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**CROFT GOODE ARCHITECTS**

**LAND SOUTH OF BRADBURY HOUSE, GOSFORTH, CUMBRIA**

**HERITAGE IMPACT ASSESSMENT**

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**HERITAGE IMPACT ASSESSMENT**

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## SUMMARY

Wardell Armstrong Archaeology was commissioned by Neil Monk of Croft Goode Architects to prepare a heritage impact assessment for a proposed new development on land south of Bradbury House, Gosforth, Cumbria (NGR NY 07319 03514). This is an assessment based on a desk-based consultation of sources relating to the setting of the site and its history combined with the results of a site visit.

The purpose of this heritage impact assessment is, primarily, to assess the potential for archaeological deposits to survive within the proposed development site and to assess the impacts on the upstanding designated heritage assets within a 500m radius centred on the site.

There is not likely to be any significant impact by future development on the setting of the designated heritage asset outside the site boundary, or non-designated assets outside the site boundary.

It seems that the proposed development site remained in agricultural use throughout the medieval and post medieval periods, when it appears to have been glebe land.

The proposed development site lies just to the south of the location of important Anglo-Saxon features are located, suggesting the potential of associated remains in the vicinity. There is thus the possibility that as-yet unknown archaeological features may survive within the proposed development site. As the proposed development site lies within a National Park, any such remains would be of at least county or district (lesser) significance. As a result, a geophysical survey of the site is already planned, and further archaeological investigative work may be required dependent on advice from the Lake District National Park Authority Historic Environment Service.

## **ACKNOWLEDGEMENTS**

Wardell Armstrong Archaeology thanks Neil Monk of Croft Goode Architects who commissioned the project. Wardell Armstrong Archaeology thank the staff at the Cumbria Archive Centre at Whitehaven for all assistance during the desk-based research, as well as Eleanor Kingston for access to the data held within the Lake District National Park Authority's Historic Environment Record.

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 Helen Phillips. Richard Newman managed the project and edited the report. Frank Giecco approved the report.

## **1 INTRODUCTION**

### **1.1 Circumstances of Project**

1.1.1 Wardell Armstrong Archaeology was commissioned by Neil Monk of Croft Goode Architects, to undertake a heritage impact assessment for land south of Bradbury House, Gosforth, 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 '*study area*' refers to a 500m radius, centred on the proposed development site. This provides a heritage 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 assess the potential for sub-surface archaeological features to survive within the proposed development site. It is also designed to show the impact on the heritage significance of the heritage assets within a specific search area (the 500m study area) 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 exceptional 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).*
- 1.3.4 Section 139 of the National Planning Policy Framework, indicates that where a heritage asset is pending assessment for designation it should be regarded as being of the same significance as the designated heritage asset it might become. The Lake District National Park, under the banner of the English Lake District, has been put forward as a World Heritage Site by the UK government and is due to be considered for designating as such by UNESCO in 2017 (LDWHPP 2013, 2). All heritage assets considered to be extant or likely to be extant, are of at least county or district (lesser) significance by virtue of their location within a protected landscape. The significance of any heritage asset with regard to World Heritage Site status is dependent on that asset’s contribution to the Outstanding Universal Values (OUV) that define the particular World Heritage Site within which they are situated. The OUV for the Lake District is defined within the Technical Evaluation of the Future World Heritage Nomination for the English Lake District (LDWHPP 2013).

## **1.4 Local Planning Policy**

- 1.4.1 The study area is within the local planning authority area of The Lake District National Park Authority (LDNPA). This authority has a Local Development Plan of which the Core Strategy (2010) has Policy CS27: The acclaimed historic environment,

established to protect the internationally acclaimed historic environment of the Lake District National Park. This states that, *“development proposals will seek to conserve and enhance the character, integrity and setting of the historic environment, including:*

- *Historic assets on the statutory list of buildings of special architectural or historic interest, or on the schedule of ancient monuments; or*
- *Non-statutory sites including historic parks and gardens, conservation areas, and designated or proposed world heritage sites; or*
- *Locally important sites and features identified on the Lake District Historic Environment Record; or,*
- *The historic character of settlements” (LDNPA 2010)*

1.4.2 The Landscape Character Supplementary Planning Document (SPD) was adopted on 19th October 2011. This SPD provides guidance on the Lake District National Park Local Development Framework Core Strategic Policy CS25: Protecting the spectacular landscape, and states that *“we will protect the Lake District National Park’s spectacular and inspirational landscape by promoting a character-based approach to conserve and enhance its uniqueness and diversity. The management of development and land use change will be guided by the Lake District Landscape Character Assessment recognising the distinctive characteristics identified in the Landscape Character Types and Areas of Distinctive Character. The type, design and scale of development, and the level of activity, should maintain and, where possible, enhance local distinctiveness, sense of place and tranquillity. In assessing development proposals the highest level of protection will be given to the landscape”* (<http://www.lakedistrict.gov.uk/planning/planningpolicies/spd>).

## 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 remit of the research summarised in this report follows that outlined in the archaeological brief. This forms “*Stage One*” of the archaeological work required by the LDNPA archaeological advisory team prior to any decision on the planning application being taken. Stage One was defined as “*a rapid review of the published and unpublished information relevant to the site and its immediate surroundings... with particular reference to recent archaeological work in the vicinity*” (Hodgson 2016, 4). Stage Two was defined as “*a programme of trial trenching*” and the results of this will be outlined in a future report. This will occur after a geophysical survey of the proposed development site, planned for December 2016.

2.1.3 The data underlying the heritage impact assessment 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 (*confer* Appendix 1).

### 2.2 Documentary Sources

2.2.1 The primary and secondary sources used were derived from the Cumbria Archive Centres at Whitehaven (CACW), 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 November 2016.

### 2.3 Site Visit

2.3.1 The site and its environs were visited on the 24<sup>th</sup> November 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 Once approved by the client, a copy of the report will be sent to the Lake District National Park Authority, and deposited within the 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 **wardella2-269734**.

## 2.6 Glossary

2.6.1 The following standard terms for compiling the 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 NY 07319 03514, and located in the eastern part of the settlement, south-west of the Parish Church of St Mary at Gosforth, West Cumbria (Figure 1). It comprises a parcel of agricultural land of c. 0.5 hectares, laid to pasture. This is located to the south of The Rectory and Bradbury House fronting Wasdale Road, east of Gosforth School and grounds, and north of Stoneleigh, accessed from Whitecroft, the road to the south (Figure 2). Further agricultural land is adjacent, to the east of the site. At the time of the site visit the land was in use for sheep grazing.

