons 1816, 121-122).
- 3.3.9 Wood states that the mine was in fact started in the late 17<sup>th</sup> century, writing that *“Thomas Patrickson owned an estate at Stockhow and a colliery at Scalegill which had been worked since 1680. In 1706 he was said to send ‘more coals to Whitehaven than all ye Country Coal owners’ but by 1720 he was in financial difficulty and had to mortgage his estate to James Lowther for £2,000”* (Wood 1988, 26). He eventually sold it in 1730 (Beckett 1981, 21), along with Linethwaites colliery, the two costing £500 (Wood 1988, 26). The Lowthers worked Scalegill colliery *“from 1732 to 1776 when it was flooded. Until about 1759 its output was exported from Whitehaven to which the colliery was connected by a branch waggon-way, completed in 1739”* (Wood 1988, 26). Partis Pit, another 18<sup>th</sup> century colliery working was located to the west (Finlay 2006, 17; Asset 17).
- 3.3.10 A lease of 1777 (CAC(C) D LAW/3/18/1-19) states that *“1 lease for 99 years or till death of lessee (Sir James Lowther pf Whitehaven, Bt, to Gilfrid Lawson Esq) – corn and grain tithes of Hensingham Low Hall Demesne, in return for half the meadow called Leonard Ruding... at the west end of the field called Cow Park, as now ‘Mark’d or Dowalk’d Out’, at Mirehouse (part of Hensingham Low Hall Demesne) and power to make a road through to Sir James’s collieries at Scalegill and Linethwaite ([surface] Mr Thomas Patrickson) or elsewhere, but not to sink shafts as such there, or otherwise mine there; and with power to use the several springs, but leaving enough for the Hensingham Low Hall farmer’s use; and to convey the said springs’ water by gutter or otherwise ‘to and for the use of the water gin’ now in use by Sir James for ‘drying his coals at scalegill or linethwaite’, but not to alter the water’s course afterwards”*. This indicates that the farmstead of Low Hall, still surviving, was in existence by 1777, and that some of the trackways leading to the earlier site of the colliery to the south-west may have been in existence by this period (Assets 20, 25 and 26). A waggonway and water gin must also have been in the vicinity of Low Hall.

Indeed, a Low Hall is shown on Donald’s map of 1770-71, but this appears to be the farmstead later known as High Low Hall (Figure 4)

3.3.11 The table below indicates Scalegill Colliery’s profits in the early-mid 18<sup>th</sup> century (after Wood 1988, 311). These earlier workings were located to the south-east of Stanley Pond (Asset 16), so outside the proposed development site (Finlay 2006, 17). A plan of the workings of 1783 shows fairly extensive workings, though it is outside the proposed development site (CAC(W) T NCB/Plan/37-35; Plate 2). Other workings included Partis pit (Asset 17), which is shown to the north-west of Stanley Pond on a plan of 18<sup>th</sup> colliery workings, by Finlay (*ibid*).

	£	s.	d.
1737	259	10	1¼
1738	146	4	9½
1739	568	4	5½
1740	338	18	10
1741	563	19	0½



Plate 2: Plan of Scalegill Colliery, 1783

3.3.12 The Patricksons seem to have lived at nearby Scalegill Hall (Asset 14), from at least 1652, when Anthony Patrickson was born there ([http://www.ancestry.co.uk/geneology/records/anthony-patrickson\\_27724950](http://www.ancestry.co.uk/geneology/records/anthony-patrickson_27724950)), and

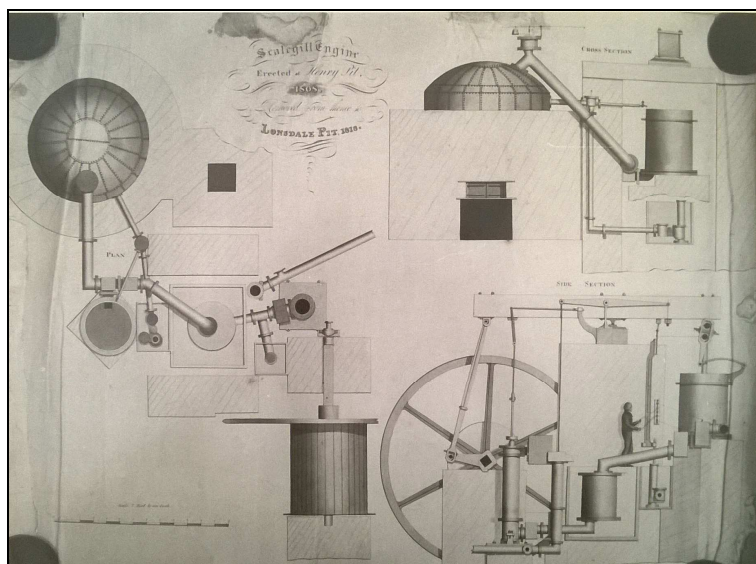
Anthony and Thomas Parkinson senior were still based there in 1680 (CAC(W) D/BH/36/3/7/4; CAC(W) D/BH/36/3/12/1). Scalegill Hall today is a 17<sup>th</sup> century grade II listed buildings, with ruined outbuildings thought to date to 1615 (Assets 14 and 15), and is located outside and to the south-east of the proposed development site. Scalegill Hall is depicted on Thomas Donald's Plan of the County of Cumberland of 1770-1 (Figure 4) with Foulgate, Starmire and (High) Low Hall to the north on the east side of the modern A595. Unfortunately, no detail is shown of the proposed development site itself. The road running north-east to south-west to St Bees runs to the west of the later railway. Green Bank and Stanley are also shown on First Edition Ordnance Survey mapping of 1865 (Figure 6), though to the west and south-west of the proposed development site, and Woodside is likely to be the same as Woodend, depicted on Ordnance Survey mapping, to the west of the site. A further large house, Homewood House, dates to this period (Asset 12) as does Bell House farm (Asset 11).

3.3.13 It is likely that Stanley Pond, just south-west of the proposed development site, took its name from Stanley, a farmstead to the south-west, shown on Donald's map (Figure 4). There was an engine house by Stanley Pond (Asset 3), referenced in 1816, *"there is a steam engine for raising coals at the Scalegill Colliery"* (Lysons 1816, 121-122). The pond itself apparently *"first made its appearance in March 1792 [when] the ground on that spot was observed to tremble and sink; a roar of water was heard as if a mighty stream were rushing into subterranean caverns; and the next day the sink had emerged into a funnel-like cavity about two hundred feet across, and ninety deep, in which jets of water shot up from time to time with a loud noise, until, at length, the workings were flooded, and the water rising in the cavity formed the pool... the pool is now the reservoir whence water is drawn to supply the colliery engines"* (White 1859, 423). The First and Second Editions of the Ordnance Survey maps (Figures 6 and 7) show the engine house to the west of the railway line (Asset 6), whereas the Third Edition, of 1925 (Figure 8) shows an engine house to the east of the railway line, close to the western edge of Stanley Pond, and no trace of the earlier engine house is depicted.

3.3.14 Wood states that despite Scalegill Colliery *"being 'totally lost' in 1776, work was resumed at Scalegill Colliery in 1806 when Bateman sank a new pit, Henry Pit, and installed a 30 horse power atmospheric winding engine. This pit soon repaid the cost of winning and opening it out, for by the end of 1806 this 'little colliery' was making a profit of £30 to £40 per week. Peile continued working the colliery which in 1814*

*employed 26 work-people and made a profit of £2,052”* (Wood 1988, 116). There is, however, a plan of Scalegill Colliery dated to 1783 (Plate 2). This suggests that the main pit for the colliery before 1806 lay to the east of Pow Beck and the later Stanley Pond.

3.3.15 A map of 1807 of Henry Pit, shows that it was located on the east side of the present A595, to the north-west of Foulseat (Figure 5). A track is shown (Asset 30) heading west from this pit towards another pit to south of the proposed development site, perhaps the earlier known pit by Stanley Pond (Asset 16). Scalegill steam-powered beam engine was removed from Henry Pit, where it was installed in 1808, and re-erected at Lonsdale Pit (CAC(W) PH/1055; Plate 3). No coal pit named Lonsdale Pit could be identified in the Whitehaven area, though there was a Lonsdale iron mine at Frizington (<http://www.dmm.org.uk/articles/l914.htm>).



*Plate 3: Scalegill Engine (Asset 3)*

3.3.16 Interestingly, no workings are shown where ‘Old Coal Pit’ is annotated on the First Edition Ordnance Survey map of 1865 (Figure 6; Asset 1; NGR 298820,514680), suggesting that this was another pit, not Henry Pit, that was excavated after 1807, but before 1865 by which time it had already gone out of use. This may well be Lonsdale Pit, and the remains of a chimney in 1865 suggest that the pit had a steam engine. Neither the track nor the workings by Foulgate are depicted on the First Edition Ordnance Survey map (Figure 6).

