



DOROTHY STEVENSON,

**LAND ADJACENT TO TEMPLARS' COURT,
TEMPLE SOWERBY,
CUMBRIA**

HERITAGE IMPACT ASSESSMENT

March 2017




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DESK BASED ASSESSMENTS
ARCHAEOLOGICAL EVALUATION
ARCHAEOLOGICAL EXCAVATION
GEOPHYSICAL SURVEY
TOPOGRAPHIC AND LANDSCAPE SURVEY
HISTORIC BUILDING RECORDING
ENVIRONMENTAL SERVICES

CONTENTS

SUMMARY	1
ACKNOWLEDGEMENTS	2
1 INTRODUCTION	3
1.1 Circumstances of Project	3
1.2 The Purpose of the Heritage Impact Assessment	3
1.3 National Planning Policy and Legislative Framework	3
1.4 Local Planning Policies	4
2 METHODOLOGY	5
2.1 Introduction	5
2.2 Documentary Sources	5
2.3 Site Visit	5
2.4 Impact Assessment Tables	6
2.5 Heritage Impact Assessment	6
2.6 Reporting	7
2.7 Glossary	7
3 DESCRIPTION	9
3.1 Location and Geology	9
3.2 Historic Landscape Character	9
3.3 Archaeological and Historical Background	9
3.4 Previous Archaeological Works	15
3.5 Designated Heritage Assets	15
3.6 Undesignated Heritage Assets	16
3.7 The Character of the Development	16
4 SITE VISIT	18
5 DISCUSSION	21
5.1 Summary of Heritage Asset Significance	21
5.2 Magnitude of Impact on Heritage Assets	21
5.3 Heritage Statement	22
6 BIBLIOGRAPHY	24
6.1 Primary Sources	24
6.2 Secondary Sources	24
6.3 Internet Sources	25
APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES	27
APPENDIX 2: LIST OF HERITAGE ASSETS	30

APPENDIX 3: FIGURES 35

LIST OF ILLUSTRATIONS

FIGURES

- Figure 1: Site location
Figure 2: Detailed site location
Figure 3: Location of heritage assets within 500m radius of the study area
Figure 4: Jeffreys' Plan of Westmorland, 1770
Figure 5: Tithe Award Plan for Temple Sowerby, 1838
Figure 6: First Edition Ordnance Survey Map, 1863, 6 inch to 1 mile scale
Figure 7: First Edition Ordnance Survey Map, 1879, 25 inch to 1 mile scale
Figure 8: Second Edition Ordnance Survey Map, 1899, 25 inch to 1 mile scale
Figure 9: Third Ordnance Survey Map, 1919, 25 inch to 1 mile scale
Figure 10: Ordnance Survey Map, 1972

PLATES

Plate 1: Sketch of Proposed Development	17
Plate 2: General view of site from the south-east	18
Plate 3: View of recessed areas in south-western boundary wall	19
Plate 4: Possible former gateway towards right of photograph	19
Plate 5: Possible former cripple hole bolthole	20
Plate 6: Listed heritage assets 40, 41 and 42 to south-west of site	20

SUMMARY

Wardell Armstrong was commissioned by Dorothy Stevenson to undertake a Heritage Impact Assessment of land adjacent to Templars' Court, Temple Sowerby, Cumbria (centred on NGR: NY 61305 26900) to support a planning application for a development at the site. This work comprised a consultation of sources relating to the area's development and a site visit. This Heritage Impact Assessment summarised the results of the research and site visit.

This Heritage Impact Assessment is designed to show the impact on the heritage significance of upstanding heritage assets within the 500m study area, and the potential for encountering as-yet unknown heritage assets within the site boundary.

The proposed development site has been found to have lain within agricultural land associated with the Atkinson Family, an important local family in the area from the 17th century onwards who built Temple Sowerby House. A former toll bar, associated with the turnpike road, and two later adjacent buildings also likely to have been associated with the toll house, may be responsible for the unusual irregular dry stone wall currently forming the south-west boundary of the proposed development site. This will be directly impacted on by the proposed development.

This study found that a development within the site boundary would result in a limited impact on heritage significance in relation to the possible remains associated with the former toll bar.

It has also found that a development within the site boundary would result in a limited impact on the heritage significance of the Temple Sowerby Conservation Area, with no appreciable impact on nearby listed buildings.

There is a possibility of as-yet unknown buried remains, particularly of Roman origin, relating to the close proximity to the site of a Roman road.

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

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

1 INTRODUCTION

1.1 Circumstances of Project

1.1.1 Wardell Armstrong was commissioned by Dorothy Stevenson to prepare a Heritage Impact Assessment on land adjacent to Templars' Court, Temple Sowerby (centred on NGR NY 61305 26900). This assessment is required to support a planning application for a proposed residential development at the site, which is located to the south-east of Templars' Court, towards the south-eastern part of the village of Temple Sowerby (Figure 1). At the time of this study the proposed development site comprised the southern extent of a field in use as pasture (Figure 2).

1.1.2 This archaeological desk-based assessment was recommended by Jeremy Parsons, Historic Environment Record Officer at Cumbria County Council, to support the associated planning application, and to inform on the archaeological potential of the site.

1.2 The Purpose of the Heritage Impact Assessment

1.2.1 This Heritage Impact Assessment is designed to show the impact on the heritage significance of heritage assets, within a 500m radius of the proposed redevelopment area, an area hitherto referred to as the study area.

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

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 in March 2012. This is supported by *National Planning Practice Guidance* (NPPG) which was published in March 2014.

1.3.2 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance. With regard to designated heritage assets, "*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 (NPPF, para 132). Therefore, preservation in-situ is the preferred course in relation for such sites unless exceptional circumstances exist.

- 1.3.3 The NPPF advises that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets in order to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably (NPPF, para 137).

1.4 Local Planning Policies

- 1.4.1 The *Eden Local Plan 2014-2032: Proposed Submission Version* was put forward in October 2015. The policy on the historic environment, EN10, sets out “safeguards to make sure that the character and appearance of heritage assets is protected” as “there needs to be a strong emphasis on the protection and enhancement of these sensitive environments” (Eden District Council 2015, 99). It states that “development proposals will be expected to avoid harm to the historic environment wherever possible, and should aim to positively enhance Eden’s historic environment” (Eden District Council 2015, 98).
- 1.4.2 For developments affecting designated assets, it states that “development proposals that would result in substantial harm to or total loss of significance of a designated heritage asset or its setting will only be permitted where it can be clearly demonstrated that substantial public benefits would outweigh the harm, and that the harm is necessary to achieve these benefits” (Eden District Council 2015, 98).
- 1.4.3 Developments in Conservation Areas would be “expected to preserve and enhance their special architectural and historic interest” (Eden District Council 2015, 98).
- 1.4.4 Development proposals that are likely to affect non-designated heritage assets “will be judged on the significance of the heritage asset and the scale of the harm” (Eden District Council 2015, 99).
- 1.4.5 Policy DEV1 regarding the ‘General Approach to New Development’, states that proposals should: “conserve and enhance the district’s historic, natural and cultural environment” (Eden District Council 2015, 54)

2 METHODOLOGY

2.1 Introduction

2.1.1 The preparation of this Heritage Impact Assessment has been undertaken in accordance with guidance recommended by English Heritage and prepared by Bassetlaw District Council (2011). Note is also taken of the English Heritage guidance on understanding place (2010 and 2011) and on the setting of heritage assets (2012).

2.1.2 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 upstanding assets within the 500m search radius, was assessed using a series of standard tables (see Appendix 2).

2.2 Documentary Sources

2.2.1 The primary and secondary sources were used to provide the background to the historical character of the study area. Much of the information in this Heritage Impact Assessment was derived from the results of previous archaeological investigations in the area, from internet sources and from sources available at the Cumbria Archive Centres of Kendal and Carlisle, and the Cumbria Historic Environment Record, held at Kendal.

2.2.2 Historic England's guidance on historic area assessments, conservation areas and heritage asset setting was used to establish the compliance of the development scheme proposals with best practice planning guidance.

2.3 Site Visit

2.3.1 The site and its environs were visited on the 14th March 2017. The site was assessed from the main road running adjacent to the south-western boundary of the proposed development site.

2.3.2 The site visit aimed to:

- identify any as yet unknown features within the proposed development site
- identify whether any known features identified during the research are still present within the proposed development site boundaries
- consider the impact of the proposed residential development on the heritage significance of the heritage assets within a 500m radius.

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 they estimate the magnitude of impact and, taking the results of these two together, allow a calculation of impact on overall heritage significance.

2.5 Heritage Impact Assessment

2.5.1 For the purposes of this report, the term '*site*' is used to refer to the area within the proposed development site boundary (Figure 2) and the term '*study area*' is used for the wider 500m radial contextual area surrounding the site (Figure 3).

2.5.2 Several sources of information were consulted, in accordance with professional guidelines (CifA 2014) and local curatorial requirements. A further search of online resources was undertaken in order to identify any designated sites such as scheduled monuments, listed buildings and conservation areas, around the proposed development area. This was done in order to help assess the possible impact of the proposed development on archaeologically sensitive areas. The principal sources of information were historical maps and secondary sources.

2.5.3 **Cumbria County Council Historic Environment Record (HER):** the HER, maintained by Cumbria County Council, was consulted in February 2017 in order to obtain information regarding known designated heritage assets (for example listed buildings, scheduled monuments and conservation areas), and non-designated heritage assets, i.e. sites of historic or archaeological interest which are not designated, from within the study area.

2.5.4 Full details of all these assets are included in Appendix 1 and their locations are represented by asset numbers in Figure 3.

2.5.5 **Cumbria Archive Centre, Kendal (CACW):** the online catalogue was checked and relevant documents noted.

2.5.6 **Cumbria Archive Centre, Carlisle (CACC):** the online catalogue was checked and relevant documents noted.

2.5.7 **Wardell Armstrong:** various publications and unpublished reports on excavations and other work in the region are held within the Wardell Armstrong library and these were examined and are referenced as appropriate.

2.5.8 **Websites:** various websites were checked for information relevant to the site's assessment, including Google Earth™, the British Geological Survey, and the Archaeological Data Service. These are listed, as appropriate, in the bibliography.

2.6 Reporting

2.6.1 A final bound copy of the report will be deposited with Cumbria County Council's Historic Environment team, where viewing will be made available on request.

2.6.2 Wardell Armstrong support 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 Wardell Armstrong, as a part of this national scheme, under code: **wardella2-279289**.

