



NORTH ASSOCIATES,

**LAND OFF THE B6412,
GREAT SALKELD,
CUMBRIA**

HERITAGE IMPACT ASSESSMENT

May 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	6
2.1 Introduction	6
2.2 Documentary Sources	6
2.3 Site Visit	6
2.4 Impact Assessment Tables	7
2.5 Heritage Impact Assessment	7
2.6 Reporting	8
2.7 Glossary	8
3 DESCRIPTION	10
3.1 Location and Geology	10
3.2 Historic Landscape Character	10
3.3 Archaeological and Historical Background	10
3.4 Previous Archaeological Works	14
3.5 Designated Heritage Assets	14
3.6 Undesignated Heritage Assets	15
3.7 The Character of the Development	15
4 SITE VISIT	16
5 DISCUSSION	20
5.1 Summary of Heritage Asset Significance	20
5.2 Magnitude of Impact on Heritage Assets	20
5.3 Heritage Statement	21
6 BIBLIOGRAPHY	23
6.1 Primary Sources	23
6.2 Secondary Sources	23
6.3 Internet Sources	24
APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES	25
APPENDIX 2: LIST OF HERITAGE ASSETS	28

APPENDIX 3: FIGURES30

LIST OF ILLUSTRATIONS

FIGURES

- Figure 1: Site location
- Figure 2: Detailed site location
- Figure 3: Location of heritage assets within the 1km radius study area
- Figure 4: Jeffreys’ Plan of Cumberland, 1777
- Figure 5: Tithe Award Plan for Great Salkeld, 1840
- Figure 6: First Edition Ordnance Survey Map, 1863, 25 inch to 1 mile scale
- Figure 7: Second Edition Ordnance Survey Map, 1900, 25 inch to 1 mile scale
- Figure 8: Third Ordnance Survey Map, 1925, 25 inch to 1 mile scale
- Figure 9: Ordnance Survey Map, 1969, 25 inch to 1 mile scale

PLATES

- Plate 1: Northern part of site from western boundary, facing north-east 16
- Plate 2: Southern part of site from western boundary, facing south-east 16
- Plate 3: Buildings at eastern boundary, facing east 17
- Plate 4: Detail of west face of western boundary wall, facing east 17
- Plate 5: General view of site, facing south-west 18
- Plate 6: Track to the north of the site, facing east 18
- Plate 7: General view of site, showing church tower over rooftops, facing south 19

SUMMARY

Wardell Armstrong Ltd was commissioned by North Associates to undertake a Heritage Impact Assessment of land off the B6412, Great Salkeld, Cumbria (centred on NGR: NY 55091 37027) to inform an outline residential planning application. This work comprised a consultation of sources relating to the area's development and a site visit. This Heritage Impact Assessment summarises 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 1km 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 a medieval toft, probably associated with Town Head Farm, one of several farmsteads fronting the roads and together forming the settlement plan of the medieval village of Great Salkeld.

A former benchmark on the west face of the western boundary, a sandstone dry-stone wall, have been identified as having the potential to be directly impacted on by a development within the site boundary. This would likely result in a limited impact on heritage significance in relation to this asset.

It has also been found that a development within the site boundary would result in a limited impact on the heritage significance of the Great Salkeld Conservation Area, with no appreciable impact on nearby listed buildings, except for the grade II* listed Church of St Cuthbert, for which there is limited intervisibility.

There is the possibility of as-yet unknown buried remains surviving within the site, particularly regarding the close proximity of the medieval village of Great Salkeld, and the fact that artefactual remains of the period have been found during a former archaeological investigation in the study area. A site to the west has received planning permission, but has had a condition of further archaeological mitigatory work imposed.

ACKNOWLEDGEMENTS

Wardell Armstrong Ltd thanks Kate Skillicorn and John Blue of North Associates who commissioned the project.

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 Giecco managed the project and Dave Jackson edited the report.

1 INTRODUCTION

1.1 Circumstances of Project

1.1.1 Wardell Armstrong Ltd was commissioned by North Associates to prepare a Heritage Impact Assessment on land off the B6412 at Great Salkeld, Cumbria (centred on NGR NY 55091 37027). This assessment is required to support a planning application for a proposed residential development at the site, which is located to the north of Gale House and Merlin House, towards the northern part of the village of Great Salkeld in Cumbria (Figure 1). At the time of this study the proposed development site consisted of a field, in use as pasture, and with evidence of recent horse, pony or donkey use (Figure 2).

1.1.2 This archaeological desk-based assessment is intended 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 1km 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 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).
- 1.4.4 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).
- 1.4.5 Developments in Conservation Areas would be “expected to preserve and enhance their special architectural and historic interest” (Eden District Council 2015, 98).
- 1.4.6 The village of Great Salkeld is a Conservation Area, and was designated as such on 17th April 2008. It is one of 23 Conservation Areas within Eden District. The boundary includes all properties within Great Salkeld and the remnant strip fields around the village. The proposed development site lies within the conservation area. The aims of the designation are to (Eden District Council 2008, 6):

- give the village added protection from poor quality or inappropriate development
- enable a greater degree of control to be exercised over new buildings and extensions
- introduce control over the demolition of some buildings, walls and work to certain trees
- provide an opportunity to enhance the area.

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 1km search radius, was assessed using a series of standard tables (*confer* 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 (Peters and Jackson 2014), from internet sources and from sources available at the Cumbria Archive Centres of Kendal and Carlisle, and data from 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 10th May 2017. The site was assessed from the main road running adjacent to and parallel with the western boundary and the track, running adjacent to and parallel with the northern 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 the 1km radius study area.

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 1km radial contextual area surrounding the site (Figure 3).

2.5.2 Several sources of information were consulted, in accordance with professional guidelines (ClfA 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 2014 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. The online output of Cumbria's HER database was checked in May 2017, and any additions included in this study.

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 Ltd:** various publications and unpublished reports on excavations and other work in the region are held within the Wardell Armstrong Ltd library and these were examined and are referenced as appropriate. In particular, a similar project was undertaken in 2014 on a nearby area of land, and the results of this have been used for this work (Peters and Jackson 2014).

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 Ltd 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: **wardella2-284678**.

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 Great Salkeld lies c. 5 miles north-north-east of Penrith (Figure 1). The proposed development lies to the north of the centre of the village, east of the main north-south thoroughfare, the B6412 (Figure 2).