3.1.2 The site has solid geology comprised of St Bees Sandstone Formation, consisting of sandstone, a sedimentary bedrock, formed in the Triassic period approximately 246 to 251 million years ago (BGS 2016).

3.1.3 The drift geology is mapped as Galciofluvial Deltaic, superficial sand deposits formed up to 3 million years ago in the Quaternary Period (BGS 2016).

#### **3.2 Historic Landscape Character**

3.2.1 The site lies within the Bleng and Irt Valleys Area of Distinctive Character. This is defined as a having *“a strong sense of tranquillity... as a result of the fairly sparse settlement pattern and undulating topography. The coastal vernacular character of the hamlets and villages of Eskdale Green, Santon Bridge and Gosforth further contribute to recognisable sense of place and character within this area”* (Chris Blandford Associates 2008, 136). Pastoral land, with parkland and woodland, are the dominating ESA landscape types in the Gosforth and Muncaster lowlands, with enclosed and wooded fellsides on the slopes leading up to the high fells (*ibid*, 445). Both Ravenglass and Gosforth, have clearly defined associated former common fields (*ibid*). Gosforth has a linear core of 17<sup>th</sup> to 19<sup>th</sup> century buildings, surrounded by large housing estates (*ibid*, 23).

#### **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 research. It is intended only as a summary of historical developments around the site. The location of known heritage assets within the approximate 500m study area are illustrated in Figure 3, and summarised in Appendix 2.

- 3.3.2 **Prehistoric (up to c. AD 45):** evidence for prehistoric activity in the study area comes from the discovery of a stone axe and three rubbing stones in 1937 during excavations associated with the sewage plant at Kell Bank (Asset 11).
- 3.3.3 **Roman Period:** there is no known evidence for Roman activity in the study area.
- 3.3.4 **Medieval:** Gosforth is first documented as Goseford in c. 1150, and Gosford c. 1170, and comes from the Old English meaning ‘geese’s ford’ (Armstrong et al 1971, 393-394). The Church of St Mary has origins in the 8<sup>th</sup> century, with the oldest parts of the existing fabric dating to the 12<sup>th</sup> century (Asset 6).
- 3.3.5 The High Cross (Asset 10) in St Mary’s Churchyard, to the north-west of the proposed development site, is of possible 9<sup>th</sup> century origin, and is an important survivor of this period, protected by scheduling. There may once have been four crosses in total, and at least two hogbacked tombs in the churchyard, one cross having deliberately been cut down in 1789 to form a sundial (Parker 1926, 66). Another was in the churchyard “*til it incurred the displeasure of a poor idiot who knocked it down with a stone*” (Parson and White 1829, 210). A corpus on the Anglo-Saxon sculpture at Gosforth cites the lower part of a crosshead at the east end of the north aisle, a crosshead at the east end of the north aisle, a further possible fragment of cross-shaft in the corner of the north aisle and clergy vestry. It also lists the two hogbacks, known as ‘the warrior’s tomb’, and the ‘saint’s tomb’ and a further fragment of a frieze or slab, known as ‘the fishing stone’. All of the sculpture recognised by the corpus is dated to the first half of the 10<sup>th</sup> century (Bailey and Cramp 1988). These form an important concentration of surviving Anglo-Saxon symbolic art in Britain. This concentration suggests that by the 9<sup>th</sup> century Gosforth must have been an important place, at least in ecclesiastical terms.
- 3.3.6 **Post Medieval:** there were at least four mills in Gosforth by the post medieval period. One was referenced in 1289, when Annabel Senhouse gave licence for a mill connected with an agreement over land (Wooler and Noakes 2009, 9). A survey of 1578 mentions two mills, a corn mill and a fulling mill (*ibid*). The Row Mill, which may have been the earliest, was also the last to cease working, in 1893 (WEA 1989, 21). Two mills are shown to the east of Gosforth on Hodkinson and Donald’s plan of Cumberland of 1774 (Figure 4). Several listed buildings in the study area date to the post medieval period, including a former house known as Gosforth Gate, dating to 1628 (Asset 1), Gosforth Hall which dates to c. 1658 (Asset 2) with associated gatepiers (Asset 3) and outbuildings (Asset 4). Although the church (Asset 6), is much

earlier, “*there are no tombstones earlier than the 17<sup>th</sup> century*” (Loftie 1889, 56). Three early 18<sup>th</sup> century tombstones in the graveyard are listed (Assets 7, 8 and 9).

3.3.7 Hodkinson and Donald’s plan of Cumberland of 1774 (Figure 4) shows the road to the north of the proposed development site, and that to the south, though only one building is depicted between the two, to the west of the proposed development site. This is likely to be Church Stile, a public house shown on later maps (Asset 13). To the immediate east of the church on this plan, is the original rectory (Asset 14).

3.3.8 Up until 1810, one third of the parish in which Gosforth lies was common (Parker 1926, 36). The area seems to have been predominantly reliant on agriculture, with Hutchinson stating that the produce was “*chiefly oats, and a little barley, but the proprietors, in general, seem negligent as the soil is certainly capable of being employed to greater advantage by proper culture. Many of the farmers let their ground run wild, and lay it down in that state. I observed several fields where the furze with which the fences are, in general, bearded or planted, had been suffered to spread their seed, and run all over the enclosure*” (Hutchinson 1794-97, 585). By 1829, Gosforth was considered a “*large village*” and had biannual “*fairs for cattle and horses... on Boonwood Common, where six acres of land are appropriated for that purpose*” (Parson and White 1829, 209). It was obviously a central place for a wider area of smaller settlements, having blacksmiths, farriers, a cooper, shoemakers, tailors and several public houses (*ibid*, 210-211). The large number of public houses can be attributed to Gosforth being the location for changing horses on the road to Whitehaven (Cumbria Federation of Women’s Institutes 1991, 108).

3.3.9 Neither the enclosure award plans for Gosforth (CACW YSPC 12/41), or a copy of part of the tithe award plan of 1904 (CACW DWM 12/141), the original dating to the mid 19<sup>th</sup> century, showed the village of Gosforth and the proposed development site. The original tithe award plan was not included in the catalogues of the Cumbria Archive Centres.

3.3.10 The First Edition Ordnance Survey map of 1860, was the earliest encountered by the research to show the study area in detail (Figure 5). This shows St Mary’s Church (Asset 6) to the north-west, with ‘*The Rectory*’ to the east of it, with associated building to the south-east by the road, possibly stables or outbuildings (Asset 14). The gardens for the rectory covered the area to the north of the church, between the church and Gosforth Hall (Asset 2). In 1864, “*part of the rectory garden... was added to the burial ground*” (Loftie 1889, 56). To the north-east of the proposed

development site is 'Spout House'. To the north-west of the church, 'Gosforth Hall (1673)' (Asset 2) and associated gate posts (Asset 3) and barns are depicted (Asset 4). The 'Church Stile (P.H)' (Asset 13) is shown to the west, on the site of the present school. The First Edition Ordnance Survey map also shows Kellbank, a small cluster of buildings, to the south-west. The proposed development site at this time was the central part of a larger field, with a public footpath running to the west of the western boundary.