2.7 Glossary

2.7.1 The following standard terms 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 – an information service, usually utilising a database that 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 DESCRIPTION

3.1 Location and Geology

3.1.1 The village of Temple Sowerby lies c. 11.5km south-east of Penrith and c. 14.5km north-west of Appleby-in-Westmorland. Since it was bypassed it now lies to the north of the A66 road route between Penrith and Scotch Corner (Figure 1). The proposed development site is in the south-east of the centre of the village, on the north side of the main road heading through the village, to the immediate south-east of Templars' Court and south-west of The Moss (Figure 2).

3.1.2 The site is bounded by a stone boundary wall on the south-west side with the road beyond, Templars' Court modern housing development to the north-west, further agricultural land to the north-east and south-east with a post and wire fence forming the south-eastern boundary (Figure 2).

3.1.3 The geology in the vicinity consists of sandstone of the Penrith Sandstone Formation, a sedimentary bedrock formed approximately 271 to 299 million years ago in the Permian Period (BGS 2017). The superficial deposits comprise clay, silt, sand and gravel alluvium, formed up to 2 million years ago in the Quaternary Period (BGS 2017).

3.2 Historic Landscape Character

3.2.1 The proposed development site lies within the 'Area 17: Eden Valley' Historic Landscape Character area (Cumbria County Council 2009, 60). The landscape is one of rolling hills and enclosed low fells around river valleys. Many of the large and small nucleations show elements of medieval planning, either as row settlements or as settlements around a village green. The nucleated settlements are surrounded by extensive areas of former common arable fields. Temple Sowerby's historic plan is of a nucleated settlement arranged around a green.

3.2.2 The legacy of this character area is *"a mixed pattern of modern and older settlements and field enclosure with strong legibility of landscape elements of medieval origin including extensive earthwork remains"* (ibid).

3.3 Archaeological and Historical Background

3.3.1 This historical and archaeological background is compiled from secondary sources and primary records consulted in March 2017. It is intended only as a summary of historical developments around the site. The locations of known heritage assets within the 500m study area are shown in Figure 3, and summarised in Appendix 2.

- 3.3.2 **Prehistoric Period:** the area was utilised during the prehistoric period, evidenced by the discovery of worked flint of the late Mesolithic or early Neolithic period during excavations in the vicinity in 2005 (Asset 8). Archaeological investigations also recovered a number of hollows and pits in 2006, prior to the construction of the bypass; one pit contained two sherds of Bronze Age pottery, indicative of a Bronze Age site, and this was located to the south-east of the proposed development site (Asset 9). Several Bronze Age finds have also been discovered in Temple Sowerby, including a stone hammer (Asset 13), a flanged bronze axe (Asset 14), the narrow butt of an axe (Asset 15), a flanged axe (Asset 16), a palstave (Asset 17) and a socketed axe (Asset 18), though the exact locations from which these were recovered are not now known.
- 3.3.3 A possible settlement site, sketched in a 17th century manuscript and traceable on aerial photographs as a sub-oval feature with at least two dykes running from it is known to the east of the proposed development site, though is not identifiable from modern Google Earth imagery (Asset 2). It has been postulated as a possible settlement site, and may date to an early period. Furthermore, two sides of a possible square enclosure have been observed from aerial photography of the area, in a field to the south-east of the proposed development site, which could date to the prehistoric period (Asset 3).
- 3.3.4 **Roman Period:** although no Roman site is known in the Temple Sowerby area, the road running to the immediate south of the proposed development site, the former pre-bypass A66, follows the former Roman road, known as High Street, which is scheduled in some parts (Asset 1). This route ran between Kirkby Thore Roman fort (Bravoniacum), 4km east of Temple Sowerby, and the fort at Brougham (Brovacum) near Penrith, 9km west of Temple Sowerby. An *in-situ* Roman milestone attesting to this is still in place c. 2km east of the village, eroded, but inscribed with '*For Imperator Caesar Marcus Casianus Latinianus Postumus Augustis Pius Felix* [erected by] *the public works of the Carvetian State*' and dating to c. AD 260-269 (Gaskell 2006, 13). It is possible that some kind of road-side settlement was established in the vicinity during the Roman period, particularly as the area lies close to the confluence of two rivers, the Eden and Crodendale Beck.
- 3.3.5 **Medieval Period:** the earliest known reference to Temple Sowerby is in 1185-99 as Saureby, and Tempel Saureby in 1292 (The Historical Gazetteer of England's Place Names 2017). The Temple part of the name comes from the possession of the village by the Knights Templar, though by whom the manor was given or when, is not certain

(Gaskell 2006, 14). The manor was at what is now Acorn Bank, and remained with the order until it was suppressed in 1312. In 1323 it was given to the Knights of St John, Knights Hospitallers, who held it until the dissolution in 1543 (*ibid*). The manor was thus in the hands of military monastic orders for probably three centuries. The manor was then granted to Thomas Dalton Esq. A relative, John Dalton, altered the house at Acorn Bank in 1656. It is likely that the manor of Acorn Bank was a grange (Newman 2014, 129).

- 3.3.6 The early village at Temple Sowerby seems to have centred around the church (Asset 20, rebuilt in 1770) and green to the north-west of the proposed development site, though the HER date includes the site within the medieval village (Asset 4). The plan of the village on the tithe map of 1838 (Figure 5) suggests that the southern part of the village was not part of the original medieval plan, and that there was infilling of the village green. The chapel, marked on the map, was a church, built in the mid 18th century, probably on the site of the chapel of ease, in existence by c. 1200 (The Diocese of Carlisle 2017). The remainder of the development around the chapel shown in 1838 is probably post medieval expansion for the most part. The proposed development site lies even further south of the settlement than this likely post medieval expansion.
- 3.3.7 The present maypole, mentioned in enclosure awards of 1817, may be on the site of an earlier medieval cross (Asset 19). Certainly traces of the associated strip-fields are still identifiable, heading north-east and south-west of the village. Within one of these former strip-fields, investigated during an evaluation prior to the construction of the bypass, a circular waste pit was encountered which contained a lower fill containing a fragment of a 14th century jug handle (Asset 7). Furthermore, a section of a north-east south-west aligned dry stone wall foundation was investigated as part of the pre-bypass works in 2006-7 and this contained a sherd of medieval pottery, suggesting the field system had medieval origins (Asset 10). A statue of a lion, which once stood on a garden wall in the 1960s or 1970s, once thought to have been Roman, is more likely to be of medieval or post-medieval origin, though its current whereabouts is not known (Asset 11).
- 3.3.8 An Inquisition, dated 17th May 1403, lists that Maud, Widow of Roger Clifford, Knight, owned 1 messuage and 16 acres of arable and meadow in Temple Sowerby (British History 2017).

- 3.3.9 **Post Medieval Period:** the present Black Swan House and Cottage (Asset 12), formerly an Inn, incorporates an earlier cruck-framed building and has 16th century or earlier origins. Another early surviving building, now an antique shop (Asset 28) has 17th century or earlier origins, and Rose Cottage has evidence of a cross passage (Asset 27). The earliest references to a school in Temple Sowerby date to 1673 (Temple Sowerby Local History 2017), an endowed school is labelled on the First Edition Ordnance Survey map of 1867 (Figure 6) next to a building also shown on the tithe award map of 1838 (Figure 5), and it could be that this is the same school (Asset 43). Certainly buildings are shown at this location on Jeffreys' Plan of Westmorland of 1770 (Figure 3).
- 3.3.10 A 16th century farmhouse once stood where Temple Sowerby House Hotel stands, and the surviving coach house may have been associated with this earlier building (Temple Sowerby Local History 2017). The rear of the present building dates to 1727, and was one of the principal residences in the village, *"built by the Atkinson family, wealthy local yeomen farmers and owners of sugar plantations in the West Indies"* (Gaskell 2006, 16). The will of a John Atkinson of Temple Sowerby survives at the archives, indicating an Atkinson family in the vicinity by 1680 (CACC PROB/1680/WNTEM). There are title deeds relating to the Atkinson Family, for property in *"Blencarn, Brough, Millburn, Newbiggin and Temple Sowerby"* between 1748 and 1947 (CACK WDX 1208), and further documents relate to the family at Temple Sowerby from 1693 (CACK WDX 82). The tithe award for Temple Sowerby of 1838 indicates that a Jane Atkinson owned the fields occupied by the present proposed development site, and it is likely that she was a member of this family.
- 3.3.11 The establishment of turnpike roads in the 18th century resulted in improved communications and this seems to have resulted in the growth of the village as a trading centre (Temple Sowerby Local History 2017). A toll bar (Asset 45) associated with the turnpike road is shown and labelled on the tithe award map of 1838 (Figure 5), marked '4' on Jeffreys' Plan of Westmorland of 1770 (Figure 4). It is likely that the toll bar represents the first historical development on the site. The extraction of gypsum in the area, at Acorn Bank, from 1790 further added to increased wealth (Gaskell 2006, 15). Many of the listed buildings in the village within the study area date to this period of regeneration, including Linden House Farm (Asset 6), Mountain View and gates (Assets 21 and 22), Beech House and stables (Asset 23), Beech Cottage (Asset 24), Sheriff House and boundary walls (Assets 25 and 26), the King's Arms Hotel (Asset 29), Woodbine House (Asset 31) with boundary walls (Asset 32), Countess

Farmhouse (Asset 33), The Cedars and walls (Assets 34 and 35), Linden House (Asset 36), Park House (Asset 37) and walls (Asset 38), Eden Cottage (Asset 40) and Edendale House (Asset 41) with associated walls and piers (Asset 42).

- 3.3.12 The Plan of Westmorland by Jeffreys' of 1770 (Figure 4) indicates buildings on the west side of the main A66 road, that are not depicted on the tithe award map of 1838 (Figure 5), and it is not clear if this is a mistake on the earlier plan, or if these buildings were demolished after 1770 and not replaced. The church is clearly depicted (Asset 20) with buildings around a small green to the south-east, perhaps including the school (Asset 43; *confer* 3.3.9). This seems to have been the south-eastern extent of the village in 1770, as no buildings are shown to the south-east of this, except the toll bar, labelled '4', in the vicinity of the proposed development site (Asset 45). Between 1770 (Figure 4) and 1838 (Figure 5) the village had extended to the north-west and south-east a little, with a building depicted in Plots 58, 59 and 60 on the opposite side of the road to the present proposed development site. '60' is partly obscured, but from later mapping is likely to be a farmstead, the square building is Edendale (Asset 41) and the building to the south-east (Asset 44) is a building labelled as a vicarage on the Second Edition Ordnance Survey map of 1899 (Figure 8). It was probably built as a vicarage, though not labelled until later, and likely to date to the early 19th century.
- 3.3.13 The tithe award map of 1838 is the earliest encountered during the research to depict the village in detail (Figure 5). This clearly shows surviving strip fields extending behind the buildings fronting the streets in the village. It also shows strips, east of the proposed development site, encroaching on the 'Peat Moss', perhaps suggesting these areas had been 'improved' and drained to make them workable. The proposed development site itself appears to be within plot '176', adjacent to '175'. '175' is listed as pasture at this date, and '176', arable. Both plots were owned by a Jane Atkinson (*confer* 3.3.10) at this date as was the building in plot '174', which was occupied by a William Sisson, later Smithy House (Gaskell 2006, 17). A square building is shown to the immediate south of the proposed development, labelled 'Toll Bar' (Asset 45).
- 3.3.14 The mid 19th century brought the Eden Valley Railway to the area, and a station was provided to the south of the village, close to the River Eden. The line ran from Kirkby Stephen to Penrith. The station closed to passengers in 1953, and freight in 1962 (Gaskell 2006, 16). This, combined with increased mining in the vicinity, is likely to have been the impetus for much of the middle and late 19th century buildings in the village, including, in the study area, the Methodist Chapel (Asset 5).