3.1.2 The site is bounded by a tumbling stone boundary wall with post and wire fence separating it from the track to the north, a dry-stone wall on the west separating it from the B6412, a dry-stone wall on the south separating it from the modern housing of Gale House and Merlin House and by a post and wire fence separating it from a linear field grazed by sheep to the east (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 Devension Till, 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 26: Inglewood' Historic Landscape Character area (Cumbria County Council 2009, 73). The landscape is "*characterised by a patchwork of mainly small nucleations and discrete settlement*" (*ibid*). Around 30% of the discrete settlements predate 1770, and many of these can be identified with documented medieval assarts. The settlement pattern is most dispersed within Eden District.

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*" (*ibid*).

3.2.3 Great Salkeld's Character Appraisal describes the village as "*a typical Cumbrian nucleated settlement comprising farmsteads and buildings arranged around a village green. Its physical layout derives from its strategic location on one of the old cattle droving routes from Scotland and Carlisle to London and the south*" (Eden District Council 2008, 8).

3.3 Archaeological and Historical Background

3.3.1 This historical and archaeological background is compiled from secondary sources and primary records consulted in May 2017, and utilising the results of an earlier desk-

based assessment undertaken nearby (Peters and Jackson 2014). It is intended only as a summary of historical developments around the site. The locations of known heritage assets within the 1km study area are shown in Figure 3, and summarised in Appendix 2.

- 3.3.2 **Prehistoric Period:** two known assets, both of the Neolithic period, are known from the study area: the findspot of a polished stone celt of feltstone (Asset 1) and Stoney Green Long Barrow (Asset 6). The latter was put forward for scheduling in 2006, and until a decision has been made, must be considered as it had achieved it. Both are more than 500m away from the proposed development site.
- 3.3.3 **Roman Period:** the only known evidence for Romano-British activity from within the study area comes in the form of an uninscribed altar (Asset 2). It was found during grave-digging in the churchyard of St Cuthbert's Church in c. 1890, though evidence of its re-use suggests it was not found in its original location.
- 3.3.4 **Medieval Period:** the name Salkeld comes from the Old English '*salig*', or '*salh*', meaning 'willow', and the Old Norse, '*keld*', meaning 'spring' or 'brook' (Sedgefield 1919, 96). Eight such springs are marked on the First Edition Ordnance Survey map.
- 3.3.5 The earliest evidence for a settlement is in 877 AD when the body of St Cuthbert was brought to Great Salkeld from Lindisfarne on its way to Durham Cathedral (Eden District Council 2008, 11), perhaps further suggesting a main route, presumably the drovers' road on which the village was focused, was in existence by this date.
- 3.3.6 The Church of St Cuthbert, a grade II* listed building with fortified tower (Asset 3) has origins in the late 11th century, and the earliest documentary evidence for the medieval village of Great Salkeld (Asset 5) is from the 12th century, suggesting a fairly well-established settlement at this time. The idea that the village was designed around a defensive triangular plan (Eden District Council 2008, 8) and references in Cumbria's HER to a surrounding ring fence with a northern and southern gate have been recently disputed. Work by Brian Roberts on medieval settlement in Eden, and by Caron Newman on medieval settlements in Cumbria, have shown that this type of settlement, with "*strip-like crofts extending away from the central communal space*" (Newman 2006, 118) can be shown to originate in the 12th century (a time of relative peace with Scotland). They are also of agricultural rather than defensive importance, the triangular layout being a good secure place for stock, and a communal space for trade and gatherings, and would have formed as a result of economic and agricultural factors rather than military ones. The medieval settlement would have consisted of

individual family agricultural holdings, with the house, and often outbuildings, standing within a hedged or walled plot, known as a 'toft', to the rear of which was a lengthy linear garden for cultivating vegetables, known as a 'croft' (English Heritage 2011, 3). This pattern of long crofts extending back from the drovers' road at Great Salkeld can be seen on 19th and early 20th century mapping (Figures 5-8), with traces surviving to the present day, hence the designation of the village as a Conservation Area.

- 3.3.7 *"The manor was granted by King Richard I to Adam Le Sauser and confirmed by King John. It was afterwards in the Crown again, and always considered as ancient demesne. It was granted to Alexander King of Scots with Penrith, and from that time the history of the two manors is exactly the same"* (BHO 2017).
- 3.3.8 A free school was founded at Great Salkeld in 1515, with the school house built by subscription in 1686 (BHO 2017). A National School is shown on the First Edition Ordnance Survey map of 1863 (Figure 5), and the building had probably already been built by 1840 (Figure 4), though this is not same building as that built in 1686.
- 3.3.9 Archaeological evidence for the medieval period from the study area comes from a possible medieval spur and medieval pottery fragments which were recovered during an archaeological evaluation to the south of the proposed development site in 2007 (Sowerby 2007). In addition, the Old Rectory (Asset 7) is a grade II* listed fortified rectory of early 15th century origin, and two grave slabs in the graveyard of the Church of St Cuthbert are of probable 13th century date (Asset 13).
- 3.3.10 **Post Medieval Period:** with the accession of King James VI of Scotland to the English throne in 1603, a period of relative peace and stability ensued, allowing Great Salkeld to develop unhindered (Eden District Council 2008, 13). The number of post 17th century buildings in the village coincides with the massive agricultural expansion between 1750 and 1880, occurring to provide more food for the increasingly industrialised and urbanised centres. Part of these agricultural improvements included the inclosure of the commons of the parish, which were inclosed under the act of 1803 for inclosing the Forest of Inglewood (BHO 2017). The population of Great Salkeld parish in 1801 was 284 and by 1851 it was 497 (Whellan 1860, 260).
- 3.3.11 The village at around this time is depicted on Jeffreys' Plan of Cumberland of 1777 (Figure 4), and this clearly indicates the retained triangular settlement plan with buildings fronting the drovers' road, and others to the east fronting arterial roads, presumably with 'tofts' behind. Town Head Farm appears to be shown to the south of

the proposed development site, and the lane to the north of the site already exists. At this period, the late 18th century, the land was still within Inglewood Forest, under the Duke of Portland, although there was a politically driven dispute in the late 1760s, led by the Lowther family, eventually culminating in it being part of the Lowther estate (Namier and Brooke 1985, 243).