3.3.17 Industrial sites are also known from the wider search area, including Benhow Wood quarries and limekiln (Asset 4), the site of a former quarry (Asset 5), and two railway



- lines, both in the immediate vicinity of the proposed development site, one of which is still in use (Assets 6) and the other is now a cycleway (Asset 13).
- 3.3.18 Three of the field boundaries shown on modern mapping and still surviving (Figure 2) are also depicted on the 1807 plan (Figure 5), and thus therefore predate 1850. Consequently, they are definable as important hedgerows under the *Hedgerow Regulations 1997 (confer 3.6)*.
- 3.3.19 The First Edition Ordnance Survey map of 1865 (Figure 6) is the earliest plan to show the whole proposed development site (there was never a tithe award for Hensingham). The road between the modern A595 and Mire House to the west is first shown, and seems to have been a turnpike, indicated by T.P. (Asset 18) shown to the right of the Whitehaven, Cleator and Egremont Railway Line (Asset 13). A small row of houses, annotated 'Bank House' (Asset 19) is depicted on the road, at the same location of the modern Bank House, though not the same building. These may be agricultural labourers' cottages for workers for Low Hall Farm, which is also shown to the south-west. Further buildings, marked as 'Scalegill' (Asset 9) are depicted in the vicinity of the 'Old Coal Pit' towards the south of the proposed development site, perhaps related to the colliery, or perhaps already a farmhouse, it is annotated 'Low Scalegill' on the Second Edition map (Figure 7). Further features include tracks, a pond and a building which may relate to past land-use of the site for coal mining (Assets 23, 25, 26 and 27), and former field boundaries, no longer in use (Assets 21, 23 and 24).
- 3.3.20 The First Edition map (Figure 6) shows that the remains of the 'Old Coal Pit' at Low Scalegill consisted of a shaft and chimney and an air shaft within it. Later editions indicate a spoil heap to the west of Low Scalegill (Figure 7). Modern aerial photography shows a linear earthwork running to the north of Low Scalegill which is probably a waggonway or tramway.
- 3.3.21 The Second Edition Ordnance Survey map of 1899 (Figure 7) shows further features in the vicinity of the proposed development site including the house, known as Thurnham (Asset 28) which must date to the late 19<sup>th</sup> century. A further field boundary had also been added (Asset 29), though had already gone out of use by 1925 (Figure 8).
- 3.3.22 **Modern (1900- present):** the only known heritage asset from the search area of modern origin is earthworks, initially thought to have been ridge and furrow, but

confirmed as modern drainage works (Asset 2), indicative of the wetland character of the area.

3.3.23 The Third Edition Ordnance Survey map of 1925 (Figure 8) shows very little change from the 1899 plan (Figure 7), though Stanley Pond, to the south-west of the proposed development has got larger, and the Engine House has been relocated, or replaced and moved, to the west of the pond (Asset 3). In addition, a new house had been constructed to the north of Holehouse, labelled Sunnymede. Very little change had occurred between 1925 (Figure 8) and 1938 (Figure 9), though a house, off the modern A595 to the north of Thurnham had been constructed in this period, presently known as Sunny Brow. At some date between 1938 (Figure 9) and 1957 (Figure 10) the housing development to the north of the proposed development, 'Mirehouse', had also begun. This map also shows a new house on the A595, north of Thurnham, presently called Sunny Brow. Otherwise, the proposed development site itself remained the same.

3.3.24 The housing at Mirehouse to the north had been largely completed by 1968 (Figure 11). Also between 1957 and 1968, 'Low Scalegill' has been removed, as have the footpaths which once led to it from the east and from it to Low Hall and the south-west to Stanley Pond (Assets 20, 25 and 26). Post 1968, the land to the east has been developed for Westlakes Science Park. Within the proposed development site itself, a 'Gas Governor' has been constructed to the north-east of Low Hall, with a track leading to it from the west (Figure 2). Otherwise, the proposed development site has remained unchanged.

### 3.4 Designated Heritage Assets

3.4.1 There are no designated heritage assets within the proposed development site.

3.4.2 There are two nationally listed assets, within the 500m search area, both grade II listed buildings (Assets 14 and 15).

### 3.5 Undesignated Heritage Assets

3.5.1 There are 13 known undesignated heritage assets within the 500m search area, detailed in the Historic Environment Record (Appendix 2) and a further 15 assets encountered by the desk-based research.

3.5.2 There are 12 heritage assets within the proposed development site itself, predominantly relating to former use of the site for coal extraction and agriculture.

### 3.6 Historic Hedgerows

3.6.1 Three of the field boundaries within the proposed development area have been proven to pre-date 1850, as they appear on a plan of 1807 (Figure 5; Figure 2). Under the *Hedgerow Regulations*, hedgerows that pre-date 1850 can be defined as important hedgerows. Where a hedgerow is demonstrably in existence before 1850 it should be accorded a district or county (lesser) significance (see appendix 1; table 1).

## 4 SITE VISIT

### 4.1 Site Conditions

4.1.1 The site was visited on 26<sup>th</sup> January 2016. It was viewed from publicly accessible routes, from the cycleway along the former railway line which was accessed via a track from the A595 to the south of Holehouse; and from a trackway from the south, from St Bees road which headed across the southern part of the site to Stanley Pond and the railway line marking the western extent of the site.

4.1.2 The site lay within a large tract of farmland, on undulating ground, rising on the eastern side where it was arable (Plate 4).



*Plate 4: General view of eastern part of site, facing east*

4.1.3 The proposed development site lay at a low level across much of the western side, where boggy areas were observed and where it most mostly laid to pasture and grazed by sheep (Plate 5).



*Plate 5: General view of western part of site, facing west*

#### **4.2 Potential for Sub Surface Archaeological Features within the Development Area**

4.2.1 No archaeological features were visible during the site visit, though a full walkover survey was not part of the scope of this work. Google Earth photography indicates that there are surviving earthworks at the site of a 19<sup>th</sup> century pit for Scalegill Colliery at Low Scalegill. As no modern development has occurred within the proposed development site, any sub-surface archaeological deposits relating to Scalegill Colliery within the area, or relating to Low Scalegill farmstead and former trackways and waggonways and field boundaries are likely to survive. Any earlier deposits, not in the vicinity of the post medieval mining activity, may survive. The most likely earlier remains may be medieval scales and bloomerics.

## **5 DISCUSSION**

### **5.1 Summary of Heritage Asset Significance**

5.1.1 Heritage asset significance is assessed in relation to the criteria set out in Appendix 1, Table 1.

5.1.2 There are two designated assets within the search area (Assets 14 and 15), both of which are grade II listed, one Scalegill Hall and adjoining barn (Asset 14), and the other, the garden wall associated with it (Asset 15). These are of district or county (higher) significance.

5.1.3 The remaining 28 assets within the search area are of local significance, except linethwaite earthworks which have been found to be modern drainage so are of negligible significance (Asset 2). 12 of these assets of local significance are within the proposed development site.

5.1.4 Three of the field boundaries identified from early mapping have been proven to pre-date 1850, as they appear on the 1807 plan (Figure 5; Figure 2). Under the *Hedgerow Regulations*, hedgerows that pre-date 1850 can be defined as important hedgerows. Such hedgerows are accorded a district or county (lesser) significance.

### **5.2 Magnitude of Impact on Heritage Assets**

5.2.1 The magnitude of impact is assessed in relation to the criteria set out in Appendix 1, Table 2.

5.2.2 As the proposed development site is adjacent to modern developments from housing to the north, and West Lakes Science Park to the east, the magnitude of impact would result in less than substantial to all heritage assets outside the proposed development site boundary (Assets 2-8, 10-19 and 28).

5.2.3 For those heritage assets within the proposed development site boundary, any development would have a direct impact on the surviving remains of the 12 assets, and three historic hedgerows, seen to be a potentially substantial impact.

### **5.3 Heritage Assessment**

5.3.1 The impact on the heritage significance of known heritage assets is assessed in relation to the criteria set out in Appendix 1, Table 3.

5.3.2 A less than substantial impact on heritage assets of a district or county (lesser) significance would result in a limited impact on heritage significance, which may

require further archaeological mitigation. This would relate to the settings of the grade II listed structures to the east of the site (Assets 14 and 15).

- 5.3.3 A less than substantial impact on the remaining 16 heritage assets within the search area but outside the proposed development site boundary would result in a very limited impact on heritage significance (Assets 2-8, 10-13, 16-19 and 28).
- 5.3.4 A substantial impact on the 12 heritage assets and three historic hedgerows within the proposed development site would result in a limited impact on heritage significance, which would require further archaeological mitigation.