3.3.11 In 1847, Church Stile (Asset 13) was one of six public houses in the village, and was run by William Knight (Mannix and Whellan 1847, 333). By 1858 it was run by Abraham Brocklebank, who was also a carrier, carrying to Whitehaven on Tuesdays, Thursdays and Saturdays (Kelly 1858, 163-4). By 1861, Brocklebank was running the Lion and Lamb, a commercial inn and posting house, with George Brocklebank running Church Stile Inn (Morris, Harrison and Co. 1861, 241). Church Stile was no longer listed in a directory of 1879 (Slater 1879, 98-99). It must have been at least late 18<sup>th</sup> century in date, possibly appearing on Hutchinson and Donald's Plan of Cumberland of 1774 (Figure 4) and certainly being mentioned in a document of 1798 which issues a formal notice from "William Pool to Edward Bell of Church Stile and Peter Bell of Halsenna to quit a housestead and garden in Halsenna" (CACW D/BEN/BOX412-3/stray plans/29).

3.3.12 The Second Edition Ordnance Survey map of 1899 (Figure 6) no longer shows the rectory to the north, only a small rectangular outbuilding is depicted, a new one having been built to the south of the site, the building now annotated as 'Stoneleigh'. A listed toolshed also dates to this late 19<sup>th</sup> century period (Asset 5). The rectory, now 'Stoneleigh', was constructed in 1880, "on the glebe, at a cost of £2,100, which was raised by public subscription" (Loftie 1889, 49). The school is depicted to the west, and there are references to "plans for a schoolmaster's house" at Church Stile, Gosforth", dating to 15<sup>th</sup> March 1888 for "Sir T. Brocklebank" (CACW SRDED/3/1/177), giving a date for the house to the west of the school. The school itself was built in 1873 (Cumbria County History Trust 2016). It is interesting that the name Brocklebank is still associated with the land at this date. In 1899, the proposed development site was still agricultural, forming the southernmost part of a larger field.

3.3.13 **Modern:** between 1899 (Figure 6) and 1968 (Figure 7), the former outbuilding to the east of the church with separate enclosed area was demolished, and a third

replacement rectory had been constructed to the north of the proposed development site, further encroaching on the larger field (Figure 7). Further buildings associated with the school had also been constructed to the west. The proposed development itself remained unchanged. In the wider study area, modern developments are represented by the site of a Second World War concrete pillbox (Asset 12). Between 1968 (Figure 7) and 2003 (Plate 1), Bradbury House, providing residential and day nursing and later life care, had been constructed to the immediate north of the proposed development site. This resulted in the present L-shaped field forming the proposed development site.



*Plate 1: Google Earth Imagery, 1<sup>st</sup> January 2003*

### **3.4 Previous Archaeological Works**

3.4.1 Two previous archaeological works have occurred within the study area, though neither were within the proposed development site itself. Both were to the north at Gosforth Hall Hotel (Asset 2). The earliest was in 2005, and comprised the excavation of an area 4m by 4m to the immediate south of Gosforth Hall, which appeared to reveal two separate phases of cobbling with earlier medieval structures beneath, for which a radiocarbon date from charcoal of between 894-1022 AD was extracted (Jones 2005). These structures were identified as early medieval, though unfortunately the report has been judged *“too poor to allow any weight to be given to that interpretation”* (Hodgson 2016, 3).

3.4.2 An archaeological evaluation undertaken in 2008, prior to the erection of a detached accommodation block at Gosforth Hall hotel opened two trenches (Wooler and

Noakes 2009). This encountered one linear north-west to south-east orientated ditch, which, although undated, was suggested to be the remains of a post-medieval boundary ditch, as it ran parallel to a boundary shown on early Ordnance Survey maps (*ibid*, 23).

### **3.5 Designated Heritage Assets**

- 3.5.1 There are no designated heritage assets within the proposed development site.
- 3.5.2 There are ten designated assets within the 500m study area. Five are of national significance, with one scheduled monument (Asset 10), one grade I listed building (Asset 6) and three grade II\* listed structures (Assets 1, 2 and 3). A further five are of district or county (higher) significance, as Grade II listed structures (Assets 4, 5, 7, 8 and 9).

### **3.6 Undesignated Heritage Assets**

- 3.6.1 There are four known undesignated heritage assets within the 500m study area, derived from map regression analysis and online searches (Appendix 2). As these lie within a national park, these are of county or district (lesser) significance (Assets 12, 13 and 14), except for one asset which is a findspot (Asset 11), and therefore of negligible significance.
- 3.6.2 There are no known assets within the proposed development site.

## 4 SITE VISIT

### 4.1 Site Conditions

4.1.1 The site was visited on Thursday 25<sup>th</sup> November 2016 and, as the site will be subjected to a geophysical survey, was viewed from publicly accessible areas.

4.1.2 At the time of the site visit, the ground was laid to pasture, and grazed by sheep. The area was subdivided by a post and wire fence, which ran north-east to south-west, creating a small rectangular area in the north-eastern part of the site (Plate 2).



*Plate 2: Eastern part of proposed development site, facing east*

4.1.3 The southern part of the proposed development also was laid to pasture and was grazed by sheep (Plates 3 and 4).



*Plate 3: South-eastern part of proposed development site, facing south-east*





*Plate 4: Southern part of proposed development site, facing south, with the former rectory (Asset 14) beyond the boundary*

## **4.2 Potential for Archaeological Features within the Site**

- 4.2.1 No archaeological features were observed during the site visit.
- 4.2.2 The potential for sub-surface archaeological remains within the site boundary could not be ruled out, though the land has been subject to agricultural improvement which may have had an impact on their survival. A geophysical survey is planned for the proposed development site in December 2016.