- 3.3.12 The majority of the working population of Great Salkeld during the 17th-19th centuries was involved in agriculture, the village largely comprised of farmsteads. The farming was mixed, the tithe award attesting to livestock rearing in the form of sheep, cows, pigs and horses, and to crop cultivation, including wheat, barley and oats (CACC DREC/8/168). Many of the buildings in the study area date to this post 17th century period, including Town Head farmhouse (Asset 8), a grade II listed farmhouse to the south of the proposed development site. Other structures include the cottage at Nunwick Hall (Asset 18), Hunter Hall and former stables (Asset 11) with associated walls and gates (Asset 12), a sundial (Asset 15), Nunwick Old Hall (Asset 19), the Post Office and associated cottage and outbuildings (Asset 17) and Salkeld House (Asset 10) with associated walls and gates (Asset 9). Further dwellings continued to be constructed in the 19th century, including Nunwick Hall (Asset 21) and associated outbuildings (Asset 20).
- 3.3.13 The Tithe Award Plan of 1840 (Figure 5), shows the proposed development site within a larger field, '141', a possible toft associated with Town Head to the south, though if so, this would be unusual in that it extends adjacent to the road rather than at right-angles to it, like the fields to the west. It must instead be that those on the east side of the road are respecting the plots and buildings fronting the road to the south. The same field shape is still shown on the First Edition Ordnance Survey map of 1863 (Figure 6), though a bench mark is depicted on the western boundary (Asset 22), perhaps indicating that the boundaries are dry-stone walls rather than hedgerows. This was confirmed during the site visit (*confer* 4).
- 3.3.14 **Modern Period:** in 1900, 11 working farms were cited at Great Salkeld (Eden District Council 2008, 13), along with a general village shop, a post office, a newsagent, a petrol station, taxi base and car repairs garage, a blacksmith, two public houses, a joiners', several chapels, a coal merchants', the church, a school and a library/ reading room (*ibid*, 15). 20th century heritage assets within the study area include a war memorial erected to commemorate those killed in the First World War (Asset 14), and a telephone kiosk, dating to c. 1935 (Asset 16).

3.3.15 The Second Edition Ordnance Survey map of 1900 (Figure 7) shows the same layout for the proposed development site as earlier mapping (Figures 5 and 6), as does the Third Edition Ordnance Survey map of 1925 (Figure 8). Even by 1969, no development appears to have affected the proposed development site (Figure 9). The last working farm in the village, Town Head, to the south of the proposed development site, closed after the foot and mouth outbreak of 2001. The church, village hall with reading room, school and one public house still survive and are in use today.

3.3.16 At some point after 1969 (Figure 9), two buildings, now dilapidated (*confer* 4), had been positioned at the eastern boundary of the site, as well as an irregular area of hardstanding, shown as a line on the modern map (Figure 2), and corroborated as such by the site visit (*confer* 4). The other lines in the south-eastern corner on the modern map appear to be a raised breezeblock platform, as noted during the site visit.

3.4 Previous Archaeological Works

3.4.1 Three previous archaeological works have been undertaken in the vicinity, though one was a negative watching brief at the Rectory and has little significance to the present study (WAA 2015). Another was a desk-based assessment and evaluation at Moss Bank Poultry Farm (Sowerby 2007). Although this encountered no archaeological features within either of the two trenches, eight sherds of medieval pottery were recovered, of 12th-15th century date, as well as a single rowel spur fragment of probable medieval origin. Post medieval pottery sherds were also encountered, dating to the 18th century (*ibid*, 23). This was associated with a planning condition for the development of the site for no more than 14 holiday chalets, for which full permission was granted (Planning reference: 05/0991).

3.4.2 The third was a heritage impact assessment on a site to the west, in 2014 (Peters and Jackson 2014). Information from this has been used to help complete the present study. For that site, the work highlighted the potential for activity relating to the medieval period to survive, as well as the possibility of burials relating to an adjacent former Presbyterian Chapel, extending to within the site boundary. Although that associated housing scheme has received planning permission in October 2016, one of the conditions attached to it was for further mitigation works in the form of an archaeological evaluation (Planning reference 14/1079).

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 Great Salkeld Conservation Area.

The village is “notable for the amount of red sandstone walling which, together with the predominance of historic and traditional buildings in the local red sandstone and the amount of grass and trees, gives the village and intensity of colour. This combination is a particular characteristic of the village. [Its tranquil quality] is enhanced by comparatively little through traffic, and a relative lack of unattractive modern intrusions” (Eden District Council 2008, 25). A particular threat identified by the document is “the removal of stone walls, all but those associated with listed buildings are unprotected” (*ibid*, 26). The character appraisal of the conservation area outlines the village’s special interest as, “the majority of the buildings date from the late 17th century. Local red sandstone is the predominant building material with stone flag roofs and extensive stone walls being characteristic features. The conservation area contains a large number of mature trees and broad roadside verges that enable it to blend into the surrounding agricultural landscape set against the backdrop of the North Pennine hills (*ibid*, 5).

3.5.2 There are 16 listed buildings within the study area (Figure 3). The majority are listed grade II (Assets 8-21), though the Church of St Cuthbert (Asset 3) and the Old Rectory (Asset 7) are listed grade II*. They are listed individually in Appendix 2, and their locations are shown in Figure 3.

3.6 Undesignated Heritage Assets

3.6.1 There are six undesignated assets within the study area, summarised in Appendix 2 and included in the text above (*confer* 3.3). One of these once lay at the western boundary of the proposed development site (Assets 20), the others being within the wider 1km study area.

3.7 The Character of the Development

3.7.1 This work is required to inform an outline residential planning application of a site of 1.36 acres, or 0.55 hectares, and as such, no development plans exist for the site.

4 SITE VISIT

4.1.1 The site was visited on Wednesday 10th May 2017. The site was assessed from the main road running adjacent to and parallel with the western boundary and the track, running adjacent to and parallel with the northern boundary, of the proposed development site., and was not entered.

4.1.2 The proposed development site lies at a slightly elevation position in the northern agricultural hinterland of the village of Great Salkeld, at approximately 110m above sea level. At the time of the visit, much of the site was laid to pasture (Plate 1), although an irregular shaped area in the south-east corner had been surfaced with hardstanding, and a stable-type wooden building was located to the east of this, at the southern boundary beside a raised breezeblock platform area (Plate 2).



Plate 1: Northern part of site from western boundary, facing north-east



Plate 2: Southern part of site from western boundary, facing south-east

4.1.3 The dilapidated remains of two further outbuildings, one a rectangular shed or stable, the other, a dome-roofed corrugated structure located, survived towards the

southern extent of the eastern boundary of the site (Plate 3). These buildings all post-date 1969 (Figure 9).



Plate 3: Buildings at eastern boundary, facing east

4.1.4 The benchmark (Asset 22), marked on the west face of the western boundary of the proposed development site on the First and Second Editions of the Ordnance Survey map series (Figures 6 and 7), was not located at the time of the site visit. However, a possible low gatepost with join in the wall to the north, was noted at its approximate location (Plate 4), and it could be that there was once an entrance into the site at this location, and that the benchmark was once located on one of the gateposts, as is commonplace.