- 3.3.15 The First Edition Ordnance Survey map, 6inch to 1 mile scale, of 1867, shows three buildings to the immediate south-west of the proposed development site, two new buildings having built either side of the toll bar depicted on the 1838 tithe map, between 1838 (Figure 5) and 1867 (Figure 6). A former north-east to south-east orientated field boundary at the north-western boundary of the proposed development site shown on the 1838 plan no longer survives by 1867 (Asset 46). Similarly, the sub-oval enclosed area depicted on the 1838 plan, was also no longer in existence by 1867 (Asset 47). This was to the north-west of the present proposed development site. The proposed development site in 1867, formed the southern corner of a much larger agricultural field (Figure 6). The First Edition Ordnance Survey 25 inch to 1 mile scale map of 1879 (Figure 7) shows the same layout as the 1867 map (Figure 6). Between 1879 (Figure 7) and 1899 (Figure 8), further buildings are shown to the north-west of the proposed development site, and the building to the south, on the opposite side of the road is labelled 'Vicarage' on the later map (Asset 44).
- 3.3.16 **Modern Period:** between 1899 (Figure 8) and 1919 (Figure 9), the south-easternmost of the three buildings formerly depicted to the immediate south-west of the proposed development site was demolished. Further buildings had been built to the north-west of the proposed development site, though the site itself remains unchanged, within the southern extent of a larger agricultural field. A telephone kiosk was provided for the village in 1935, and is grade II listed (Asset 30). Between 1919 (Figure 9) and 1972 (Figure 10), the village of Temple Sowerby had extended south-eastwards, new dwellings having been built to the south-west of the former vicarage (Asset 44), along the north side of Vicarage Lane. Further buildings had been constructed along the main road, south and south-east of the proposed development site including houses named 'Baldwinholme', 'The Oaks', 'Skylin', 'Briar Croft' and 'Red Brows' as well as 'Eden Garage'. The earlier depicted two buildings to the immediate south-west of the proposed development site boundary, including the former toll bar (Asset 45), had also been demolished. The major development occurring post 1972 (Figure 10), and pre 2017 (Figure 2), in c. 2007, was the construction of the A66 Temple Sowerby bypass, to redirect traffic to the south of the village. In addition, further housing developments had occurred extending north-westwards and south-eastwards from Vicarage Lane, Croft Place and Eden Meadows. The area to the immediate north-west of the proposed development was redeveloped post 2006, as Templars' Court.

3.4 Previous Archaeological Works

- 3.4.1 A number of previous archaeological works have been undertaken in the vicinity. Several of these relate to the works undertaken in advance of the A66 bypass to the south of Temple Sowerby, referenced as relevant in the text above. A landscape survey has also been undertaken at Acorn Bank by Oxford Archaeology North, but this is of little relevance to the proposed development site.
- 3.4.2 Within the 500m study area, a desk-based assessment was undertaken (Strickland 2009), followed by an evaluation (Vance 2014) at Linden House. Despite the potential for medieval and post medieval archaeological remains to survive at the site highlighted by the desk-based assessment, the archaeological evaluation found no archaeological finds or features.
- 3.4.3 To the immediate north-west of the proposed development site, archaeological work occurred prior to the development of Templars' Court, in the form of a desk-based assessment (Gaskell 2006) and archaeological evaluation (Sowerby 2007). The desk-based assessment, used for background information and the tithe map of 1838 by this study which was not cited at any of the Cumbrian Archive Centres, outlined the potential for surviving medieval and Roman remains at the site. The evaluation encountered no significant archaeological remains, and no features predating 19th century agricultural and drainage activity (Sowerby 2007, 15).

3.5 Designated Heritage Assets

- 3.5.1 There are no designated assets within the site boundary (Figures 2 and 3). However, the proposed development site does lie within the Temple Sowerby Conservation Area, declared in 2000. The village has two distinct areas, an area along the main road which is *"relatively flat and consists of some fairly grand buildings facing onto the remains of a once wide green" ... The layout of the main body of the village displays some of the typical characteristics of a medieval village with a broadly rectilinear layout with buildings facing the village street with crofts and strip fields"* (Eden District Council 2007, 6). The character of the village has already been eroded *"along the former A66 there are more modern buildings of alien design and/or materials found mostly on the outskirts of the village, but unfortunately also on the prominent sites approaching it. There are two housing estates that have a layout and form untypical of the established pattern of the village"* (Eden District Council 2007, 8). The key characteristics of the Conservation Area have been identified as (*ibid*, 9):

- Tight knit building form around the village green

- Buildings facing the street
- Strip fields
- Simple, informal nature of roads, farmyards and verges
- Mature trees
- Small front gardens with low sandstone boundary walls and gated pedestrian accesses
- Low proportion of window to wall
- Blank gable walls
- Sandstone buildings and boundary walls
- Finely dressed sandstone quoins and full window surrounds
- Carved stone door-cases, some with stone pediments
- Window openings with a vertical emphasis
- Timber windows painted white
- Sandstone roofing ridges, stone coping and kneelers
- Unbroken Westmorland green slate roofs laid in traditional diminishing courses
- Ashlar chimney stacks
- Maypole

3.5.2 There are 25 listed buildings within the study area (Figure 3). These are all listed grade II, and the majority date to the late 18th or 19th centuries (Asset 6, 12, 19, 21-42). They are listed individually in Appendix 2.

3.6 Undesignated Heritage Assets

3.6.1 There are 22 undesignated assets within the study area, summarised in Appendix 2 and included in the text above (*confer* 3.3). One of these may encroach within the south-western edge of the proposed development site, the former toll bar (Asset 45).

3.7 The Character of the Development

3.7.1 A sketch plan of the proposed development has been provided (Plate 1). These indicated that six dwellings are proposed for the plot, all with their own driveways from the main road, except the westernmost two, which will have a shared driveway leading to the rear of the properties at the western extent of the site, with garages behind. The tree currently existing to the south of the existing dry stone wall at the site (*confer* 4.1.3) will be retained, as will the wall itself, except where it will be truncated for the five driveways. In terms of the Conservation Area key characteristics

(confer 3.5.1), the proposed development will be positive in that it won't impact on the tight-knit building form around the village green, the proposed buildings will face the street, no strip fields will be affected, the verge will be retained, the mature tree will be retained, the low sandstone boundary wall will be largely retained and the maypole will remain unaffected. As no detailed plans have been provided, it is not clear what the material used for the buildings will be or what their design will be. The proposed development may be seen to contribute to the increased erosion of the character of the village, identified as already occurring as a result of the construction "along the former A66...[of] more modern buildings of alien design and/or materials found mostly on the outskirts of the village, but unfortunately also on the prominent sites approaching it" (Eden District Council 2007, 6).

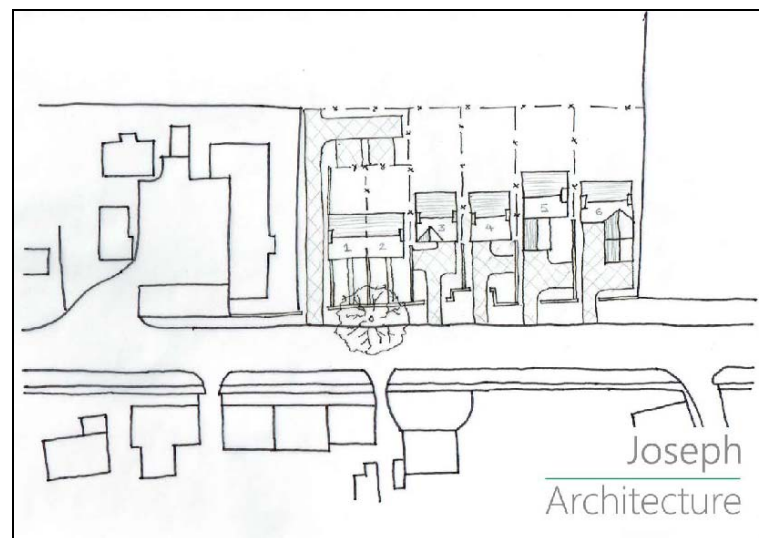


Plate 1: Sketch of Proposed Development

4 SITE VISIT

- 4.1.1 The site was visited on Tuesday 14th March 2017. The site was assessed from the road to the south of the proposed development site, and was not entered.
- 4.1.2 The proposed development site lies within the southern part of a relatively flat area of pasture at the south-eastern extent of the village of Temple Sowerby, at approximately 103m above sea level, south-east of a new housing development at Templars' Court (Plate 2). At the time of the visit, the western part of the site was fenced off as a pen for two grazing donkeys, and included a wooden animal shelter.



Plate 2: General view of site from the south-east

- 4.1.3 There was no formal northern boundary to the site, it being within the southern part of a larger field, but the western extent of the site was formed by a boundary wall to gardens associated with dwellings at Templars' Court. A post and wire fence marked the eastern extent of the proposed development site. The southern boundary of the site, at the time of the visit, was formed by a stone wall. This was irregularly built, the western extent finished with uniform rounded capstones and the rest having crenelated capstones formed from intermittent large and small stones. This crenulation continued to the eastern extent, and end of the dry stone wall, at sandstone gate stoop entrance into the field. The central section of the wall was recessed, with a further recessed section from the recess, extending into the proposed development site (Plate 3). Beyond the proposed development site, extending south-eastwards the boundary between the fields and the roads was a post and wire fence, the dry stone wall not extending beyond the extent of the proposed development site.



Plate 3: View of recessed areas in south-western boundary wall

4.1.4 The north-western and less recessed section of the wall included a possible former gate, now blocked (Plate 4). The north-east facing part of the south-eastern and more recessed part of the wall included a possible former bolthole with lintel, since blocked in (Plate 5). These features in the boundary wall may relate to the former toll bar (Asset 45) which used to be at this location, and two adjacent structures shown on the Ordnance Survey maps of 1863, 1899 and 1919 (*confer* 3.3.15). These structures and the enclosure associated with them, are small, and protruded into the road's carriageway, so they are likely to have been associated with the toll bar (Asset 45), probably being a toll house. No archaeological features were visible within the site itself.