## 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 is one scheduled monument within the 500m study area, the High Cross (Asset 10). This is therefore of national significance. The presence of Bradley House in-between the proposed development site and this asset means that it is not intervisible.
- 5.1.3 There is one grade I listed heritage asset within the 500m study area, the Church of St Mary (Asset 6). This is therefore of national significance. The presence of Bradley House in-between the proposed development site and this asset means that it is not intervisible.
- 5.1.4 There are three grade II\* listed heritage assets within 500m study area, the former house, Gosforth Gate (Asset 1), Gosforth Hall (Asset 2) and Gosforth Hall's associated gatepiers (Asset 3). These assets are therefore of national significance. The presence of Bradley House, and St Mary's Church in-between the proposed development site and these assets mean that they are not intervisible.
- 5.1.5 There are five grade II listed assets within the 500m study area, the barn and stables to the south of Gosforth Hall (Asset 4), the toolshed in St Mary's Churchyard (Asset 5), and three tombstones within the churchyard (Assets 7, 8 and 9). These are not intervisible with the proposed development site. As grade II listed buildings, these assets are of district or county (higher) significance.
- 5.1.6 Of the remaining four assets within the study area, three assets are of district or county significance, as they occur within a national park (Assets 12, 13 and 14) and one is of negligible significance, as it is a findspot (Assets 11). A development at the site would have no impact on these assets.
- 5.1.7 There are no known heritage assets within the proposed development site, though the risk of encountering other archaeological remains cannot be ruled out. As they would lie within a National Park, these would be of at least district or county (lesser) significance. The presence of important Anglo-Saxon features in the vicinity may suggest early activity in the area, especially as the proposed development site lies in former glebe land. This may suggest an historical ecclesiastical association with the land, perhaps linking it to a pre-Norman religious establishment. It is possible that

previously unknown remains found within the Lake District National Park may have some relevance for the OUV of the proposed English Lake District World Heritage Site. It is highly unlikely, however, that the impact of the development proposals would have more than a limited effect on the heritage asset significance for OUV.

## **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 bounded by housing and a care home to the north and south, and there is no intervisibility, the magnitude of impact would result only in minor change to the designated assets within the study area, especially as the proposal is for bungalows, rather than taller buildings.

5.2.3 There is no impact on the OUV of the proposed World Heritage Site.

5.2.4 For any as-yet unknown assets within the site boundary, the magnitude of impact would be at least substantial, directly impacting on them, and may result in their loss, depending on the nature of any future development.

## **5.3 Heritage Statement**

5.3.1 As any development within the site boundary is likely to result in minor changes with regard to the designated heritage assets within 500m of the development site, the impact on its heritage significance by the proposed development would be at most, very limited (Appendix 1, Table 3). For the other assets outside the site boundary, the impact would also result in a very limited impact, as they lie within a national park (Appendix 1, Table 3). There is no definable impact on the OUV of the proposed World Heritage Site.

5.3.2 There is a possibility that further as-yet unknown archaeological features may survive within the proposed development site. Such remains may be of Anglo-Saxon derivation and linked to the site of the pre-Conquest church. As the site lies within the Lake District National Park, proposed for a World Heritage Site, these would be of at least District or County (lesser) significance.

5.3.3 A geophysical survey has already been planned, to occur prior to any intrusive works associated with the proposed development. Any further archaeological work, building on the results of this research and the forthcoming geophysical survey, will be at the request of the Lake District National Park Authority's Historic Environment Service.

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## 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 in Scotland	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 in Scotland	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). Grade C Listed Buildings in Scotland	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
District or County (Lesser)	Non-designated heritage assets	Historic Hedgerow as defined under the Hedgerow Regulations 1997	Limit negative impact and mitigate
Local	Non-designated heritage assets	Any extant heritage assets outside of a national park or AONB.	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

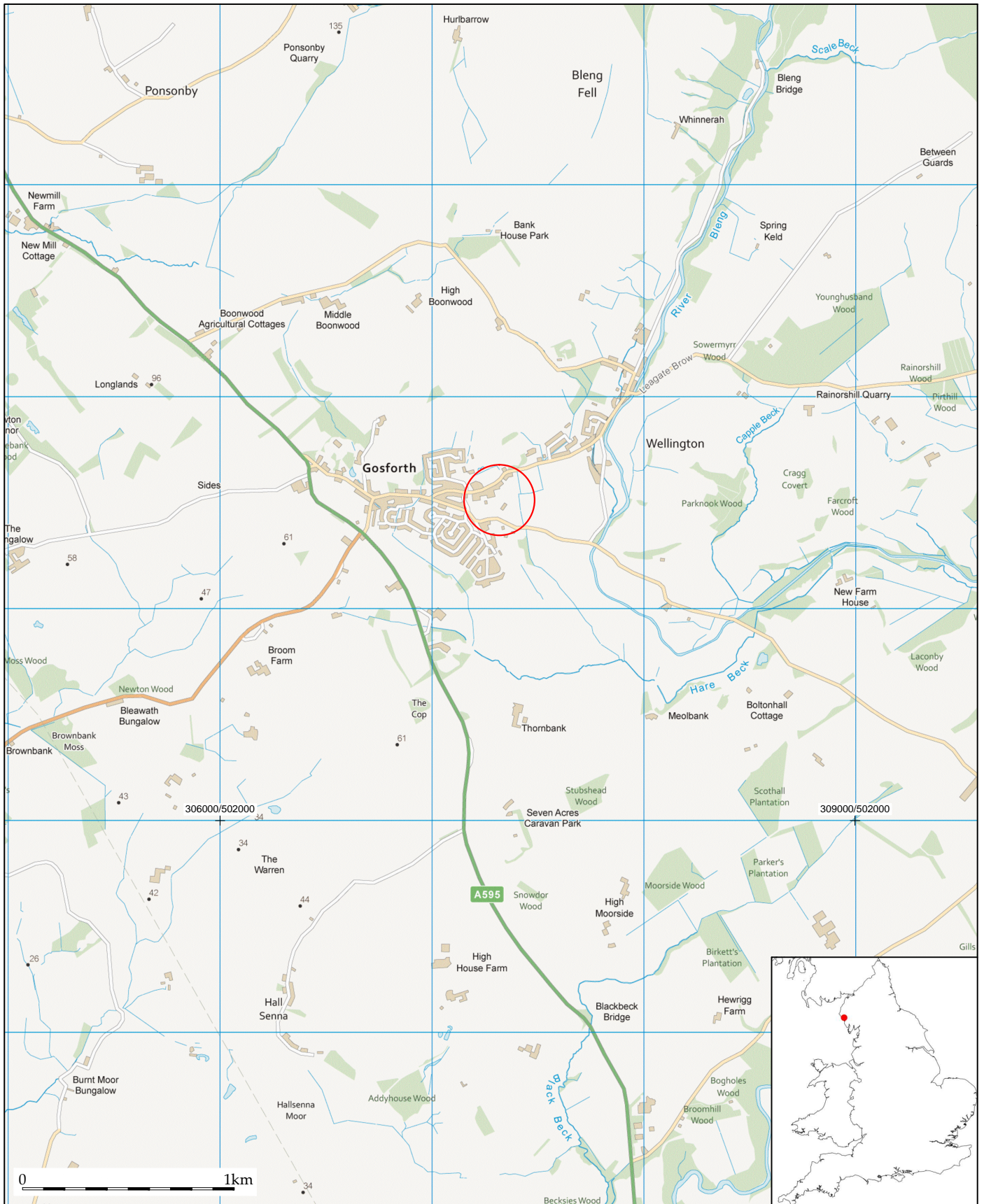
*Heritage Assets within the 500m search radius (study area):*