Plate 4: Detail of west face of western boundary wall, facing east

4.1.5 The general setting of the site, north of the village and west of the main drovers' route, remains largely agricultural, although small-scale modern housing developments have occurred to the west, at Grayson Drive in the 1990s, and to the immediate south to include Carras Brae, Merlin House and Gale House, presumably constructed on the former site of the yard and agricultural outbuildings once associated with Town Head

Farm (Plate 5). The lane to the north of the site is possibly the surviving back lane which defined the boundary with, and allowed easy access to, the common land beyond the 'tofts', once part of the medieval agricultural landscape (*confer* 3.3.6; Plate 6).



Plate 5: General view of site, facing south-west



Plate 6: Track to the north of the site, facing east

4.1.6 As the site lies to the north of the village, and has buildings to the immediate south, most of the listed buildings within the 1km study area are not intervisible with the site (Assets 7-21), although the tower of the grade II* listed Church of St Cuthbert (Asset 3), a fortified tower dating to c. 1380, can be seen over the rooftops to the south, from the northern part of the proposed development site (Plate 7). No new potential archaeological features were identified within the proposed development site during the site visit.



Plate 7: General view of site, showing church tower over rooftops, facing south

5 DISCUSSION

5.1 Summary of Heritage Asset Significance

- 5.1.1 The proposed development site has been found to have lain within a medieval toft, probably associated with Town Head Farm (Asset 8), one of several farmsteads fronting the roads and forming the settlement plan of the medieval village of Great Salkeld (Asset 5).
- 5.1.2 A former benchmark (Asset 22), once existed in the west face of the western boundary of the proposed development site, though was not visible at the time of the site visit, and the boundary, a dry-stone wall of red sandstone, may itself be protected as part of the historic character of the village, defined in the conservation area appraisal, and thus the development may have a minimal impact on this. No other known heritage assets are known from the proposed development site, the structures surviving at present being temporary, common and of late 20th century origin, and therefore of little historical or archaeological merit.
- 5.1.3 The proposed development site lies within a Conservation Area, which is of District or County (Higher) significance (Appendix 1, Table 1). Other former tofts and yards associated with former farmsteads have been subjected to small scale housing developments, however, though the impact of a development on the red sandstone dry-stone wall site boundaries may need to be mitigated through design.
- 5.1.4 Of the 21 heritage assets outside the proposed development site boundary, 2 are grade II* listed buildings (Assets 3 and 7) and therefore of national significance, and 14 are grade II listed buildings or structures (Assets 8-21), and therefore of district or county (higher) significance (Appendix 1, Table 1).
- 5.1.5 Two of the remaining five undesignated heritage assets outside the proposed development site boundary are findspots, and are therefore of negligible significance (Assets 1 and 2; Appendix 1, Table 1). The remaining 3, as undesignated heritage assets, are of local significance (Assets 4, 5 and 6; Appendix 1, Table 1).

5.2 Magnitude of Impact on Heritage Assets

- 5.2.1 Although no plans for a proposed development have been drawn up, it is estimated, through the potential creation of access to the site, that the impact on the existing western boundary which may retain evidence of a former benchmark (Asset 22) 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 a development in the site 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 national, and of district or county significance would be no change for all but one heritage asset (Appendix 1, Table 2) as there will be no intervisibility with the development. For the Church of St Cuthbert (Asset 3), as there is limited intervisibility with the fortified tower from the northern part the proposed development site (Assets 39-41), the magnitude of impact would be minor, as the development would result in a slight change to its setting (Appendix 1, Table 2).
- 5.2.4 For the three heritage assets of local significance outside the proposed development site boundary, 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 east (Appendix 1, Table 2). For the two 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 site of the benchmark in the western boundary, 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 minor, on a heritage asset of national significance (Asset 3) would result in a very limited impact on heritage significance (Appendix 1, Table 3).
- 5.3.4 A magnitude of impact of no change, on heritage assets of national, and district or county significance, for the remaining 15 listed buildings in the study area, would result in no appreciable impact on heritage significance (Appendix 1, Table 3).
- 5.3.5 For the 3 heritage assets of local significance and 2 of 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).

5.3.6 There remains the potential for further as-yet unknown remains to survive within the proposed development site boundary. This potential would be judged to be moderate to high considering the close proximity of the site to the medieval core of Great Salkeld, and the discovery of medieval artefacts in a previous archaeological investigation. A nearby proposed housing development site, to the west, has been granted planning permission, but with a condition for further archaeological work to occur first.

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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 1km search radius (study area), including assets from Cumbria County Council Historic Environment Record (CCC HER), and from Historic England's National Heritage List (NHL):

Asset No.	Reference	Site Name	Description	Grid Reference	Period
1	CCC HER 944	Axe Find	A polished celt of felstone, 12¾ inches long	355000,536000	Neolithic
2	CCC HER 947	Altar Find	An uninscribed Roman altar, found c.1890, when grave-digging in the grounds of St Cuthbert's Church. Altar now within the church	355150,536750	Roman
3	CCC HER 3837; NHL 1100260	Church of St Cuthbert	Grade II* listed church with fortified tower. Late 11 th century with c. 1380 tower, c. 1480 alterations, 1674 alterations and 1866 and 1879 restorations	355170,536761	Medieval
4	CCC HER 4482	Salkeld Mound	A mound, appearing to be natural, below which are traces of a stone-lined earthen bank and a trackway, possibly associated with quarrying	354450,537210	Unknown
5	CCC HER 40736	Great Salkeld Medieval Village	Earliest documentary evidence dates to the 12 th century. The village was formerly surrounded by a ring fence, with Hogg's Gate, at the north and Oliphant's Gate to the south. A dyke rang along the now disused road passing through North Dyke and South Dyke (Salkeld Dykes) to a point where it turned east to join the main road one mile south of Nunwick Hall. A possible medieval spur and some medieval pottery have been recovered (Sowerby 2007)	355100,536800	Medieval
6	CCC HER 41723	Stoney Green Long Barrow	Long barrow, made of stone rubble with a kerb. The entrance has been removed by excavations, probably pre-dating 1863. The site was proposed for scheduling in 2006	354310,536900	Neolithic
7	CCC HER 42150; NHL 1100254	Old Rectory	Grade II* listed fortified rectory. Probable early 15 th century with 1674 alterations and mid 19 th century alterations	355160,536600	Medieval
8	NHL 1145367	Town Head Farmhouse	Grade II listed farmhouse of late 17 th / early 18 th century origin	355109,536897	Post Medieval
9	NHL 1100281	Wall and Gates in front of Salkeld House	Grade II listed wall and gates of late 18 th / early 19 th century date	355104,536052	Post Medieval