Plate 4: Possible former gateway towards right of photograph



Plate 5: Possible former cripple hole or bolthole

4.1.5 Two grade II listed buildings and one grade II listed structure are located c. 25m to the south-west of the proposed development site, on the opposite side of the main road. These are intervisible with the proposed development site (Plate 6). The other listed buildings within the 500m study area are not intervisible with the proposed development site.



Plate 6: Listed heritage assets 40, 41 and 42 to south-west of site

5 DISCUSSION

5.1 Summary of Heritage Asset Significance

- 5.1.1 The proposed development site has been found to have lain within agricultural land associated with the Atkinson Family, an important local family in the area from the 17th century onwards who built Temple Sowerby House (Asset 39). A former toll bar (Asset 45), associated with the turnpike road, with two adjacent buildings, probably representing a toll house, may be responsible for the unusual irregular dry stone wall currently forming the south-west boundary of the proposed development site. This will be directly impacted on by the proposed development.
- 5.1.2 Of the heritage assets within the 500m study area, one of the total of 47 partially lie within the proposed development site (*confer* Appendix 2). This is the former toll bar and possible toll house (Asset 45). This is of local significance (Appendix 1, Table 1).
- 5.1.3 The proposed development site also lies within a Conservation Area, which is of District or County (Higher) significance (Appendix 1, Table 1). The proposed development site however, clearly lies outside the historic core of the village which is key to the conservation area's character.
- 5.1.4 Of the 46 heritage assets outside the proposed development site boundary, 25 are grade II listed buildings or structures (Assets 6, 12, 19 and 21-42), and therefore of district of county (higher) significance (Appendix 1, Table 1).
- 5.1.5 Nine of the 22 heritage assets outside the proposed development site boundary are findspots, and are therefore of negligible significance (Assets 7, 8, 11 and 13-18; Appendix 1, Table 1). The remaining 13, as non-designated heritage assets, are of local significance (Assets 1-5, 9-10, 20 and 43-47; Appendix 1, Table 1).

5.2 Magnitude of Impact on Heritage Assets

- 5.2.1 Although detailed plans for the proposed development have not been provided, a sketch outline plan has been provided, showing six dwellings on the plot, with associated driveways, and it is estimated that the impact on the existing south-western boundary which may retain evidence of a former toll bar (Asset 45) will be direct, and that the magnitude of impact is likely to be substantial (Appendix 1, Table 2).
- 5.2.2 The magnitude of impact of the proposed development on the Conservation Area, an asset of District or County (Higher) significance, is likely to be less than substantial, as there would be visual changes to a few key aspects of the historic landscape (Appendix

1, Table 2).

5.2.3 The magnitude of impact of the development proposals on the assets of district or county significance would be no change for 22 of the 25 (Appendix 1, Table 2) as there will be no intervisibility with the development. For three of the designated assets, immediately opposite the proposed development site (Assets 39-41), the magnitude of impact would be less than substantial, as the development would change their immediate setting (Appendix 1, Table 2).

5.2.4 For the 13 heritage assets of local significance, the magnitude of impact would be minor, as a housing development would mean a very small change, as there is already a modern housing development to the immediate north-west, though this does retain the former farmyard layout of that site (Appendix 1, Table 2). For the nine findspots of negligible significance, the magnitude of impact would be no change (Appendix 1, Table 2).

5.3 **Heritage Statement**

5.3.1 For the former toll bar, represented by anomalies in the south-western boundary wall extending within the proposed development site, a substantial magnitude of impact on a heritage asset of local significance will result in a limited impact on heritage significance, and this may require mitigation, perhaps through design (Appendix 1, Table 3).

5.3.2 A magnitude of impact of less than substantial on the Conservation Area, an asset of District or County (Higher) significance, would result in a limited impact on heritage significance, which may require mitigation, perhaps through design (Appendix 1, Table 3).

5.3.3 A magnitude of impact of no change, on heritage assets of district or county significance, as with 22 of the 25 grade II listed buildings in the study area, would result in no appreciable impact on heritage significance (Appendix 1, Table 3). For the three grade II listed buildings immediately intervisible with the site, a less than substantial impact on a heritage asset of County or District (Higher) significance would result in a limited impact on heritage significance, which may require mitigation (Appendix 1, Table 3).

5.3.4 For the 22 heritage assets of local significance and negligible significance for which the magnitude of impact would be minor, the impact on heritage significance would be no appreciable impact (Appendix 1, Table 3).

5.3.5 There remains the potential for further as-yet unknown remains to survive within the proposed development site boundary. These could be of Roman origin, relating to the close proximity of the site to a Roman road.

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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"> Change to most or all key archaeological materials, such that the resource is totally altered Comprehensive changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the resource is totally altered Comprehensive changes to setting 	Major change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to most key historic landscape elements, parcels or components Extreme visual effects Major change to noise or change to sound quality Major changes to use or access
Substantial	<ul style="list-style-type: none"> Changes to many key archaeological materials, such that the resource is clearly modified Considerable changes to setting that affect the character of the asset 	<ul style="list-style-type: none"> Changes to many key historic building elements, such that the resource is significantly modified Changes to setting of an historic building such that it is significantly modified 	Moderate change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to many key historic landscape elements, parcels or components Visual change to many key aspects of the historic landscape Noticeable differences in noise or sound quality Considerable changes to use or access
Less than substantial	<ul style="list-style-type: none"> Changes to key archaeological materials, such that the asset is slightly altered Slight changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the asset is slightly different Changes to setting of an historic building such that it is noticeably changed 	Limited change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to few key historic landscape elements, parcels or components Slight visual changes to few key aspects of the historic landscape Limited changes to noise levels or sound quality Slight changes to use or access
Minor	<ul style="list-style-type: none"> Very minor changes to archaeological materials 	<ul style="list-style-type: none"> Slight changes to historic buildings elements or setting that hardly affect it 	Very small change to historic landscape character resulting from: <ul style="list-style-type: none"> Very minor changes to key historic landscape elements, parcels or components Virtually unchanged visual effects Very slight changes to noise levels or sound quality Very slight changes to use or access
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: LIST OF HERITAGE ASSETS

Heritage Assets within the 500m search radius (study area), including assets from Cumbria County Council Historic Environment Record (CCC HER), Historic England's PastScape dataset (PastScape) and from Historic England's National Heritage List (NHL):

Asset No.	Reference	Site Name	Description	Grid Reference	Period
1	CCC HER 1809	A66/ High Street Roman Road	Course of High Street Roman road, some parts of which are scheduled. Sections have been encountered near Temple Sowerby in 2005, 2006, 2008 and 2009		Roman
2	CCC HER 4717; PastScape 928582	Possible Settlement	A late 17 th century manuscript shows a round entrenchment with ditches radiating away. APs show a sub-oval feature with at least two dykes running from it. A visit in 1997 encountered no obvious features on the ground. PastScape references it as a cropmark of a curvilinear enclosure	361900,526760	Unknown
3	CCC HER 6178	Unclassified Cropmark	APs shows what appears to two sides of a square enclosure, though no traces were observed in a visit in 1997	361700,526500	Unknown
4	CCC HER 6778	Medieval Village	General area for site of Temple Sowerby medieval village. Some earthworks remain, and a pattern of strip fields either side of the A66. Some features and finds were encountered during an investigation prior to the bypass in 2005	361000,527000	Medieval
5	CCC HER 40214	Methodist Chapel	Temple Sowerby Methodist Chapel and Sunday School, chapel dated 1872 on a plaque above the door	361250,527041	Post Medieval
6	CCC HER 40281; NHL 424144	Linden House Farm	The farmhouse is listed grade II and dates to the late 18 th / early 19 th century. The barns are shown on the First Edition Ordnance Survey map	361120,527020	Post Medieval
7	CCC HER 41451	Rubbish Pit	A circular pit was encountered during an evaluation in 2005 prior to the bypass, the lower fill containing a 14 th century jug handle fragment	361040,526665	Medieval