#### 5.4 **Development Risk**

- 5.4.1 The proposed development site has remained relatively unchanged since the medieval period from when it was probably predominantly used for agriculture, with some industrial activity possible, suggested by known medieval bloomeries (iron working sites) in the area.
- 5.4.2 Certainly from the 18<sup>th</sup> century, some parts of the site were used for coal extraction, resulting in tracks and pits and a possible building. These activities continued until the early part of the 19<sup>th</sup> century. Alongside, agricultural activity continued in areas not affected by mining, and continued after the exploitation ceased. Features from these activities have already been highlighted. These activities may have diminished the potential for earlier archaeological deposits to survive.
- 5.4.3 The construction of two railway lines across the area would also have an impact on earlier archaeological deposits in those areas, as embankments and excavations and imported hardcore would have been required.
- 5.4.4 However, much of the site, particularly the northern part, remained unaffected by these industrial exploits, and the potential for earlier archaeological features cannot be ruled out, though no evidence is known from the surrounding area.
- 5.4.5 The known and definable heritage risk of development consist primarily of three groups of features as follows:
- the heritage asserts associated with the former homestead of Low Scalegill and its related coal-mining remains which was a mid-19<sup>th</sup> century working for Scalegill Colliery, perhaps known as Lonsdale Pit
  - the farmstead of Low Hall which was in existence by the late 18<sup>th</sup> century

- three hedgerows which can be regarded as important historic hedgerows under the Hedgerow Regulations



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First Edition Ordnance Survey Map, 1865 (25" to 1 mile)

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January 2016

## APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

**Table 1 Measuring Significance**

Significance	Designation	Asset types and justification	Preferred response to negative impact
International	Non-statutorily designated heritage assets	World Heritage Site (NPPF s132)	Avoid negative impact where asset contributes to the WHS's defined outstanding universal values (NPPF s138)
National	Statutorily designated heritage assets	Scheduled monuments, grade I and II* listed buildings (NPPF s132). Grade A Listed Buildings	Avoid negative impact
National	Non-statutorily designated heritage assets	Registered battlefields, grade I and II* Registered Parks and Gardens (NPPF s132)	Avoid negative impact
National	Non-designated heritage assets of demonstrable equivalence to a scheduled monument (NPPF s138)	Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act (NPPF s139)	Avoid negative impact
District or County (Higher)	Statutorily designated heritage assets	Grade II listed buildings (NPPF s132). Grade B Listed Buildings	Limit negative impact (avoid substantial harm) and mitigate
District or County (Higher)	Non-statutorily designated heritage assets	Conservation area (NPPF s127), grade II registered park and garden (NPPF s132)	Limit negative impact (avoid substantial harm) and mitigate
District or County (Lesser)	Non-designated heritage assets within a national park or AONB	Any extant heritage assets (NPPF s115)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Heritage assets placed on a local planning authority list (NPPG)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Any area of potential listed in a local plan (NPPG)	Limit negative impact and mitigate
Local	Non-designated heritage assets	Any extant heritage assets outside of a national park or AONB. Grade C Listed Building	Mitigate
Negligible	Non-designated heritage assets	Heritage assets recorded in the HER that are no longer extant, individual findspots or structures of no heritage value	No action

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

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Loss	<ul style="list-style-type: none"> <li>Change to most or all key archaeological materials, such that the resource is totally altered</li> <li>Comprehensive changes to setting</li> </ul>	<ul style="list-style-type: none"> <li>Change to key historic building elements, such that the resource is totally altered</li> <li>Comprehensive changes to setting</li> </ul>	Major change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Changes to most key historic landscape elements, parcels or components</li> <li>Extreme visual effects</li> <li>Major change to noise or change to sound quality</li> <li>Major changes to use or access</li> </ul>
Substantial	<ul style="list-style-type: none"> <li>Changes to many key archaeological materials, such that the resource is clearly modified</li> <li>Considerable changes to setting that affect the character of the asset</li> </ul>	<ul style="list-style-type: none"> <li>Changes to many key historic building elements, such that the resource is significantly modified</li> <li>Changes to setting of an historic building such that it is significantly modified</li> </ul>	Moderate change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Changes to many key historic landscape elements, parcels or components</li> <li>Visual change to many key aspects of the historic landscape</li> <li>Noticeable differences in noise or sound quality</li> <li>Considerable changes to use or access</li> </ul>
Less than substantial	<ul style="list-style-type: none"> <li>Changes to key archaeological materials, such that the asset is slightly altered</li> <li>Slight changes to setting</li> </ul>	<ul style="list-style-type: none"> <li>Change to key historic building elements, such that the asset is slightly different</li> <li>Changes to setting of an historic building such that it is noticeably changed</li> </ul>	Limited change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Changes to few key historic landscape elements, parcels or components</li> <li>Slight visual changes to few key aspects of the historic landscape</li> <li>Limited changes to noise levels or sound quality</li> <li>Slight changes to use or access</li> </ul>
Minor	<ul style="list-style-type: none"> <li>Very minor changes to archaeological materials</li> </ul>	<ul style="list-style-type: none"> <li>Slight changes to historic buildings elements or setting that hardly affect it</li> </ul>	Very small change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Very minor changes to key historic landscape elements, parcels or components</li> <li>Virtually unchanged visual effects</li> <li>Very slight changes to noise levels or sound quality</li> <li>Very slight changes to use or access</li> </ul>
No change	No change		

**Table 3 Impact on Heritage Significance**

Assessment Matrix to define the degree of impact on heritage asset significance		Magnitude of impact				
		No change	Minor alteration with no reduction in significance	Less than substantial	Substantial	Loss
Significance of Heritage Asset	National	Blue	Yellow	Dark Green	Red	Red
	District/County (Higher)	Blue	Yellow	Light Green	Dark Green	Red
	District/County (Lesser)	Blue	Yellow	Light Green	Light Green	Dark Green
	Local	Blue	Blue	Yellow	Light Green	Light Green
	Negligible	Blue	Blue	Blue	Blue	Blue

Blue (no appreciable impact) = no mitigation necessary  
 Yellow (very limited impact) = low level mitigation eg photographic record/watching brief etc  
 Light green (limited impact) = may need evaluation to establish appropriate mitigation which may include site survey/excavation etc  
 Dark green (major impact) = may not be agreed and then only with significant justification, may require evaluation and will require significant mitigation such as excavation, detailed building survey, visual restoration, some in-situ preservation and on-site interpretation  
 Red (very major impact) = unlikely to be agreed except in exceptional circumstances and only with a high level of mitigation

## APPENDIX 2: HERITAGE ASSET GAZETTEER

*Heritage Assets within the 500m search radius:*

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
1	CCC HER 2749	Scalegill Pit	The site of Scalegill Pit, once including a shaft, air shaft and chimney. Shown on First Ed OS	298820,514680	Post Medieval
2	CCC HER 9502	Linethwaite Earthworks	Thought to have been ridge and furrow but site visit confirmed they were drainage of modern origin	299030,514010	Modern
3	CCC HER 11918	Stanley Pond Engine House	Site of an old engine house near Stanley Pond	298370,514320	Post Medieval
4	CCC HER 11921	Benhow Wood Quarries and Lime Kiln	Old quarries and a lime kiln shown on First Edition OS Map. In 2008 quarry site being backfilled with old building debris	297650,514850	Post Medieval
5	CCC HER 11935	Quarry	A disused quarry, east of Bell House Farm (Asset 11)	297800,514225	Post Medieval
6	CCC HER 12215	Whitehaven, Cleator & Egremont Branch	Whitehaven, Cleator & Egremont Branch of the L & NW & Furness Joint Railway, opened 1857, now dismantled	299169,514576	Victorian
7	CCC HER 15902	Low Walton Wood Bloomery	Site of a bloomery, east of the bridge	298740,513670	Medieval
8	CCC HER 15903	Scalegill Bloomery	Site of a bloomery, beneath cables	299160,514180	Medieval
9	CCC HER 16590	Low Scalegill Farmstead	Site of a farmstead, shown on 1867 map but not on later map	298860,514670	Post Medieval
10	CCC HER 16649	Stanley Pond Field System	Extensive traces of ridge and furrow, field boundaries and associated trackways	298700,514000	Unknown
11	CCC HER 40264	Bell House Farm	Early 19 <sup>th</sup> century barn	297780,514290	Post Medieval