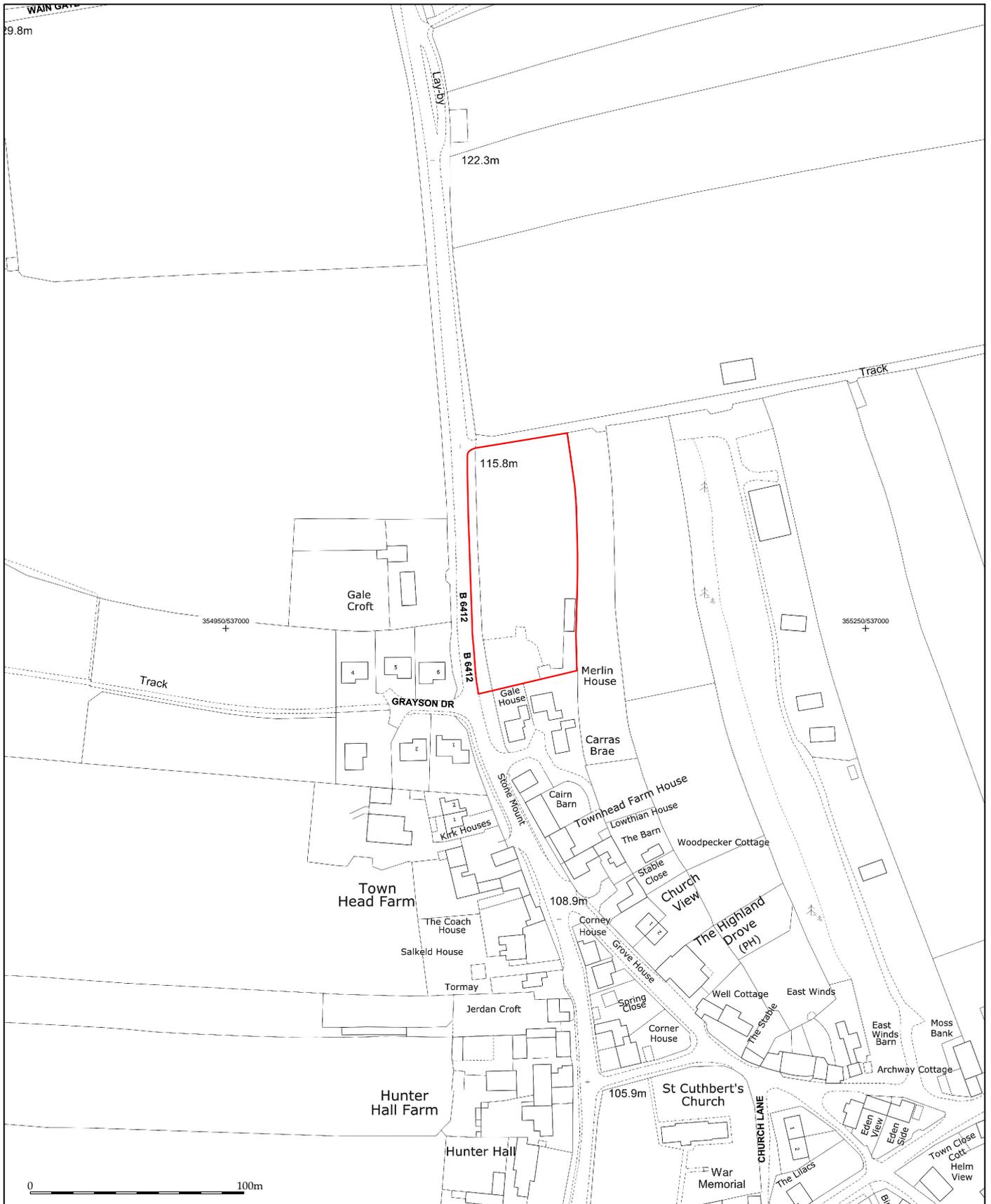
Asset No.	Reference	Site Name	Description	Grid Reference	Period
10	NHL 1145366	Salkeld House	Grade II listed house of late 18 th / early 19 th century origin	355086,536048	Post Medieval
11	NHL 1100287	Hunter Hall and Former Stables	Grade II listed house with associated former stables, of mid 18 th century date	355092,536746	Post Medieval
12	NHL 1145368	Walls and Gateway in front of Hunter Hall	Grade II listed walls and gateway of mid 18 th century origin	355111,536737	Post Medieval
13	NHL 1145369	Medieval Grave Slabs	Two grade II listed grave slabs south of the nave of the Church of St Cuthbert, of probable 13 th century date	355170,536751	Medieval
14	NHL 1145370	War Memorial	Grade II listed First World War Memorial in graveyard, south of Church, 1919	355170,536740	Modern
15	NHL 1348545	Sundial	Grade II listed sundial in graveyard, south-west of the Church of St Cuthbert, 1754	355151,536746	Post Medieval
16	NHL 1145307	Telephone Kiosk	Grade II listed type K6 telephone kiosk, c. 1935	355088,536663	Modern
17	NHL 1326801	Post Office, Office Cottage, Cart Shed and Hay Barn	Two grade II listed houses with adjoining barn/ cart shed, dating to 1757, with later alterations	355046,536529	Post Medieval
18	NHL 1326803	The Cottage, Nunwick Hall	Grade II listed house of probable late 17 th century with early 18 th and 20 th century alterations	355260,536085	Post Medieval
19	NHL 1145330	Nunwick Old Hall	Grade II listed house, of early 18 th century date	355274,535986	Post Medieval
20	NHL 1145329	Coach House, Stables and Barn	Grade II listed coach house, stables and barn for Nunwick Hall, of probable 1845 origin, with late 19 th century alterations	355294,535968	Post Medieval
21	NHL 1326802	Nunwick Hall	Grade II listed country house, dated 1892	355100,535914	Post Medieval
22	First Ed OS, 1863 (Figure 6)	Site of Bench Mark	A bench mark, giving height above sea level, located at western boundary of site, presumably on a dry-stone wall, also marked on Second Edition OS map of 1900, but not on subsequent maps	355073,536979	Post Medieval