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
1	NHL 1336018	Grade II* Listed Structure	Library and that part of village hall which originally constituted Denton Hill. Originally one house, Gosforth Gate, since subdivided, with dated inscription, 1628	306884,503523	Post Medieval
2	NHL 1086661; HER 60353	Grade II* Listed Structure	Gosforth Hall. A large house dated c. 1658, and altered/ extended c. 1673. Now a hotel	307158,503652	Post Medieval
3	NHL 1063743	Grade II* Listed Structure	Gatepiers to south of Gosforth Hall (Asset 2). Two gatepiers dating to c. 1658	307165,503621	Post Medieval
4	NHL 1086662	Grade II Listed Structures	Barn and stables to south-east of Gosforth Hall (Asset 2), possibly contemporary with Hall and gatepiers (Asset 3)	307187,503642	Post Medieval
5	NHL 1086663	Grade II Listed Structure	Toolshed in north-east corner of St Mary's Churchyard, probably constructed c. 1898 when church underwent major restoration	307271,503659	Post Medieval
6	NHL 1063710	Grade I Listed Structure	Church of St Mary, an important site since the 8 <sup>th</sup> century, with the oldest parts of the existing fabric dating to the 12 <sup>th</sup> century. It was extensively remodelled and extended prior to 1897	307222,503591	Post Medieval
7	NHL 1065692	Grade II Listed Structure	William Dixon's tombstone in St Mary's Churchyard, dated 1729	307236,503574	Post Medieval
8	NHL 1086664	Grade II Listed Structure	Thomas Dixon's tombstone, in St Mary's Churchyard, dated 1729	307232,503572	Post Medieval
9	NHL 1065691	Grade II Listed Structure	Ann Southward's tombstone, in St Mary's Churchyard, dated 1711	307234,503567	Post Medieval

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
10	NHL 1012643; HER 1272	Scheduled Monument	High Cross in St Mary's Churchyard. This is unique amongst English Viking Age Crosses, in size and completeness of survival, and in the quality of the carving and artistic inventiveness	307230,503570	7 <sup>th</sup> century
11	PastScape 8720	Findspot	A stone axe and three rubbing stones were found together at sewage excavations at Kell Bank, Gosforth, in 1937	307300,503100	Prehistoric
12	PastScape 1427447	Site of Pillbox	The site of a Second World War concrete pillbox at the junction of the A595 and B5344 roads near Gosforth	306700,503400	Modern
13	Hodkinson and Donald 1774; First Ed OS map	Site of Public House	Church Stile (P.H.), shown and labelled on First Edition Ordnance Survey map of 1860, though gone and replaced by School by Second Edition Ordnance Survey map of 1899, and after 1861 (Slater 1861, 164), and probably c. 1888, when the associated schoolhouse was planned. A building is also shown at this location on Hodkinson and Donald's Plan of 1774	307184,503538	18 <sup>th</sup> century
14	Hodkinson and Donald 1774; First Ed OS map	Site of Rectory	Rectory, with associated gardens and outbuilding, shown and labelled on First Edition Ordnance Survey map of 1860, though gone by Second Edition Ordnance Survey map of 1899. A building is also shown at this location on Hodkinson and Donald's Plan of 1774. Site partly occupied by burial plots	307271,503623	Post Medieval

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### APPENDIX 3: FIGURES



Wardell Armstrong  
Archaeology  
2016

PROJECT: Land south of Bradbury House,  
Gosforth, Cumbria  
CLIENT: Croft Goode Architects  
SCALE: 1:25,000 at A4  
DRAWN BY: HP  
CHECKED BY: AB  
DATE: November 2016  
REPORT No: CL11919

KEY:



Site location



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Figure 1: Site location.