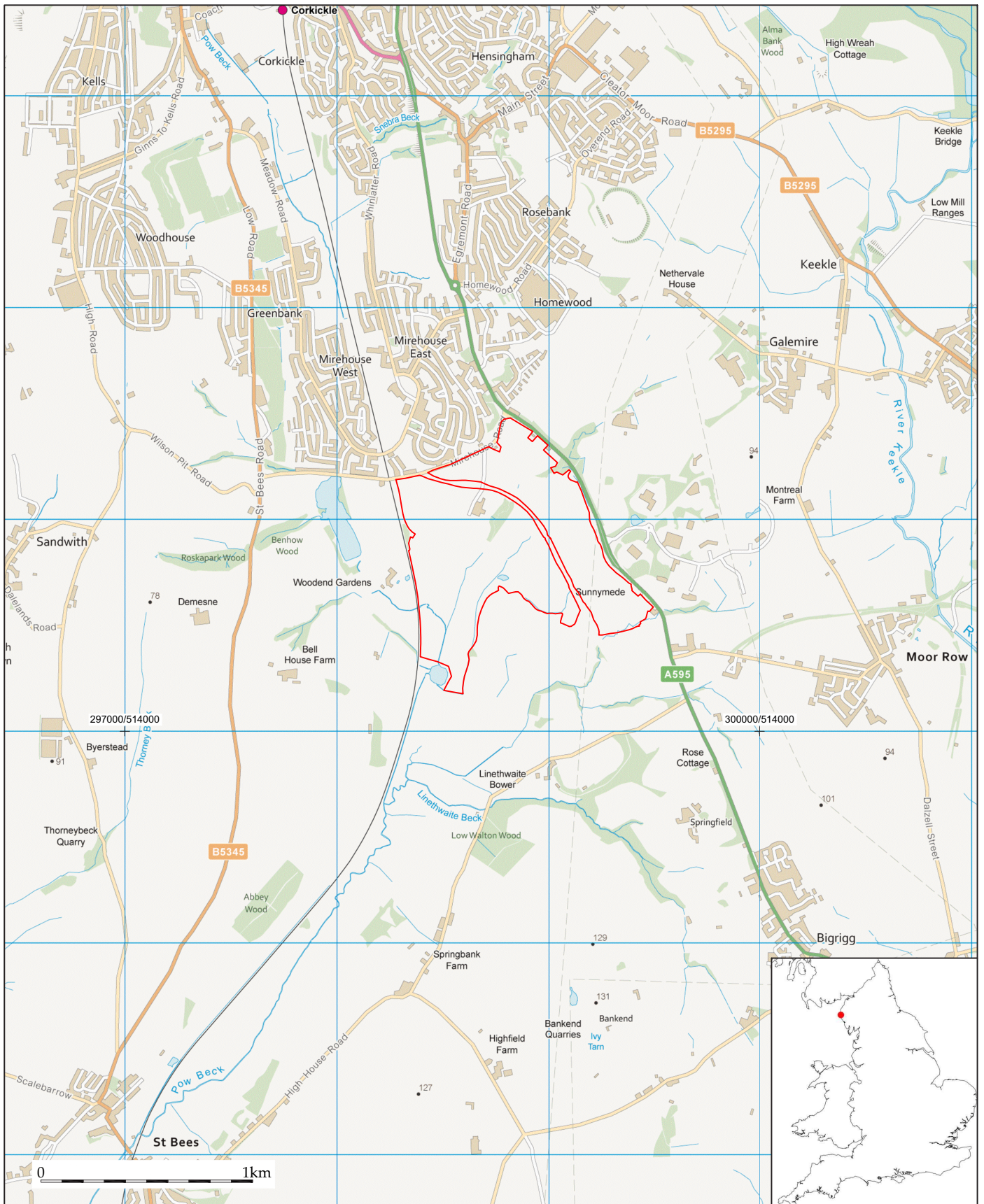
<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
12	CCC HER 41734	Homewood House	Site of a former late 18 <sup>th</sup> century country house, later hospital, delisted in 1998 and since demolished and redeveloped	298720,515720	Georgian
13	CCC HER 43834	Whitehaven and Furness Junction Railway	Extant railway, named 'Whitehaven and Furness Junction Railway' on First Ed OS map, and 'Furness Railway' on Second Ed OS map	297750,517350	Post Medieval
14	NHL 1086715	Scalegill and Adjoining Barn	Grade II listed building of 17 <sup>th</sup> century origin, ruined outbuildings dated 1615	299599,514399	17 <sup>th</sup> century
15	NHL 1137289	Garden Walls to south and west of Scalegill Hall	Grade II listed garden wall, probably 19 <sup>th</sup> century	299595,514354	19 <sup>th</sup> century
16	Finlay 2006, 17	Scalegill Pit	Late 17 <sup>th</sup> and 18 <sup>th</sup> century workings, flooded in later 18 <sup>th</sup> century	298535,514192	17 <sup>th</sup> /18 <sup>th</sup> centuries
17	Finlay 2006, 17	Partis Pit	Listed amongst 18 <sup>th</sup> century colliery workings in the Whitehaven area, located to north-west of Stanley Pond	298412,514319	18 <sup>th</sup> century
18	First Ed OS 1865	Site of Turnpike	T.P. annotated at this point on 1 <sup>st</sup> ed OS map, with enclosed area and possible small building on north side of road. Not on 2 <sup>nd</sup> ed OS map	298440,515248	Post Medieval
19	First Ed OS 1865	Bank House	Small row of houses shown on 1 <sup>st</sup> ed, 2 <sup>nd</sup> ed and 3 <sup>rd</sup> ed OS map and on mapping up to 1968, but modern mapping shows different plan	298736,515343	Post Medieval
20	First Ed OS 1865	Former Track	Former track shown heading north-east south-west from the main road over the railway line to the former Scalegill mine (Asset 1), shown on 1 <sup>st</sup> ed OS. Not shown on 1968 map	299096,514966	Post Medieval

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
21	First Ed OS 1865	Former Field Boundary	Former field boundary shown on 1 <sup>st</sup> ed and 2 <sup>nd</sup> ed OS but only partially on 3 <sup>rd</sup> ed OS	299027,514816	Post Medieval
22	First Ed OS 1865	Former Small Building	Former small building shown beside trackway to east of railway line (Asset 6). Not shown on 2 <sup>nd</sup> ed OS	298346,514865	Post Medieval
23	First Ed OS 1865	Former Field Boundary	Former field boundary shown on 1 <sup>st</sup> ed OS to south-west of Low Hall, east of the railway line (Asset 6), shown on 1968 map, not on modern map	298425,514842	Post Medieval
24	First Ed OS	Former Field Boundary	Former field boundary shown on 1 <sup>st</sup> ed OS to east of railway line (Asset 6) and Woodend Gardens. Not shown on 2 <sup>nd</sup> ed OS	298505,514604	Post Medieval
25	First Ed OS	Former Track	Former track shown on 1 <sup>st</sup> ed OS heading south-west from Scalegill pit (Asset 1) to the engine house (Asset 3). Went out of use between 1938 and 1957	298597,514519	Post Medieval
26	First Ed OS	Former Track	Former track shown 1 <sup>st</sup> ed OS on a north-south orientation to the west of Scalegill pit (Asset 1)	298697,514766	Post Medieval
27	First Ed OS	Former Pond	Former pond shown on 1 <sup>st</sup> ed OS to immediate west of railway line (Asset 6) and shown on 1968 map but not modern map	298835,515091	Post Medieval
28	Second Ed OS	Thurnham	House, known as Thurnham, first depicted on 2 <sup>nd</sup> ed OS map	299001,515322	Late 19 <sup>th</sup> century
29	Second Ed OS	Former Field Boundary	Former field boundary shown on 2 <sup>nd</sup> ed OS map, not shown on 3 <sup>rd</sup> ed OS	298447,514846	Late 19 <sup>th</sup> century
30	1807 Scalegill Colliery Plan	Former Track	Former track shown heading west from Foulgate/ Henry Pit and the south-westwards	299291,514745	Pre 1807



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### APPENDIX 3: FIGURES






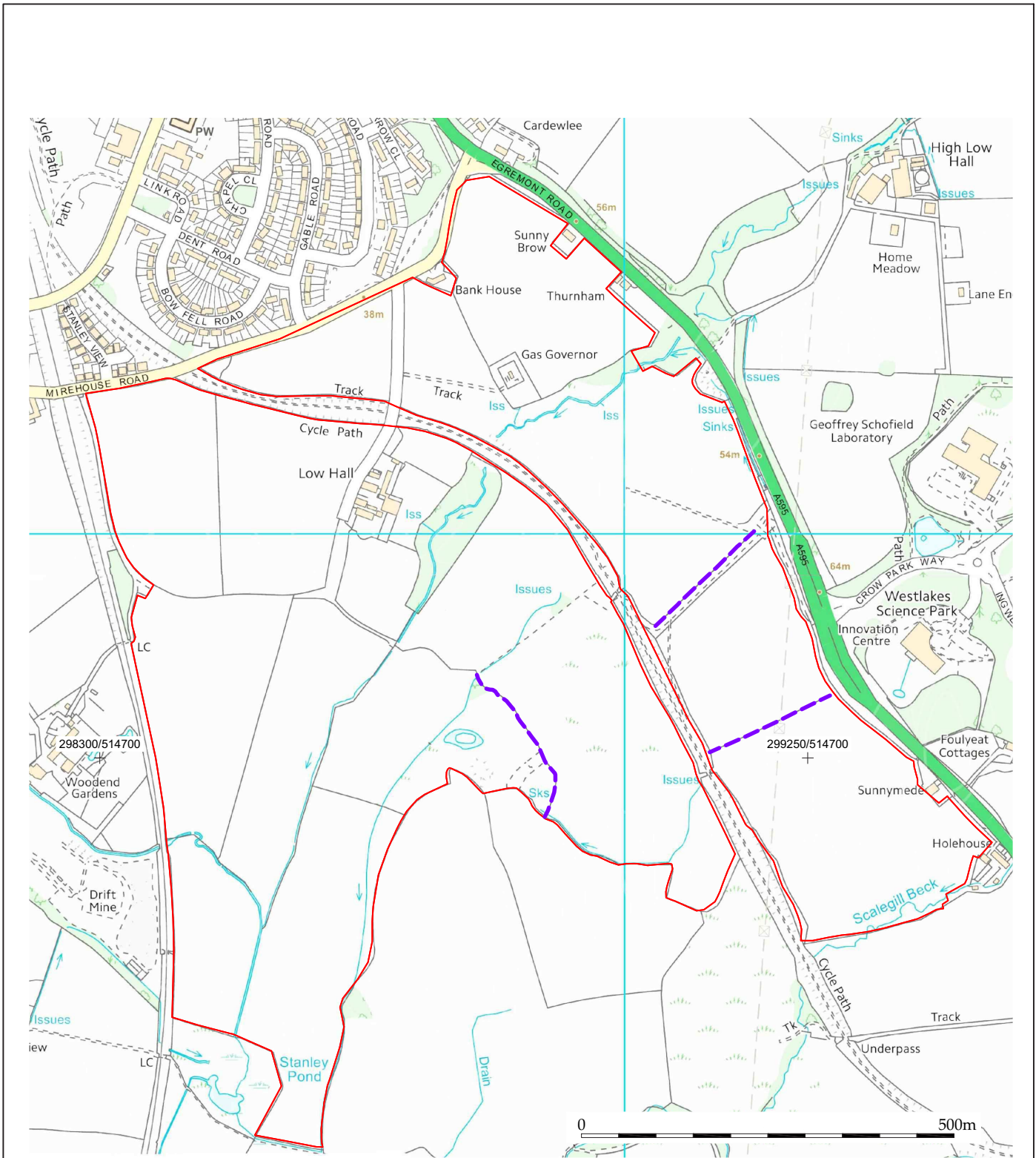
 <p>Wardell Armstrong Archaeology 2016</p>	<p>PROJECT: Land at Mirehouse Road, Whitehaven, Cumbria</p> <p>SCALE: 1:25,000 at A4</p> <p>REPORT No: CP11646</p> <p>CLIENT: North Associates</p> <p>DRAWN BY: AB</p> <p>DATE: January 2016</p> <p>FIGURE: 1</p>	<p>KEY:</p>  <p>Site boundary</p>	 <p>Reproduced 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.