APPENDIX 3: FIGURES



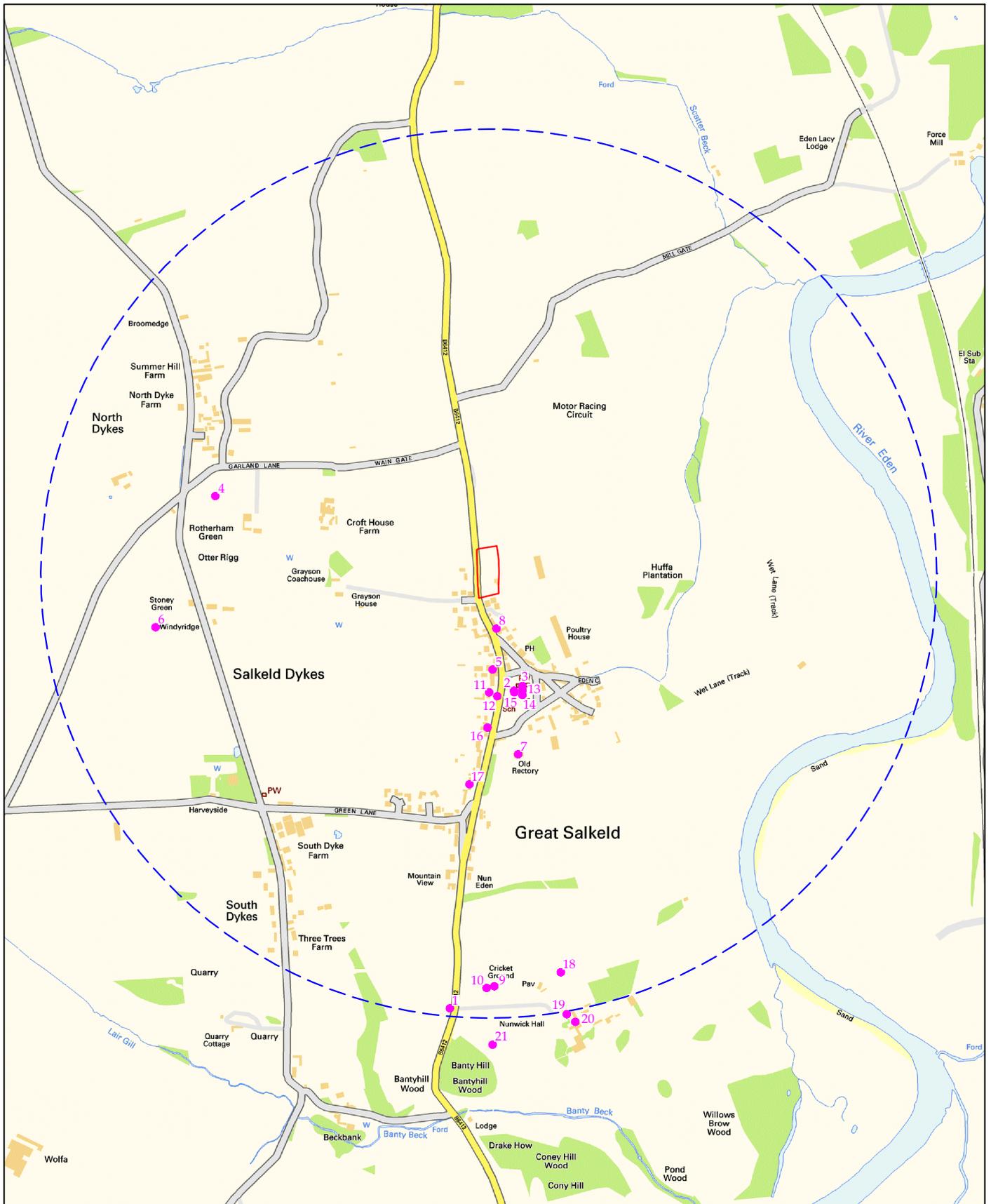
 <p>Wardell Armstrong 2017</p>	<p>PROJECT: Land off the B6412, Great Salkeld, Cumbria</p> <p>CLIENT: North Associates</p> <p>SCALE: 1:25,000 at A4</p> <p>DRAWN BY: AB</p> <p>CHECKED BY: AB</p> <p>DATE: May 2017</p> <p>REPORT No: CL11969</p>	<p>KEY:</p> <p> Site location</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100058076</p>
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Figure 1: Site location.



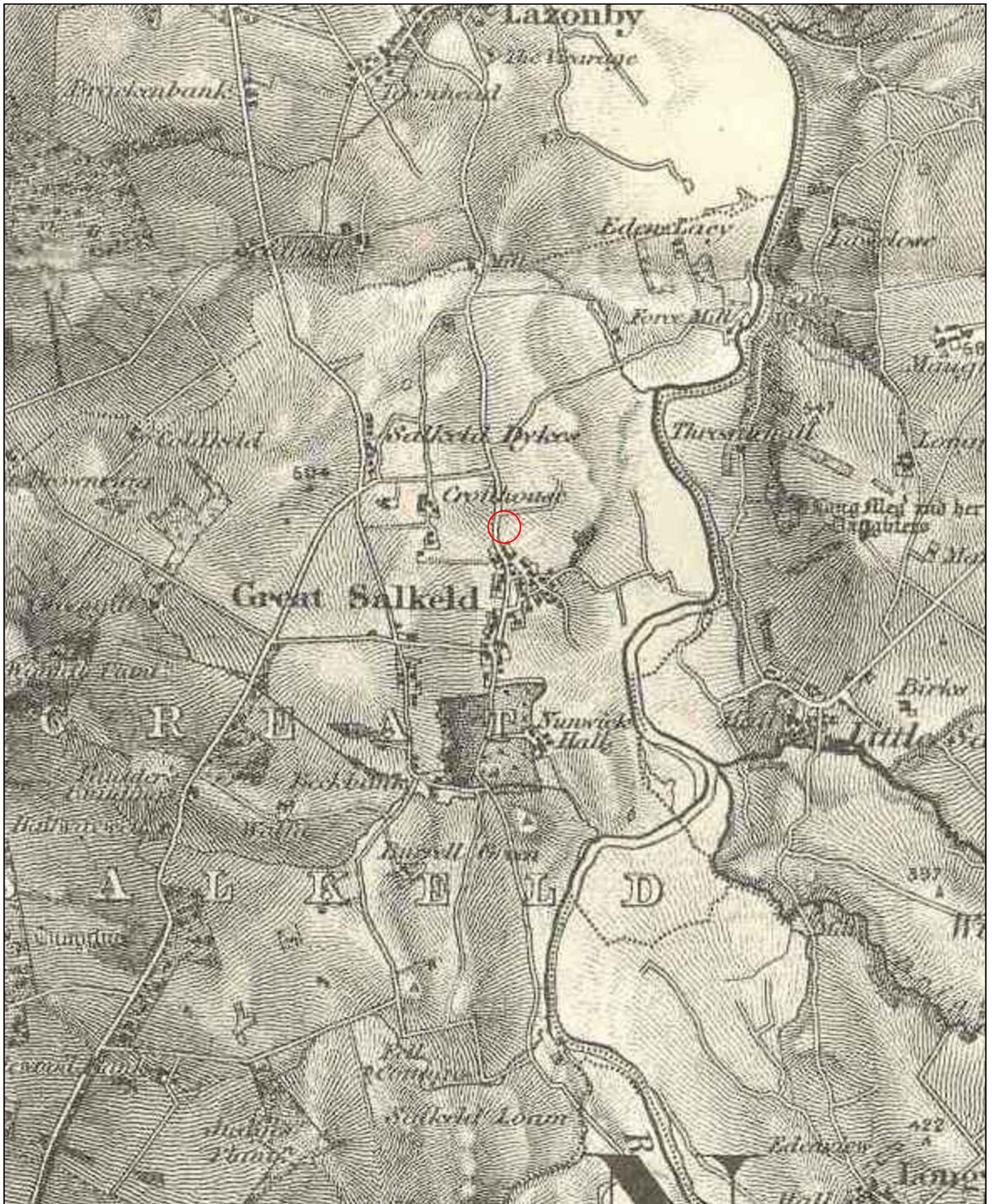
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Figure 2: Detailed site location.