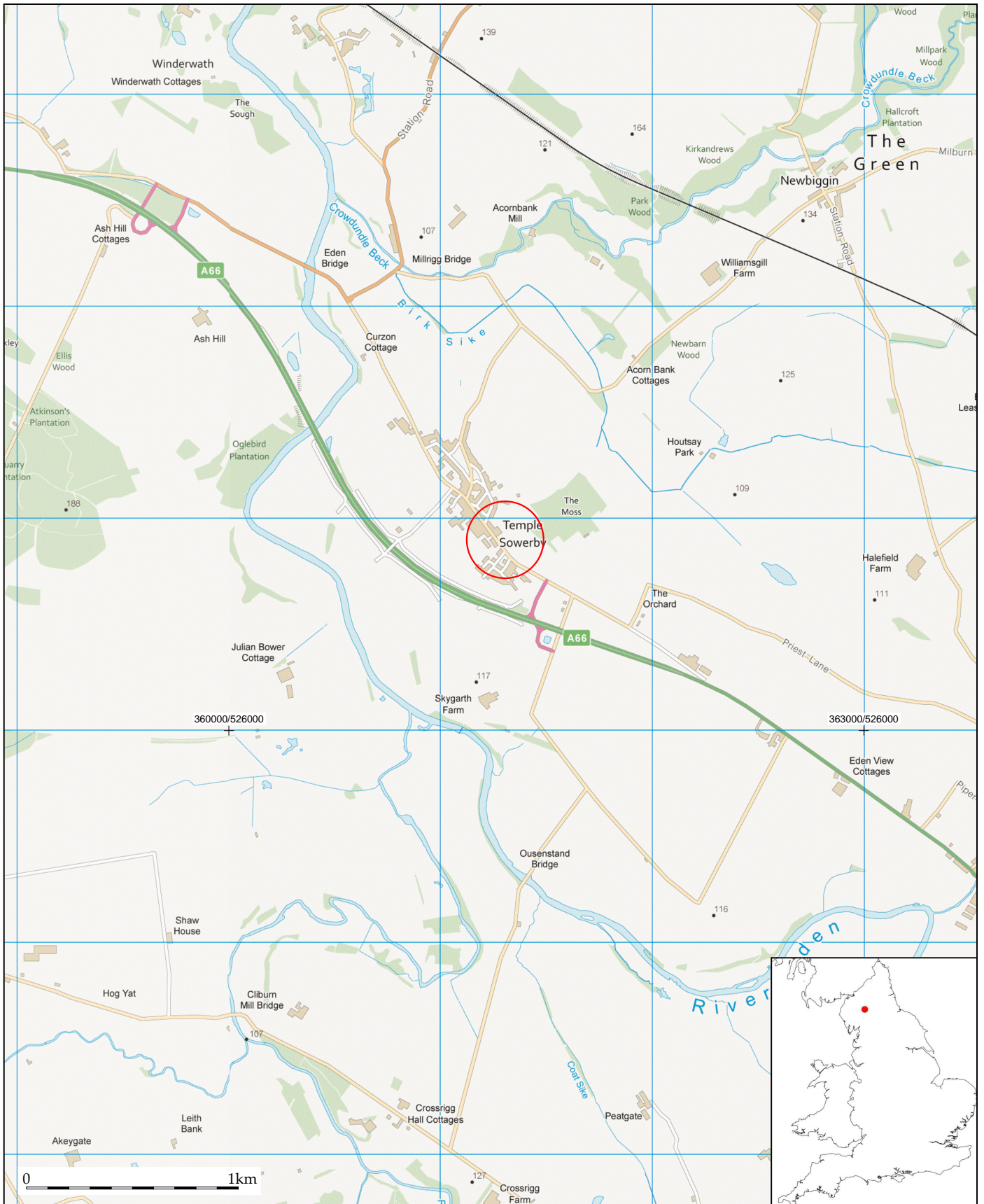
Asset No.	Reference	Site Name	Description	Grid Reference	Period
8	CCC HER 41453	Flint Finds	Some worked flint was found in the topsoil and subsoil during excavations prior to the bypass in 2005: 3 small blades and a larger utilised flake	360900,526775	Late Mesolithic/ early Neolithic
9	CCC HER 42115	Bronze Age Site	A number of pits and hollows were encountered during excavations in 2006-7 prior to the bypass. One pit contained two sherds of Bronze Age pottery	361520,526560	Bronze Age
10	CCC HER 42116	Field System	A section of NE/SW aligned dry stone wall foundation was investigated in 2006-7. It contained a single medieval sherd of pottery	360820,526800	Medieval; Post Medieval
11	CCC HER 43964	Site of a Lion Statue	A statue of a lion, carved in red sandstone, is shown in a photograph on a garden wall at either Croft Side or Low Green in the late 1960s/ early 1970s, but not by c. 1980. It was thought to be Roman, but is more likely to have been late medieval or post medieval. Present location unknown	361100,527330	Unknown
12	PastScape 13595; NHL 1226957	Swan House and Swan Cottage	The Black Swan Inn may be of 16 th century or earlier origin. The tenement addition at the southern end is of 17 th century origin. Both are now private dwellings and listed grade II	361225,527170	Post Medieval
13	PastScape 13581	Stone Hammer Find	A stone hammer was recovered 'from near Temple Sowerby', exhibited 1881	361000,527000	Bronze Age
14	PastScape 13583	Flanged Bronze Axe Find	An early Bronze Age flanged and decorated axe, listed as 'from Temple Sowerby' in Tullie House Museum, cited in TCWAAS of the 1960s	361000,527000	Bronze Age
15	PastScape 13584	Bronze Age Axe Find	The narrow butt of a broken early Bronze Age axe, listed as 'from Temple Sowerby' in Tullie House Museum, cited in 1962 TCWAAS	361000,527000	Bronze Age
16	PastScape 13585	Flanged Axe Find	A middle Bronze Age angle-flanged axe, listed as 'from Temple Sowerby' in Tullie House Museum, cited in 1940 TCWAAS	361000,527000	Bronze Age
17	PastScape 13586	Bronze Palstave Find	A middle Bronze Age looped palstave, listed as 'from Temple Sowerby' in Tullie House Museum, cited in 1940 TCWAAS	361000,527000	Bronze Age
18	PastScape 13587	Socketed Axe Find	Late Bronze Age socketed axe, listed as 'from Temple Sowerby' in Tullies House Museum, cited in 1940 TCWAAS	361000,527000	Bronze Age

Asset No.	Reference	Site Name	Description	Grid Reference	Period
19	PastScape 960880; NHL 1226849	Maypole	Grade II listed maypole marked on First Edition OS map, 6" scale and mentioned in 1817 enclosure awards, possibly on site of earlier cross. Timber upright is 20 th century replacement and weathervane is dates 1891	361180,527020	Post Medieval
20	PastScape 509676	Church of St James	Post Medieval Church of St James, 1770	361200,526100	Post Medieval
21	NHL 1227017	Walls and Gate Piers	Front and return walls and gate piers to Mountain View, The Green. Grade II structures with 20 th century wrought-iron gates	361045,527279	Post Medieval
22	NHL 1227058	Mountain View	Mountain View, a late 18 th / early 19 th century grade II listed house	361045,527262	Post Medieval
23	NHL 1265581	Beech House and adjoining Stables	Grade II listed late 18 th century house with 19 th century cast-iron porch	361138,527303	Post Medieval
24	NHL 1227013	Beech Cottage	Grade II listed cottage adjoining south end of Beech House (Asset 23) of probable mid 18 th century date	361151,527292	Post Medieval
25	NHL 1227015	Walls, Gate piers and railings	Grade II listed low walls, gate piers, gates and railings to front of Beech House (Asset 23), Beech Cottage (Asset 24) and Sheriff House (Asset 26), The Green	361139,527280	Post Medieval
26	NHL 1226921	Sheriff House	Grade II listed late 18 th century house	361161,527276	Post Medieval
27	NHL 1226920	Rose Cottage	Grade II listed house of probable early 18 th century	361181,527252	Post Medieval
28	NHL 1227019	Antique Shop	Former cottage, now antique shop, possible of 17 th or earlier origin, listed grade II	361130,527161	Post Medieval
29	NHL 1226915	King's Arms Hotel	Formerly inn to east, with attached house. 18 th century origins and grade II listed	361109,527132	Post Medieval
30	NHL 1227113	K6 Telephone Kiosk	Grade II listed K6 type telephone kiosk designed 1935 by Sir Giles Gilbert Scott	361142,527090	Modern
31	NHL 1265701	Woodbine House	Grade II listed Woodbine House with warehouse to the rear. The house is late 18 th / early 19 th century but warehouse extensively altered in 20 th century	361160,527089	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
32	NHL 1226728	Walls, gate and railings	Grade II listed front and return walls, central gate and forecourt railings to Woodbine House (Asset 31)	361153,527077	Post Medieval
33	NHL 1265609	Countess Farmhouse and adjoining barn	Grade II listed 18 th century house, extended into former byre under same roof to the north	361230,527072	Post Medieval
34	NHL 1227018	The Cedars	Grade II listed late 18 th / early 19 th century house	361197,527052	Post Medieval
35	NHL 1265540	Walls, Piers and Railings	Grade II listed low walls, piers and forecourt railings to front of The Cedars (Asset 34)	361188,527043	Post Medieval
36	NHL 1226724	Linden House	Grade II listed late 18 th / early 19 th century house	361144,527020	Post Medieval
37	NHL 1226808	Park House	Grade II listed late 18 th / early 19 th century house	361151,527007	Post Medieval
38	NHL 1226720	Walls, Piers, Railings and Gate	Grade II listed front and return walls, piers, railings and central gate to Park House (Asset 37)	361162,527017	Post Medieval
39	NHL 1226719	Temple Sowerby House	Grade II listed former house, now hotel, rear dated 1727 with main house being late 18 th / early 19 th century	361158,526973	Post Medieval
40	NHL 1226717	Eden Cottage, railings and gate	Grade II listed 18 th century house with 19 th century wrought iron railings and gate	361254,526886	Post Medieval
41	NHL 1226710	Edendale House	Grade II listed late 18 th / early 19 th century house	361260,526868	Post Medieval
42	NHL 1265735	Wall and Piers	Grade II listed low wall and piers to front of Edendale House	361270,526878	Post Medieval
43	First Edition OS Map; Tithe Award Map 1838	Endowed School	Endowed School, shown on First Edition Ordnance Survey map of 1867, on present site of Temple Sowerby C of E Primary School. A building is shown here on Tithe Map of 1838, but it is not clear if it was a school at this date	361238,527007	Post Medieval

Asset No.	Reference	Site Name	Description	Grid Reference	Period
44	Tithe Award Map 1838; First Edition OS Map	Building, 'Vicarage'	Building marked on Tithe Award Map of 1838 and First Edition Ordnance Survey map of 1867, and labelled 'vicarage' on Second Edition 25inch scale Ordnance Survey map. It is not on Jeffreys' Map of Westmorland of 1770. This is at least partially extant, and incorporated into the house called Stonehurst	361287,526834	Post Medieval
45	Tithe Award Map 1838; 1972 OS Map	Former Toll Bar	Toll bar shown and labelled on Tithe Award Map of 1838 and the building continued to be depicted on Ordnance Survey mapping, though gone by 1972	361284,526879	Post Medieval
46	Tithe Award Map 1838; First Edition OS Map	Former Field Boundary	Former north-east south-west orientated field boundary shown on Tithe Award Map of 1838, but not on later mapping	361272,526902 to 361388,526983	Post Medieval
47	Tithe Award Map 1838; First Edition OS Map	Former Field Boundary	Former oval area sub-divided from surrounding field on Tithe Award Map of 1838, but not on later mapping	361328,526953	Post Medieval