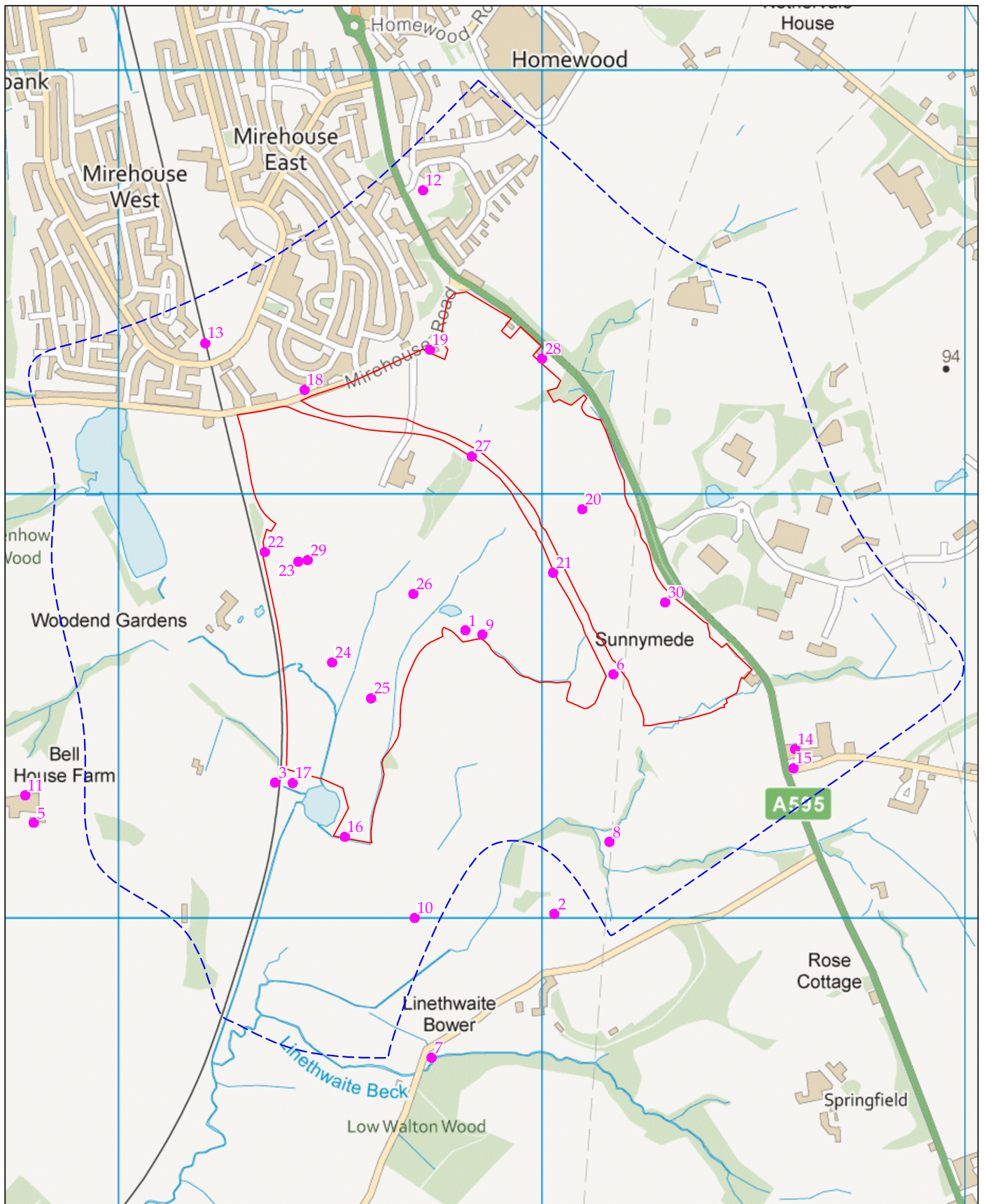
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Figure 2: Detailed site location, showing historic hedgerows.




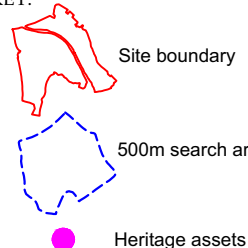

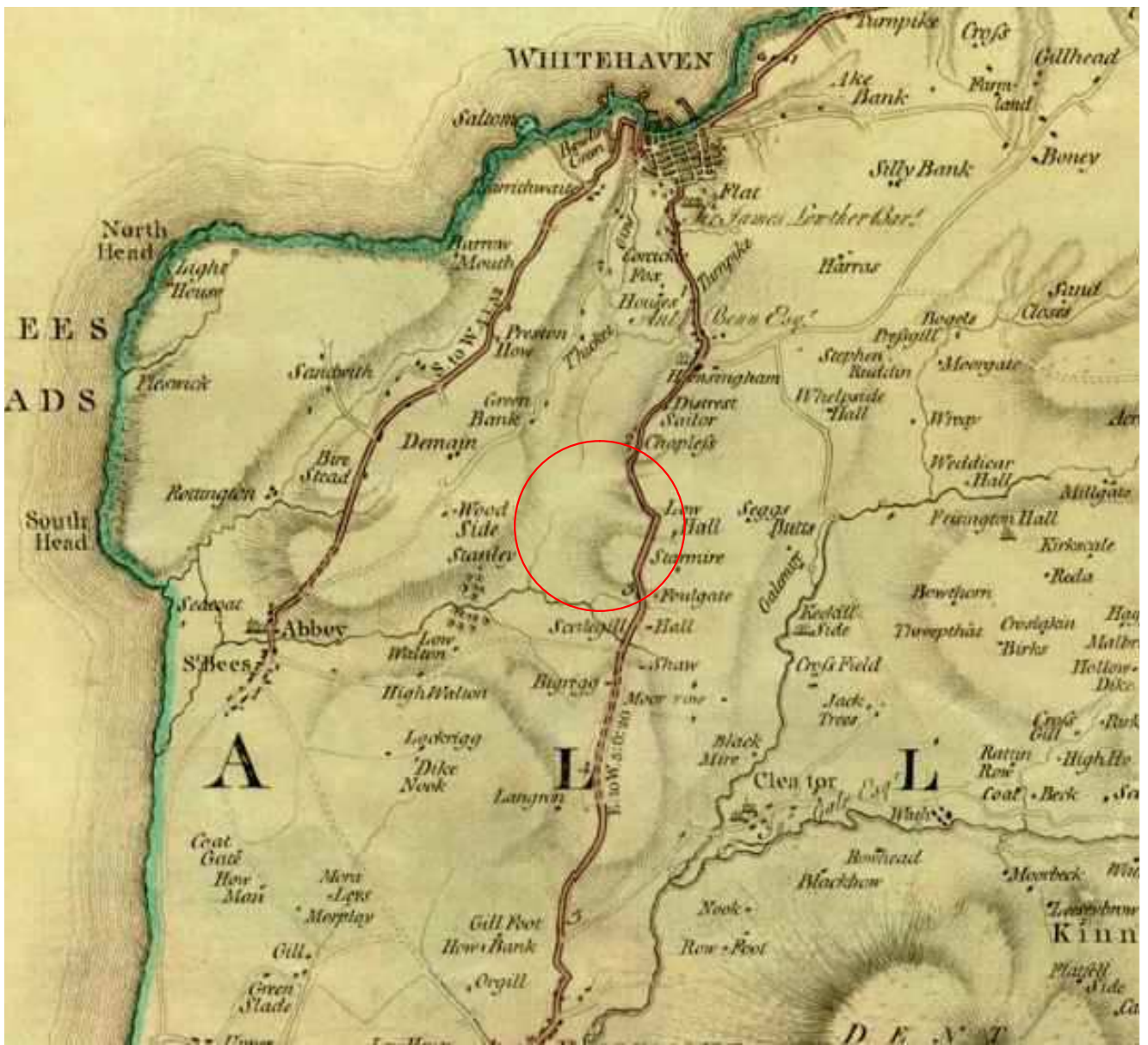
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Figure 3: Location of heritage assets.