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Figure 3: Location of heritage assets within a 1km radius of the study area.



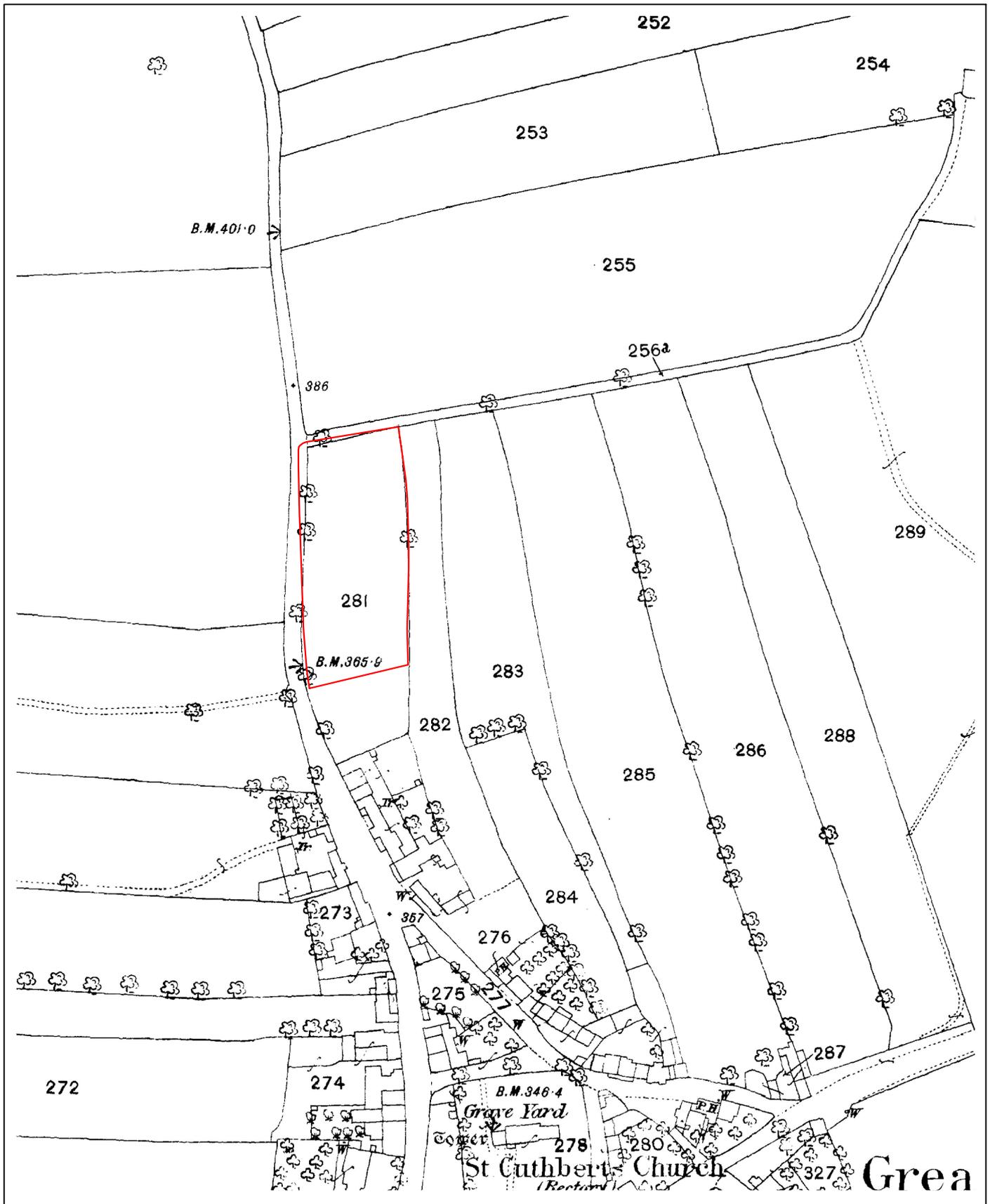
 <p>Wardell Armstrong 2017</p>	<p>PROJECT: Land off the B6412, Great Salkeld, Cumbria</p> <p>CLIENT: North Associates</p> <p>SCALE: 1:4,000 at A4</p> <p>DRAWN BY: AB</p> <p>CHECKED BY: AB</p> <p>DATE: May 2017</p> <p>REPORT No: CL11969</p>	<p>KEY:</p> <p> Site location</p>	
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Figure 4: Jeffreys' Plan of Cumberland, 1777.