APPENDIX 3: FIGURES




Wardell Armstrong
2017

PROJECT: Land adjacent to Templars' Court,
Temple Sowerby, Cumbria

CLIENT: Dorothy Stevenson

SCALE: 1:25,000 at A4


DRAWN BY: AB


CHECKED BY: AB

DATE: March 2017

REPORT No: CL11971

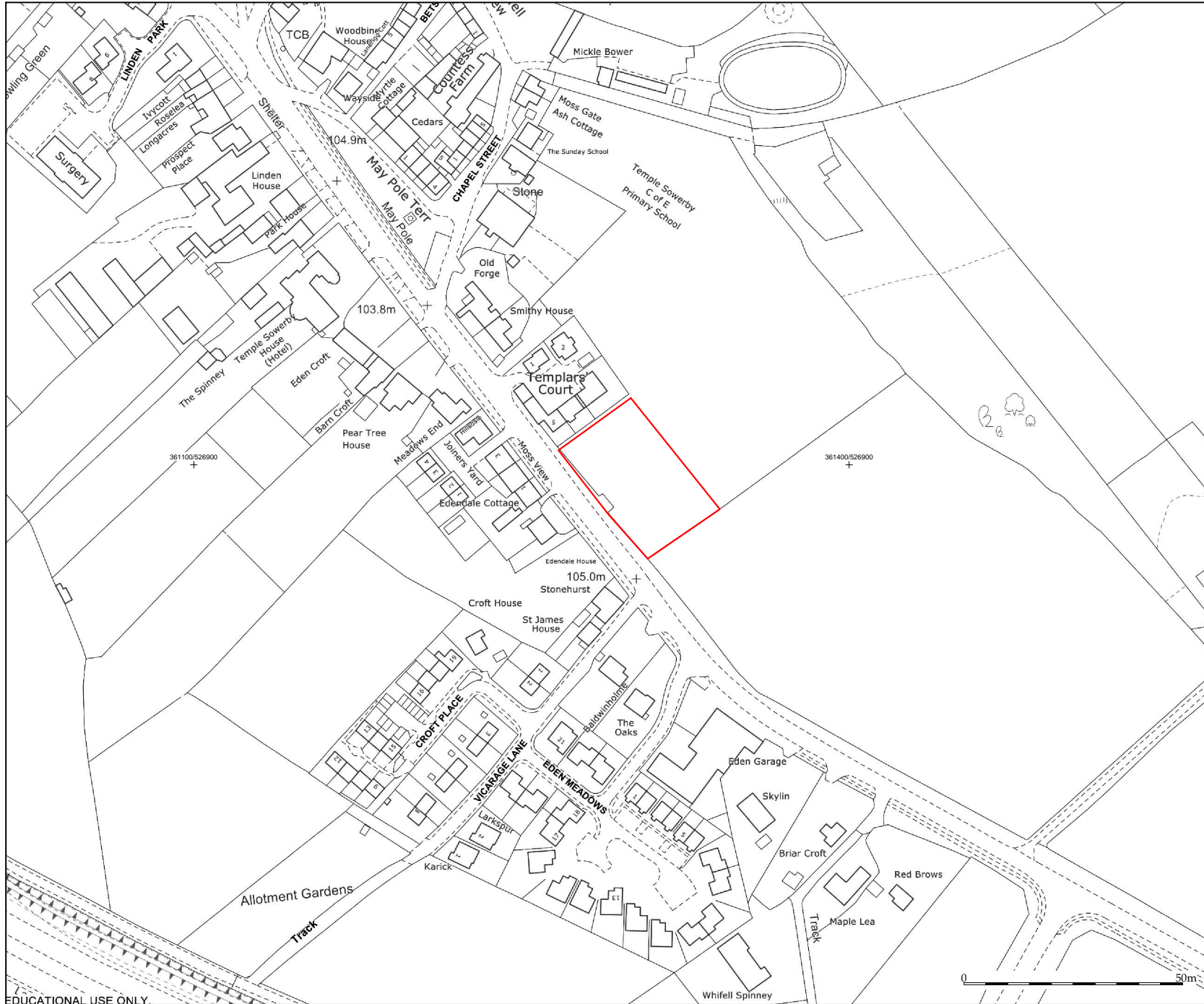
KEY:

 Site location



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Figure 1: Site location.



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2017

PROJECT:
**Land adjacent to
Templars' Court,
Temple Sowerby, Cumbria**


CLIENT:
Dorothy Stevenson

SCALE: 1:2,500 at A4

DRAWN BY: AB

CHECKED BY: AB

DATE: March 2017

KEY:
 Site boundary

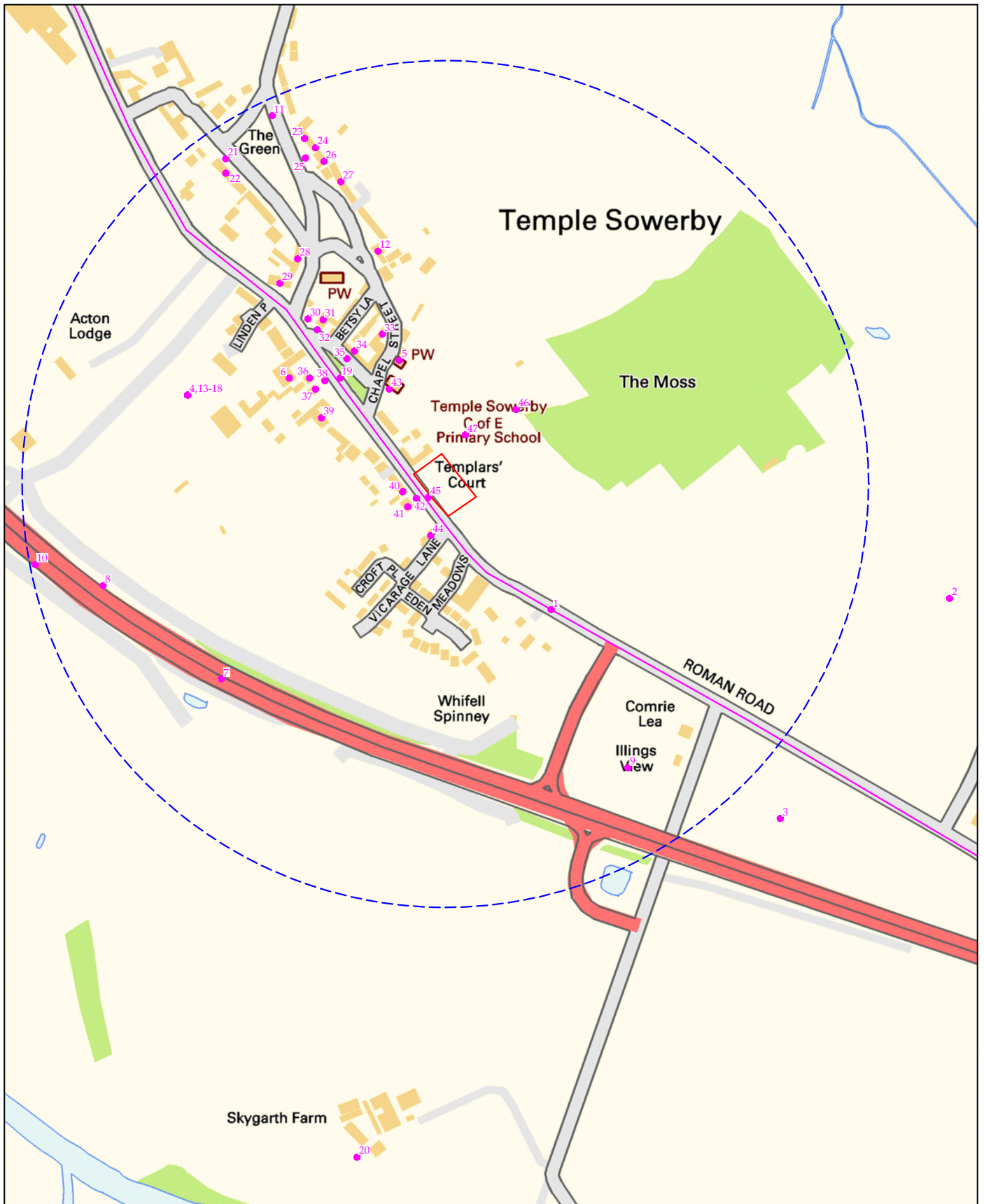


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Figure 2: Detailed site location.








 <p>Wardell Armstrong 2017</p>	<p>PROJECT: Land adjacent to Templars' Court, Temple Sowerby, Cumbria</p> <p>CLIENT: Dorothy Stevenson</p> <p>SCALE: 1:625 at A4</p> <p>DRAWN BY: AB</p> <p>CHECKED BY: AB</p> <p>DATE: March 2017</p> <p>REPORT No: CL11971</p>	<p>KEY:</p> <ul style="list-style-type: none">  Site boundary  500m radius  Heritage assets 	 <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 a 500m radius of the study area.

PROJECT:
Land adjacent to
Templars' Court,
Temple Sowerby, Cumbria

CLIENT:
Dorothy Stevenson

SCALE: Not to scale

DRAWN BY: AB

CHECKED BY: AB

DATE: March 2017

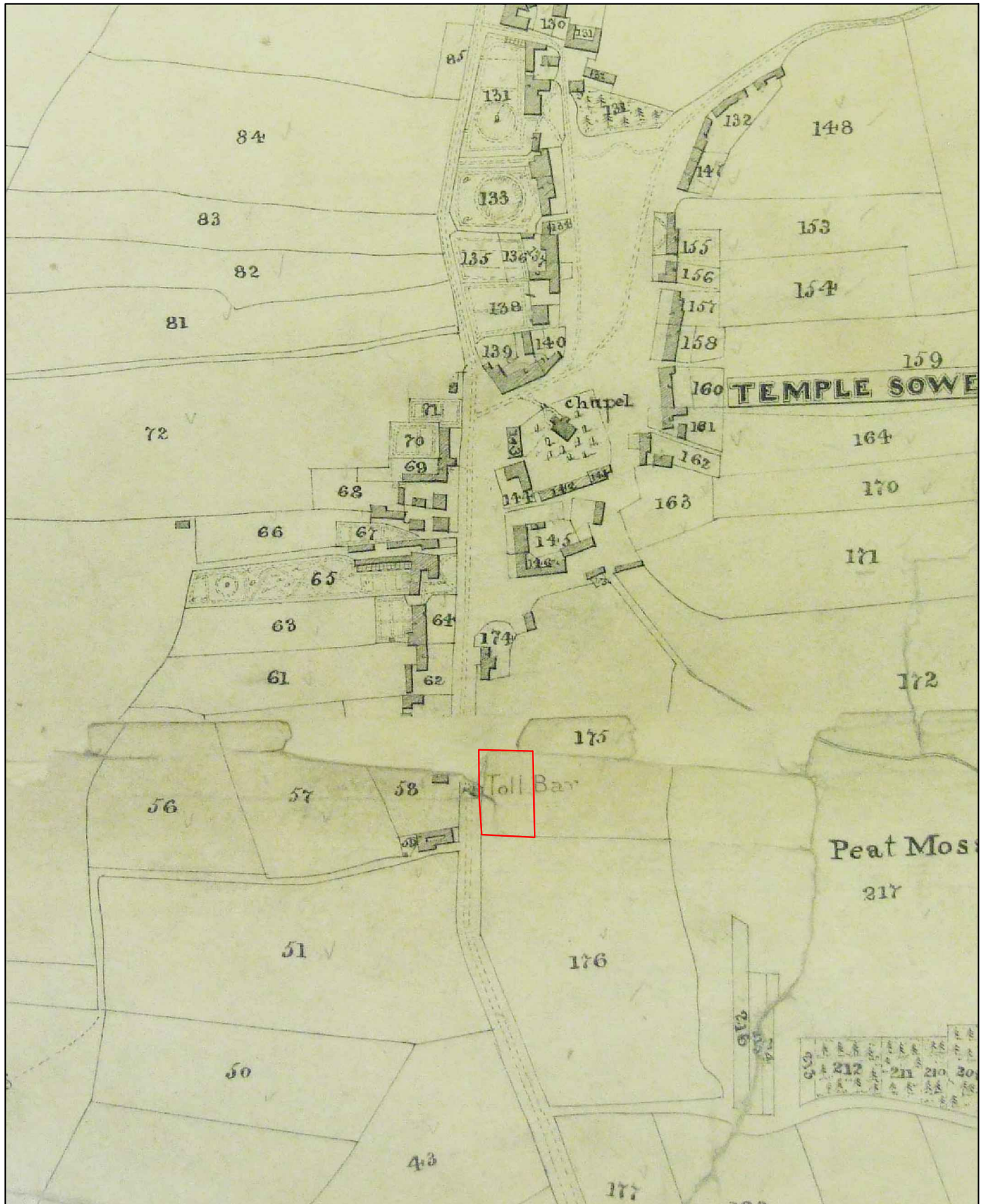
KEY:
 Site boundary



REPORT No:
CL11971



Figure 4: Jeffreys' Plan of Westmorland, 1770.