 <p>Wardell Armstrong Archaeology 2016</p>	<p>PROJECT: Land at Mirehouse Road, Whitehaven, Cumbria</p> <p>SCALE: Not to scale</p> <p>REPORT No: CP11646</p> <p>CLIENT: North Associates</p> <p>DRAWN BY: AB</p> <p>DATE: January 2016</p> <p>FIGURE: 4</p>	<p>KEY:</p>  Site location	
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Figure 4: Extract from Thomas Donald's Map of the County of Cumberland, 1770-71.



archaeology

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2016

PROJECT:  
Land at Mirehouse Road,  
Whitehaven,  
Cumbria

CLIENT:  
North Associates

SCALE: 1:7,500 at A4

DRAWN BY: AB

DATE: January 2016

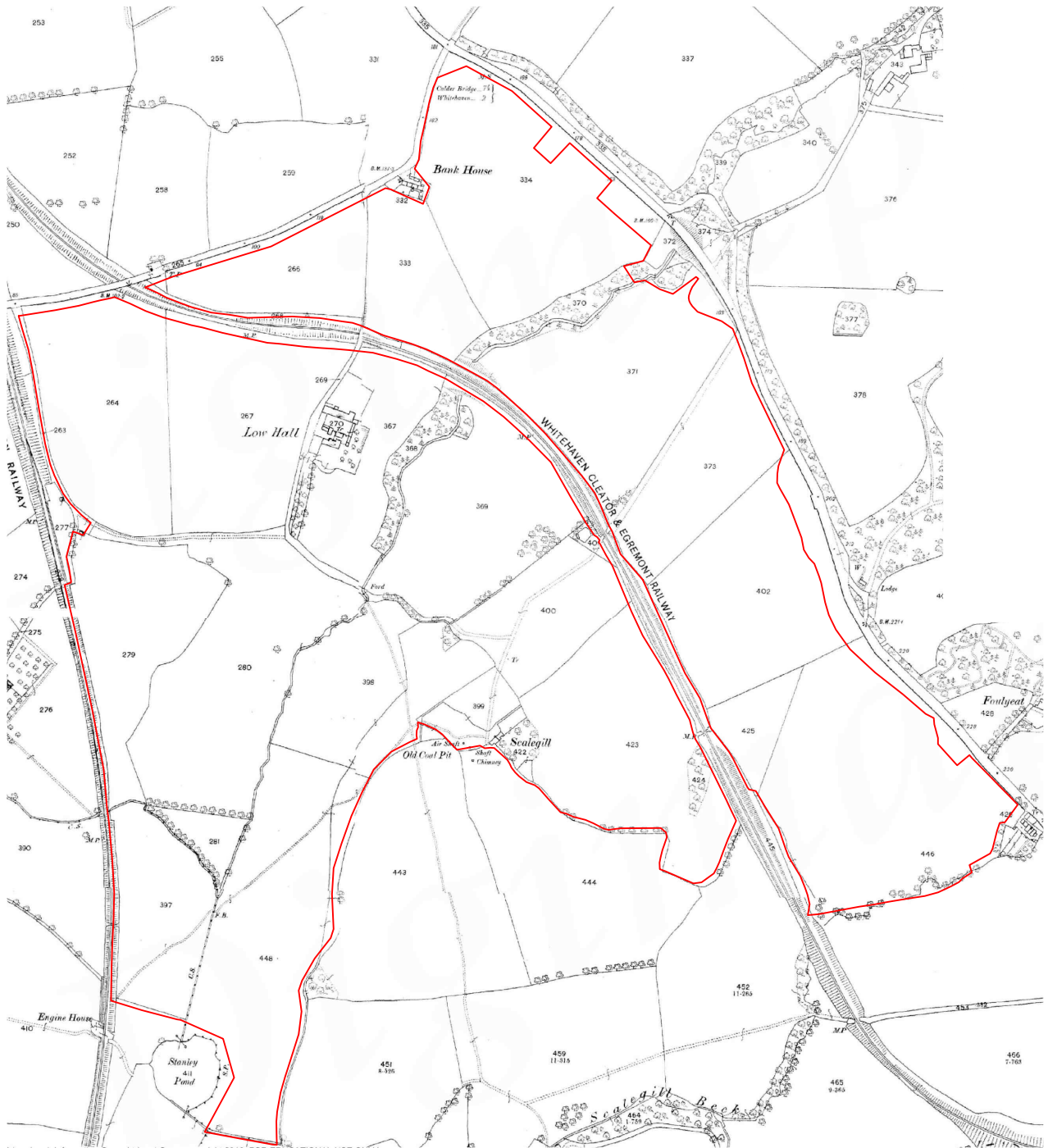
KEY:  
 Site boundary



REPORT No:  
CP11646

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5

Figure 5: Plan of Henry Pit, Scalegill Colliery, 1807.



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DATE: January 2016  
FIGURE: 6

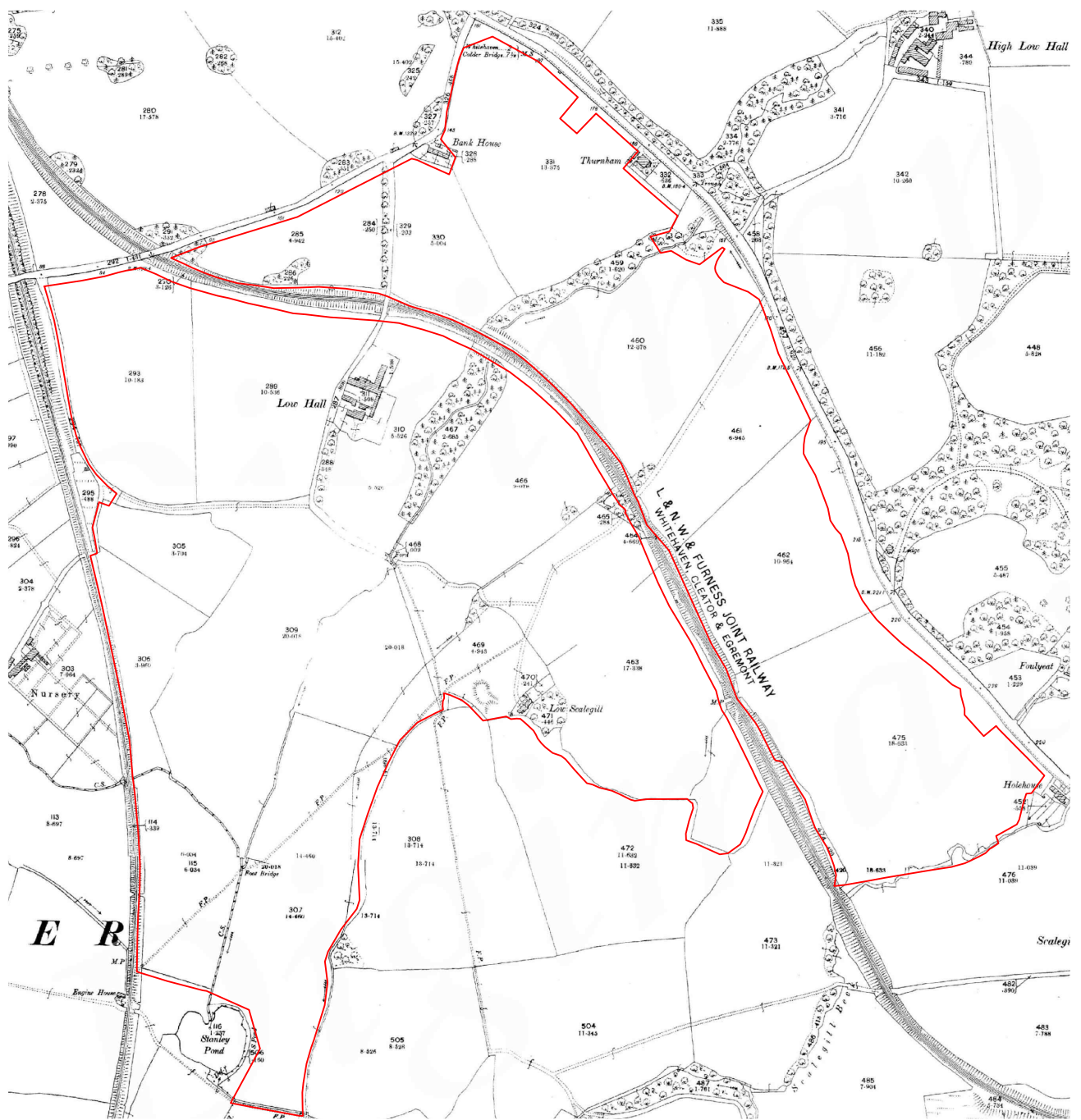
KEY:



Site boundary



Figure 6: First Edition Ordnance Survey Map, 1865 (25" to 1 mile scale).