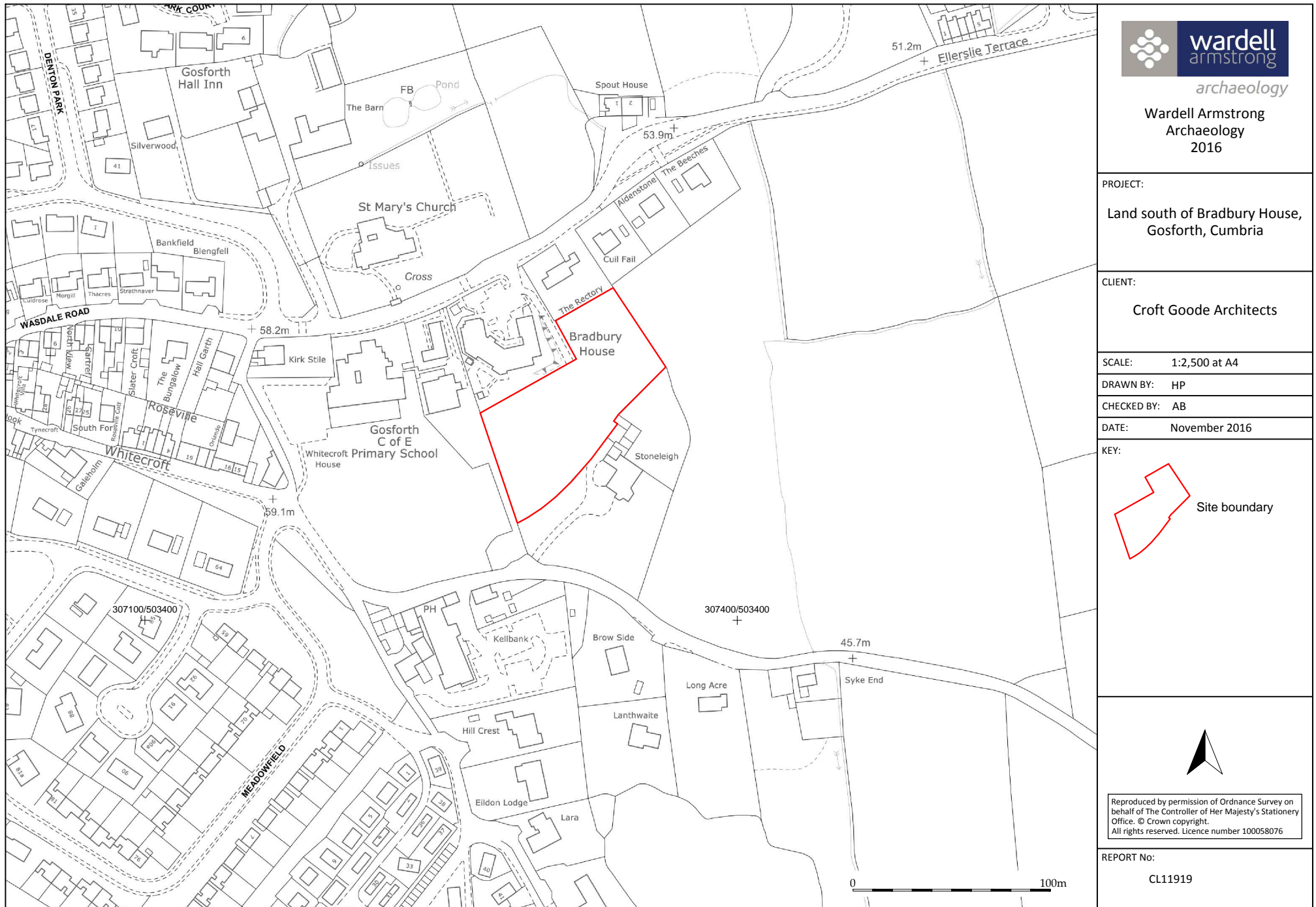
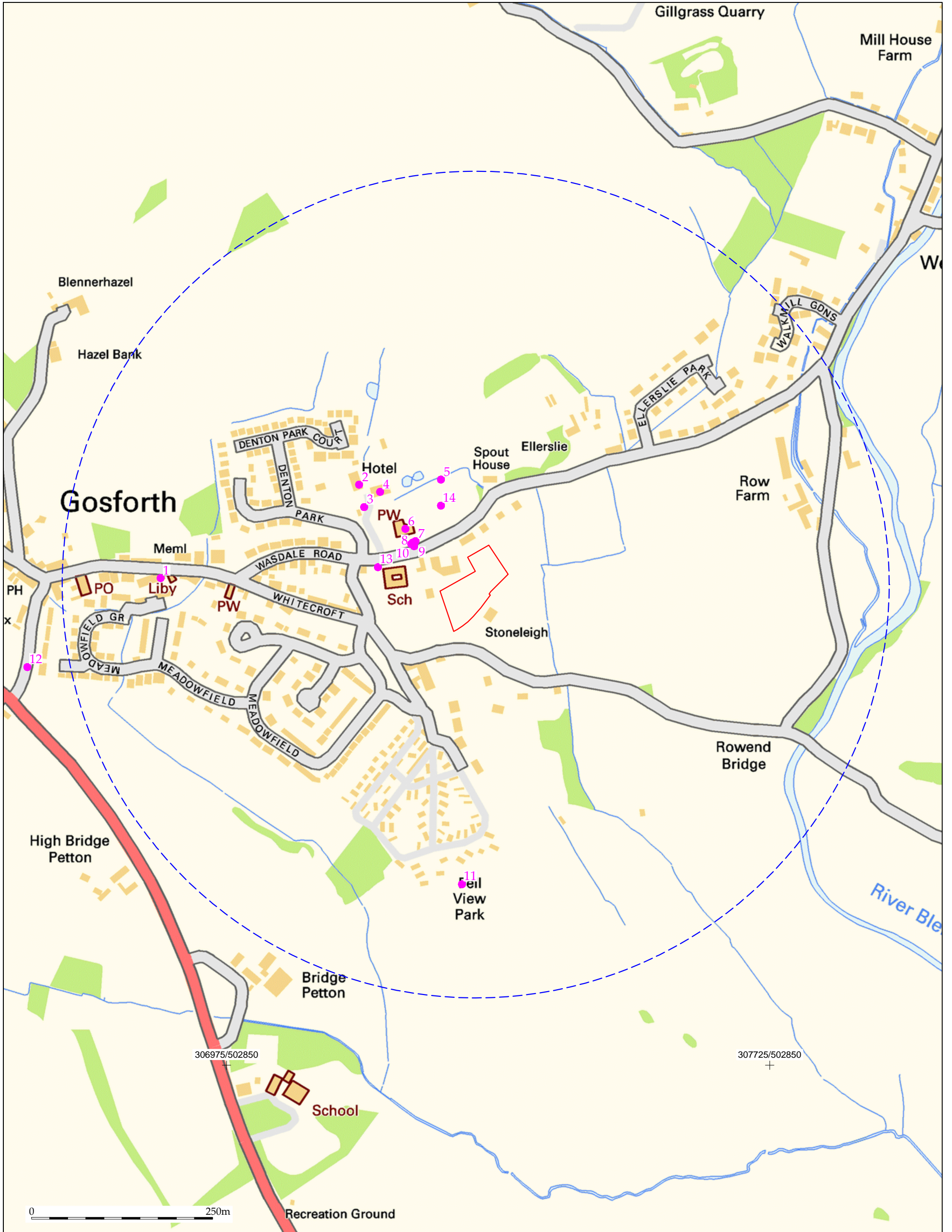


Figure 2: Detailed site location.










 <p>Wardell Armstrong Archaeology 2016</p>	<p>PROJECT: Land south of Bradbury House, Gosforth, Cumbria</p> <p>CLIENT: Croft Goode Architects</p> <p>SCALE: 1:5,000 at A3</p> <p>DRAWN BY: HP</p> <p>CHECKED BY: AB</p> <p>DATE: November 2016</p> <p>REPORT No: CL11919</p>	<p>KEY:</p> <ul style="list-style-type: none"> <li> Site location</li> <li> 500m radius</li> <li> Heritage assets</li> </ul>	 <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 100058076.</p>
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Figure 3: Location of heritage assets within the 500m study area.