 <p>Wardell Armstrong 2017</p>	PROJECT:	Land adjacent to Templars' Court, Temple Sowerby, Cumbria	KEY:	 Site boundary 
	CLIENT:	Dorothy Stevenson		
	SCALE:	1:4,000 at A4		
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	CHECKED BY:	AB		
	DATE:	March 2017		
	REPORT No:	CL11971		

Figure 5: Tithe Award Plan for Temple Sowerby, 1838.

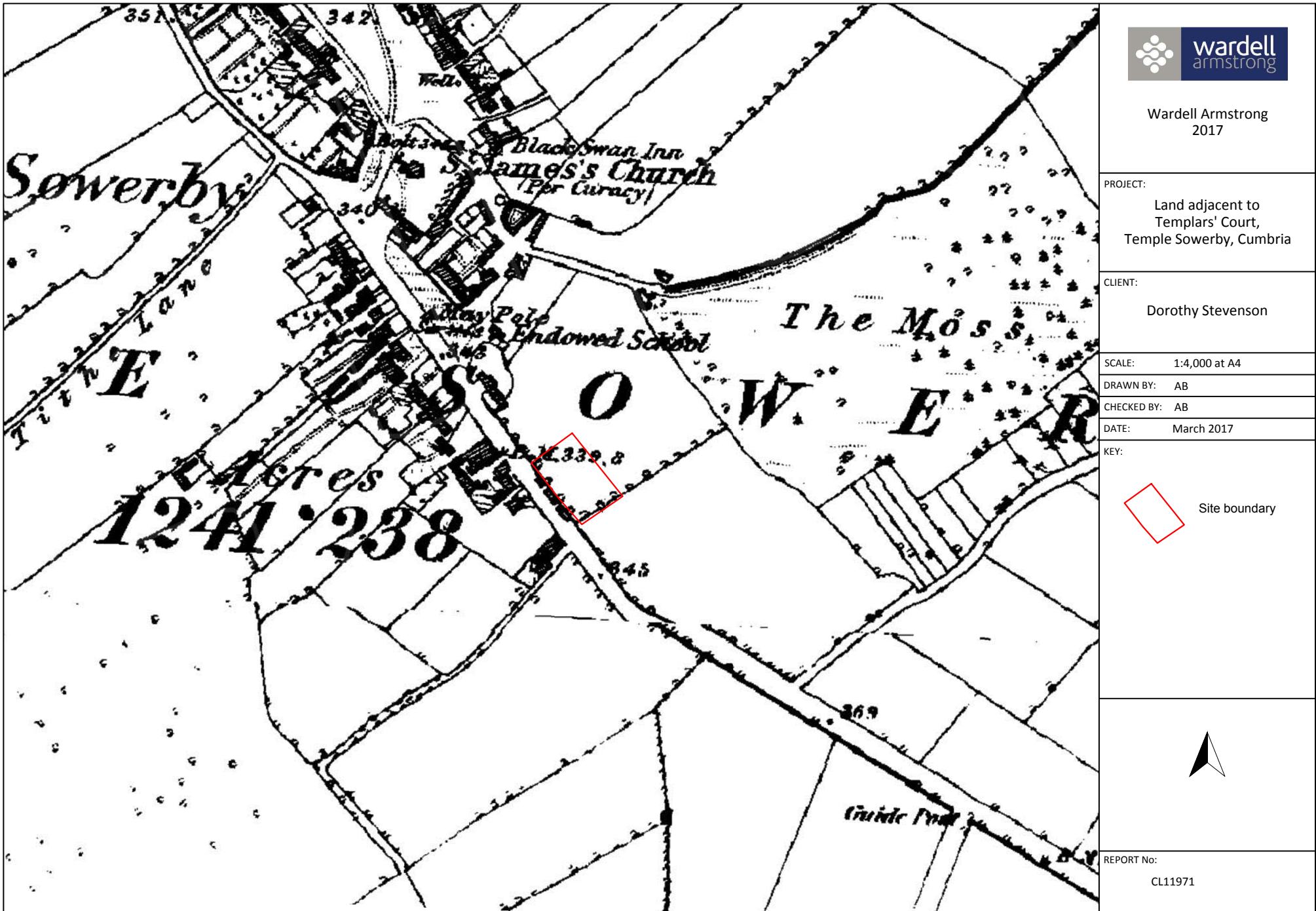
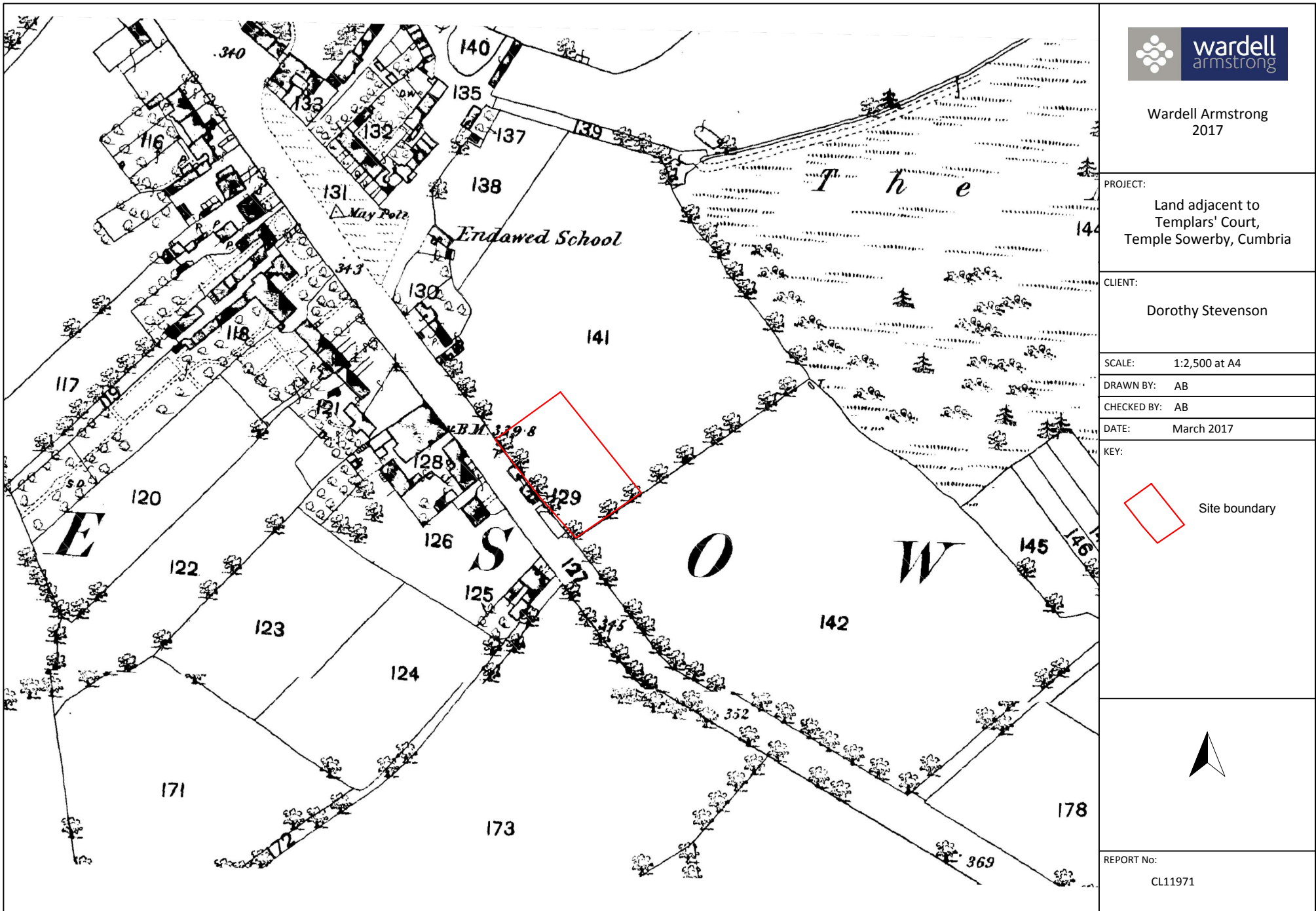


Figure 6: First Edition Ordnance Survey Map, 1863 (6 inches to 1 mile).