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 DATE: January 2016  
 FIGURE: 7

KEY:

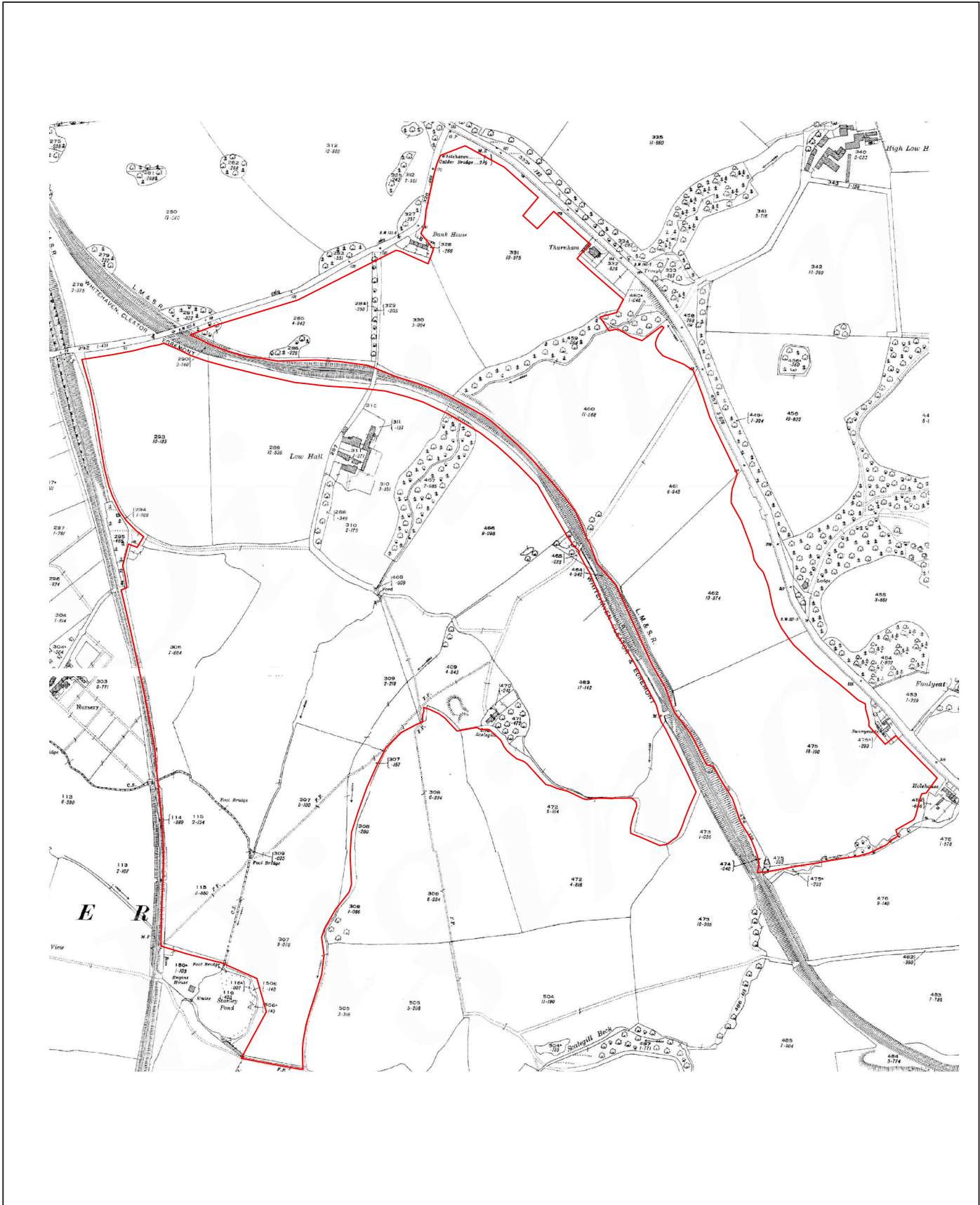



Site boundary



Figure 7: Second Edition Ordnance Survey Map, 1899 (25" to 1 mile scale).




Wardell Armstrong  
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2016

PROJECT: Land at Mirehouse Road, Whitehaven, Cumbria  
 SCALE: 1:7,500 at A4  
 REPORT No: CP11646  
 CLIENT: North Associates  
 DRAWN BY: AB  
 DATE: January 2016  
 FIGURE: 8

KEY:



Site boundary


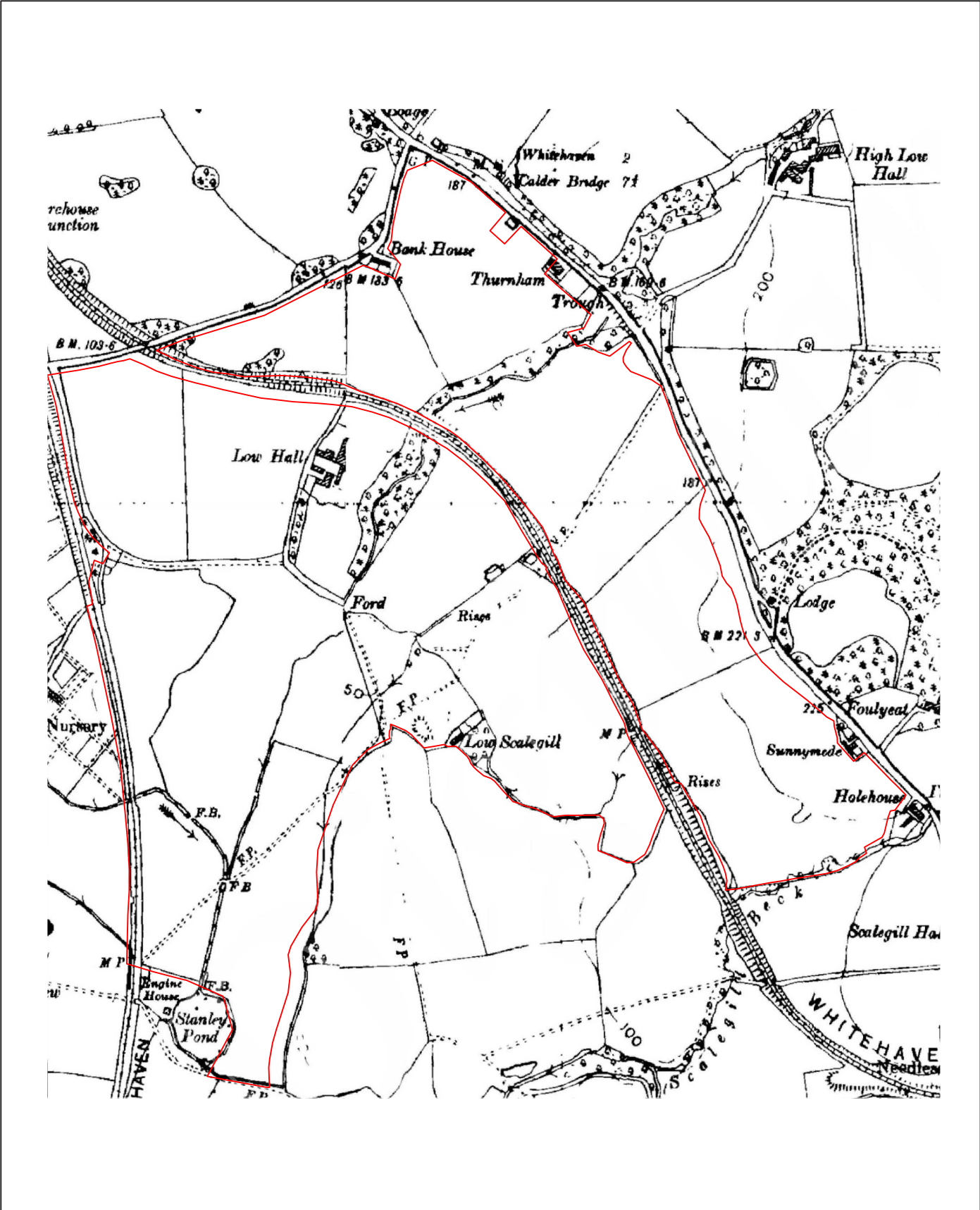


Figure 8: Third Edition Ordnance Survey Map, 1925 (25" to 1 mile scale).