PROJECT:  
Land south of Bradbury House,  
Gosforth, Cumbria

CLIENT:  
Croft Goode Architects

SCALE: Not to scale

DRAWN BY: HP

CHECKED BY: AB

DATE: November 2016

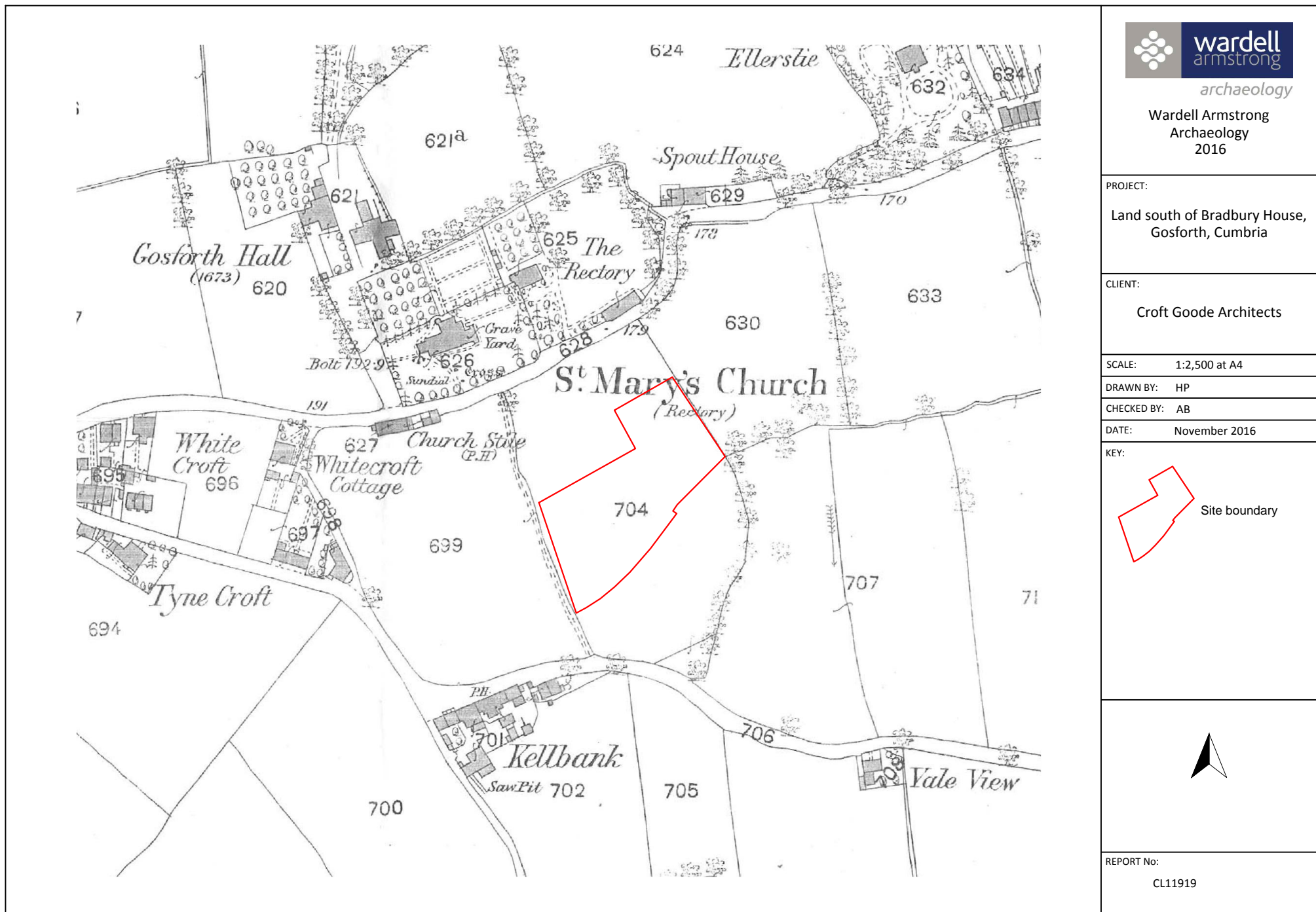
KEY:  
 Site location



REPORT No:  
CL11919

Figure 4: Hodkinson and Donald's Map of Cumberland, 1774.