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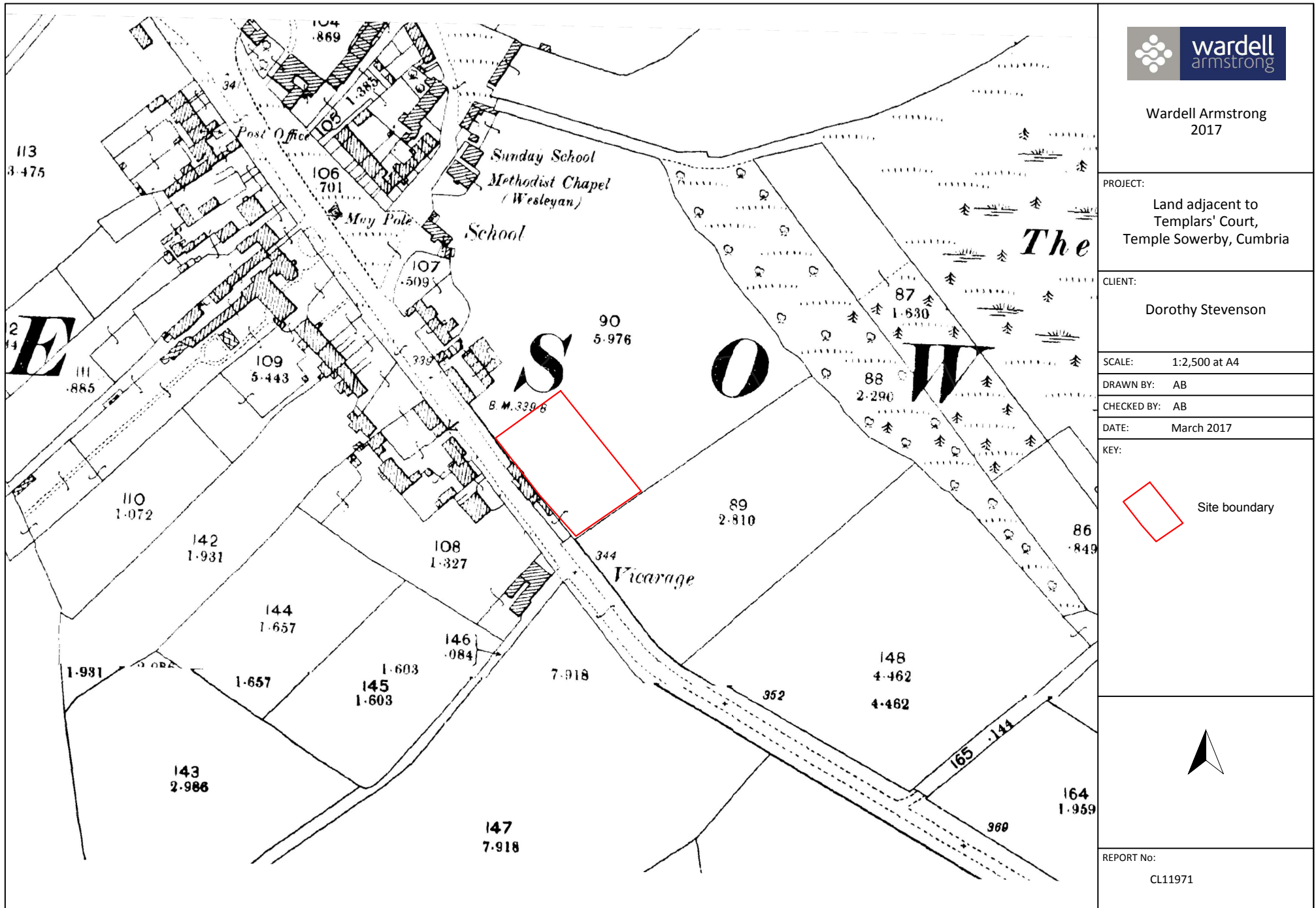
DATE: March 2017

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Figure 7: First Edition Ordnance Survey Map, 1879 (25 inches to 1 mile).



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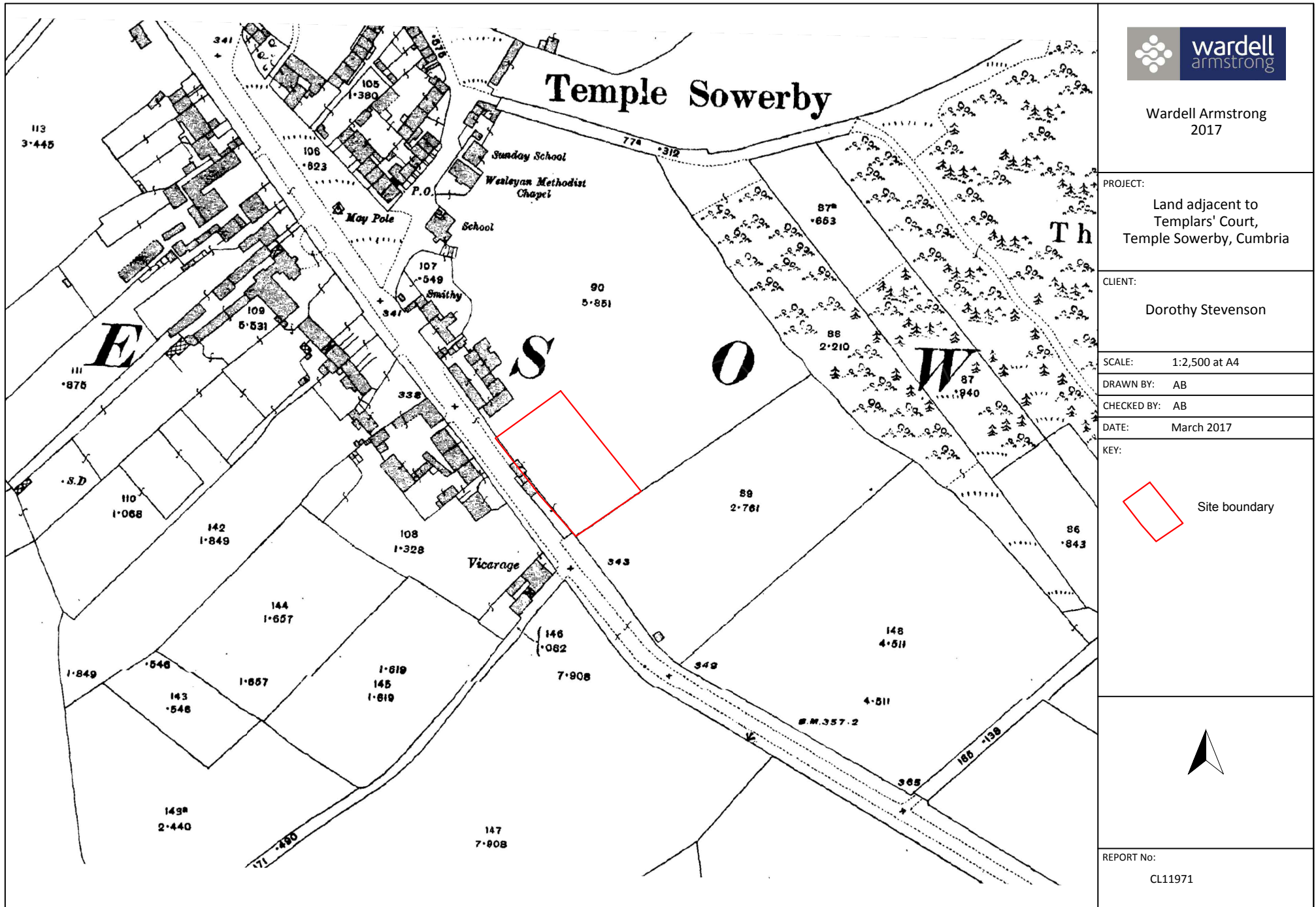
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REPORT No:
CL11971

Figure 8: Second Edition Ordnance Survey Map, 1899 (25 inches to 1 mile).



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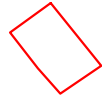
CLIENT:
Dorothy Stevenson

SCALE: 1:2,500 at A4

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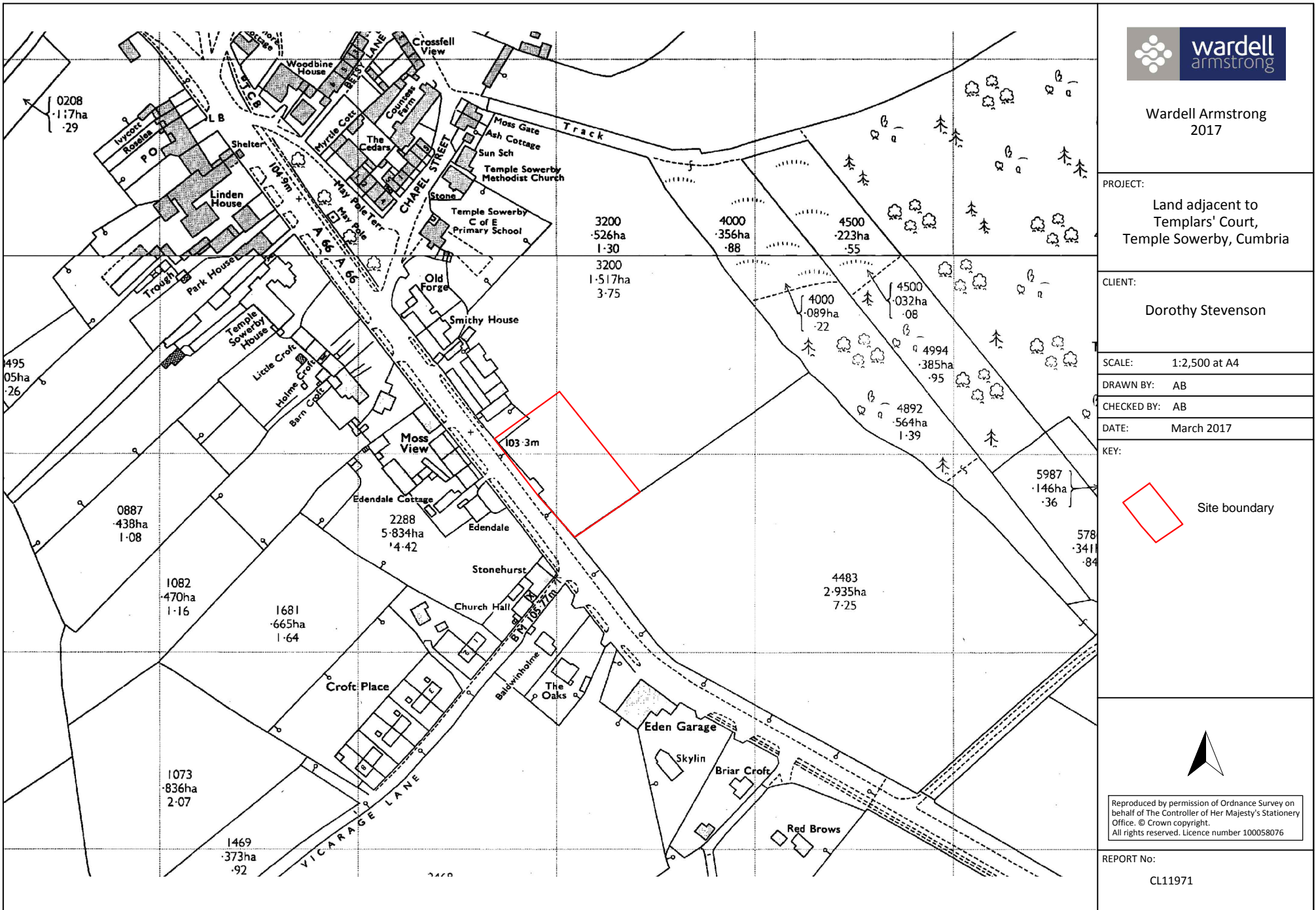
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Figure 9: Third Edition Ordnance Survey Map, 1919 (25 inches to 1 mile).



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Figure 10: Ordnance Survey Map, 1972.

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London
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NEWCASTLE UPON TYNE
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