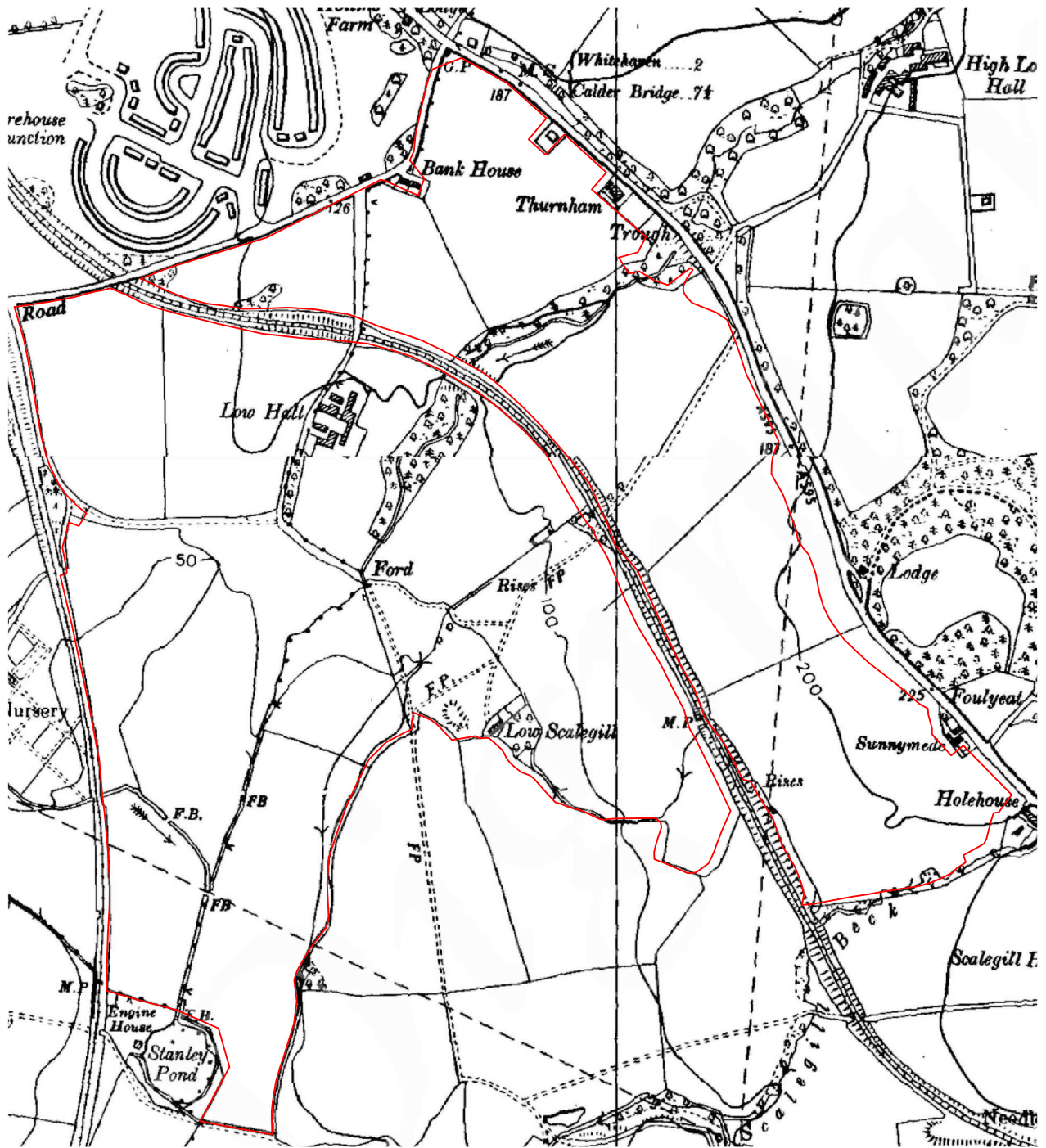
 <p>Wardell Armstrong Archaeology 2016</p>	<p>PROJECT: Land at Mirehouse Road, Whitehaven, Cumbria</p> <p>SCALE: 1:7,500 at A4</p> <p>REPORT No: CP11646</p> <p>CLIENT: North Associates</p> <p>DRAWN BY: AB &amp; HP</p> <p>DATE: January 2016</p> <p>FIGURE: 9</p>	<p>KEY:</p>  <p>Site boundary</p>	
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Figure 9: Ordnance Survey Map, 1938 (6" to 1 mile scale).



Wardell Armstrong  
Archaeology  
2016

PROJECT: Land at Mirehouse Road, Whitehaven, Cumbria  
 SCALE: 1:7,500 at A4  
 REPORT No: CP11646  
 CLIENT: North Associates  
 DRAWN BY: AB  
 DATE: January 2016  
 FIGURE: 10

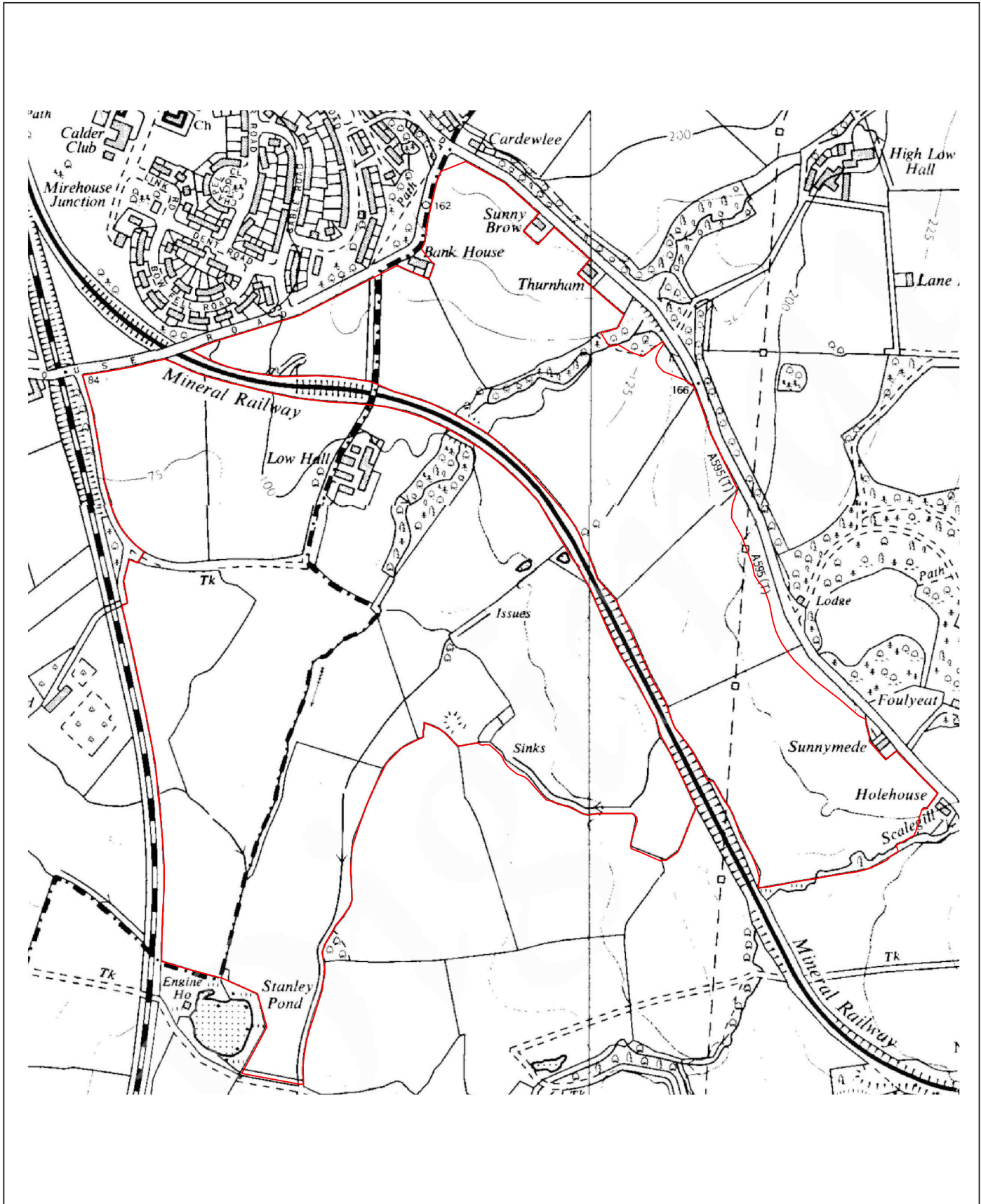
KEY:



Site boundary



Figure 10: Ordnance Survey Map, 1957 (6" to 1 mile scale).






 <p>Wardell Armstrong Archaeology 2016</p>	<p>PROJECT: Land at Mirehouse Road, Whitehaven, Cumbria</p> <p>SCALE: 1:7,500 at A4</p> <p>REPORT No: CP11646</p> <p>CLIENT: North Associates</p> <p>DRAWN BY: AB</p> <p>DATE: January 2016</p> <p>FIGURE: 11</p>	<p>KEY:</p>  <p>Site boundary</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 11: Ordnance Survey Map, 1968 (6" to 1 mile scale).

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