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Archaeology  
2016

PROJECT:  
Land south of Bradbury House,  
Gosforth, Cumbria

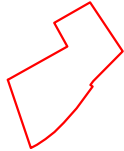
CLIENT:  
Croft Goode Architects

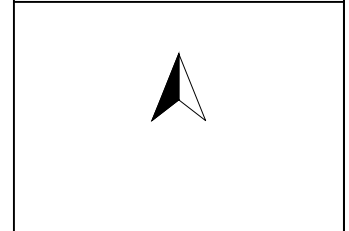
SCALE: 1:2,500 at A4

DRAWN BY: HP

CHECKED BY: AB

DATE: November 2016

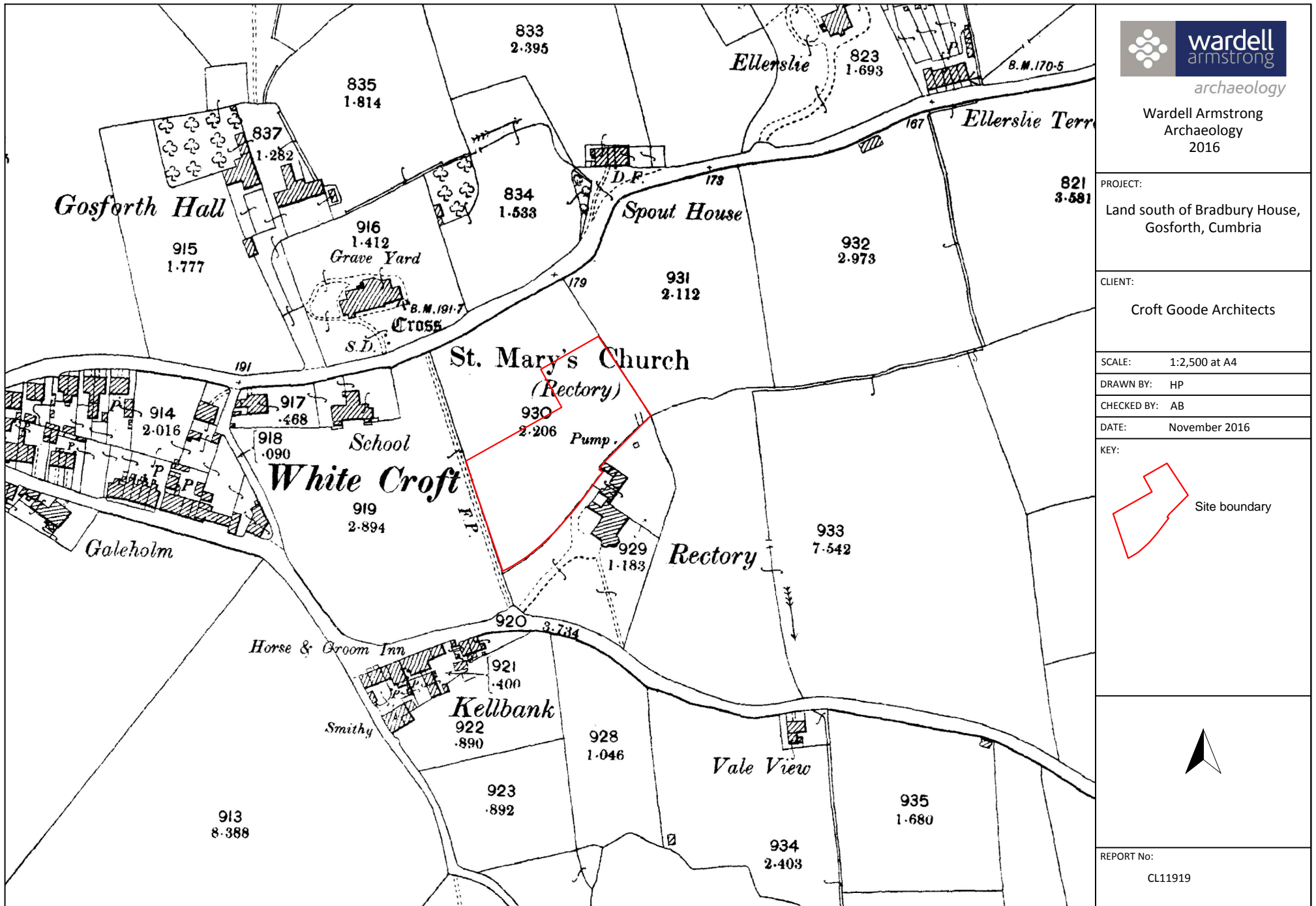
KEY:  
 Site boundary



REPORT No:  
CL11919

Figure 5: First Edition Ordnance Survey Map, 1860 (25 inches to 1 mile scale).





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2016

PROJECT:  
Land south of Bradbury House,  
Gosforth, Cumbria

CLIENT:  
Croft Goode Architects

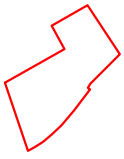
SCALE: 1:2,500 at A4

DRAWN BY: HP

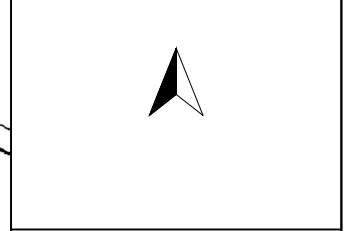
CHECKED BY: AB

DATE: November 2016

KEY:

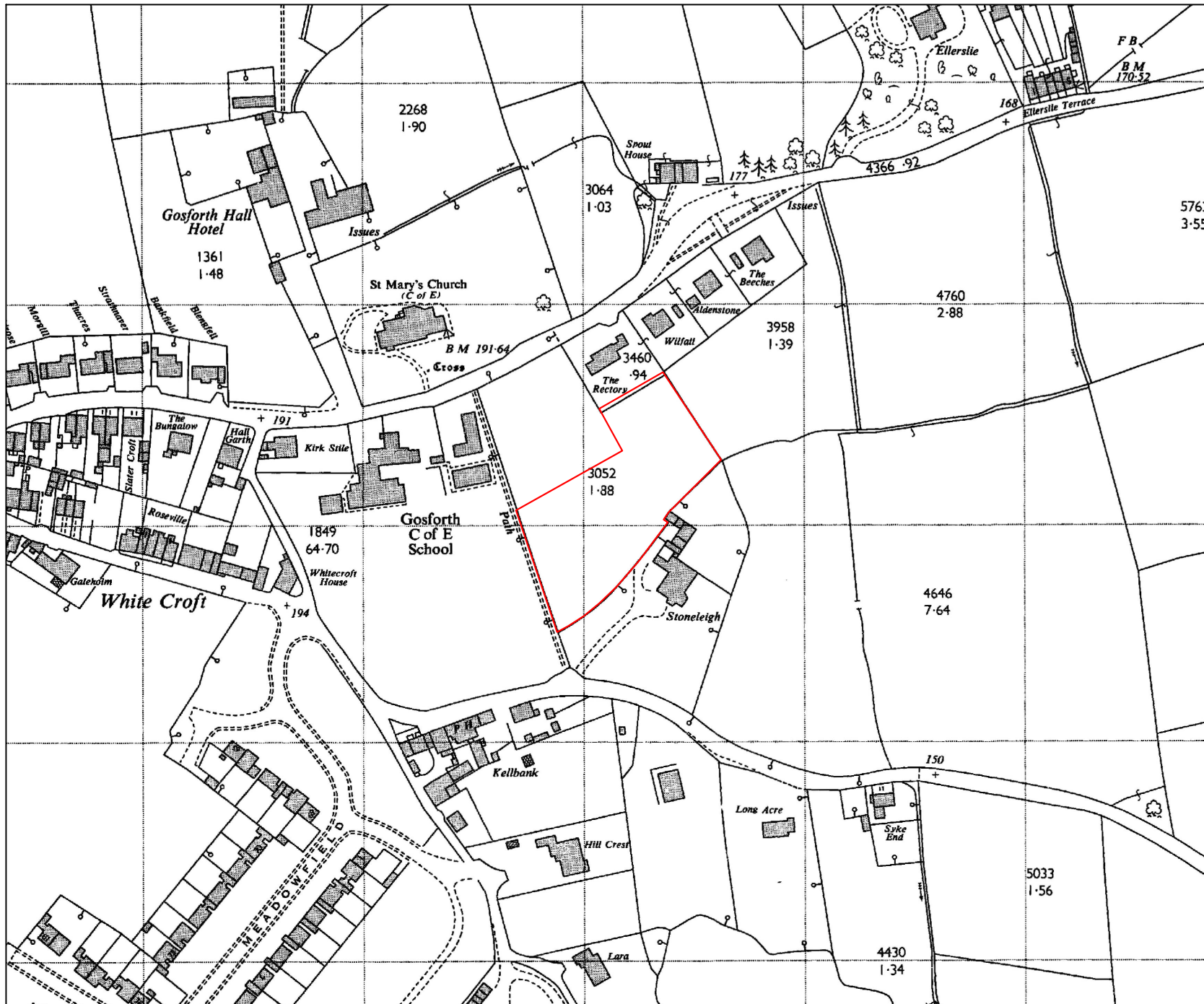


Site boundary



REPORT No:  
CL11919

Figure 6: Second Edition Ordnance Survey Map, 1899 (25 inches to 1 mile scale).



PROJECT:  
 5763  
 3-55  
 Land south of Bradbury House,  
 Gosforth, Cumbria

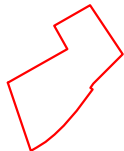
CLIENT:  
 Croft Goode Architects


SCALE: 1:2,500 at A4

DRAWN BY: HP

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DATE: November 2016

KEY:  

 Site boundary


  
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Figure 7: Ordnance Survey Map, 1969 (25 inches to 1 mile scale).

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