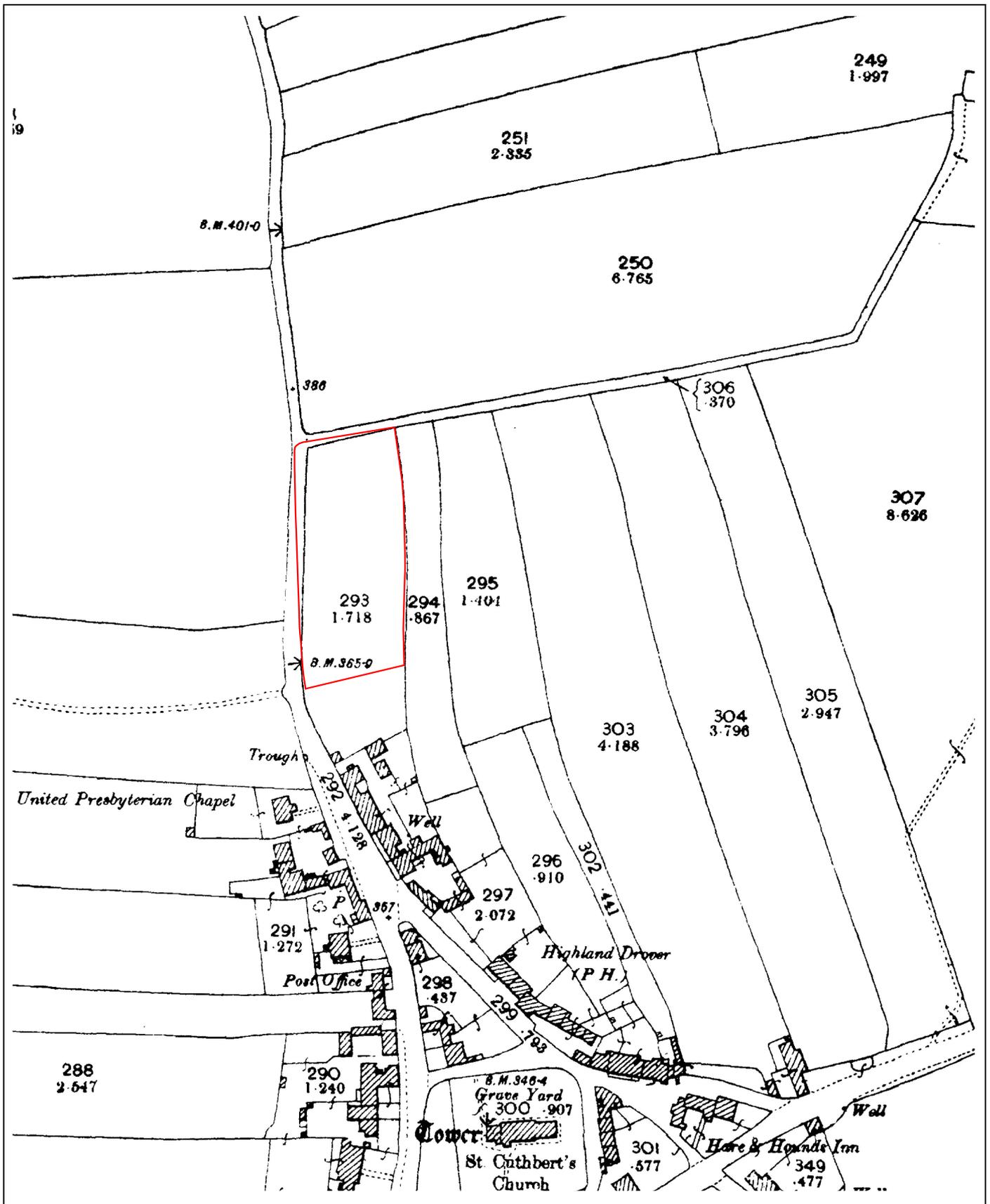
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Figure 5: Tithe Award Plan for Great Salkeld, 1840.



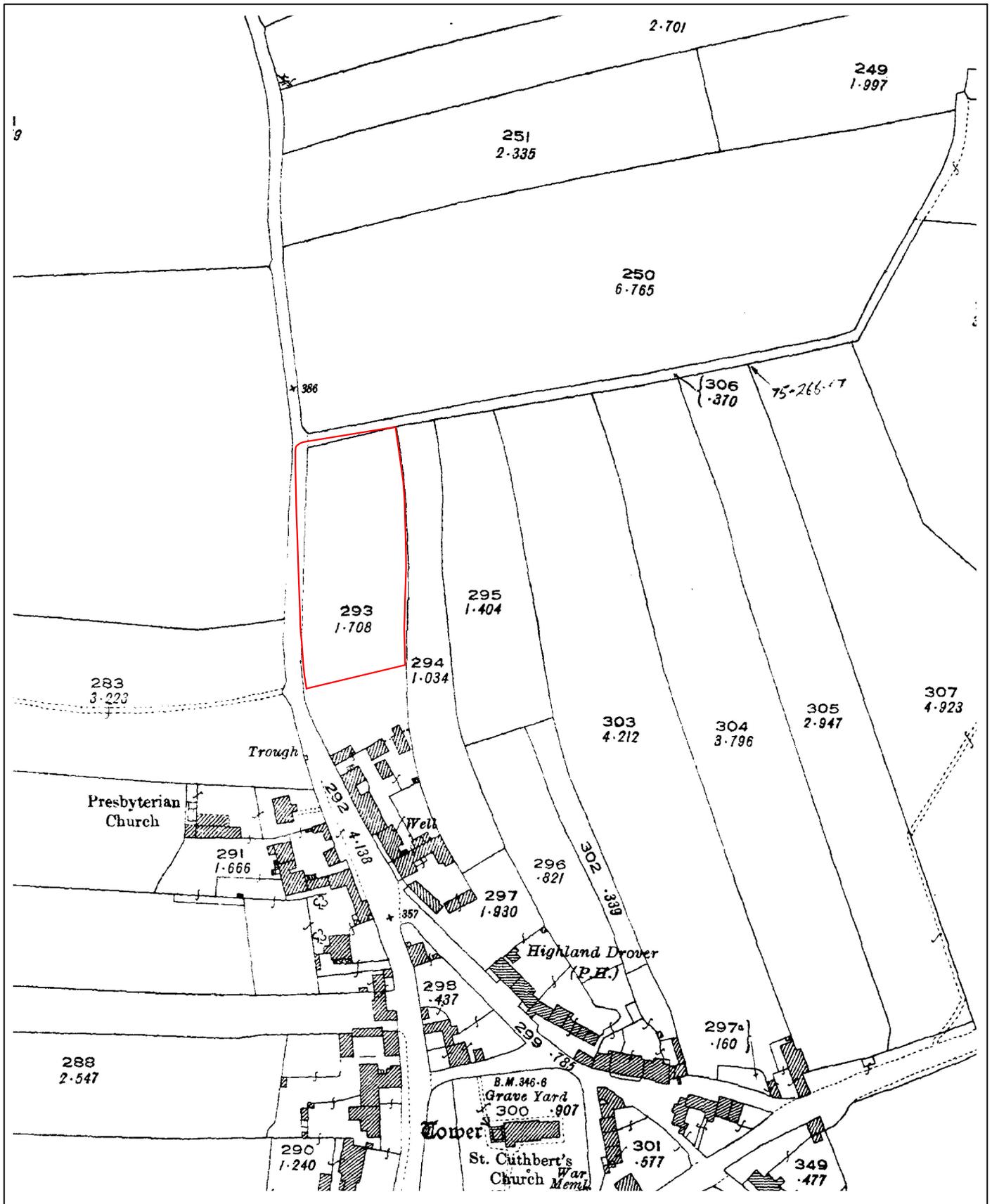
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Figure 6: First Edition Ordnance Survey Map, 1863 (25 inches to 1 mile).



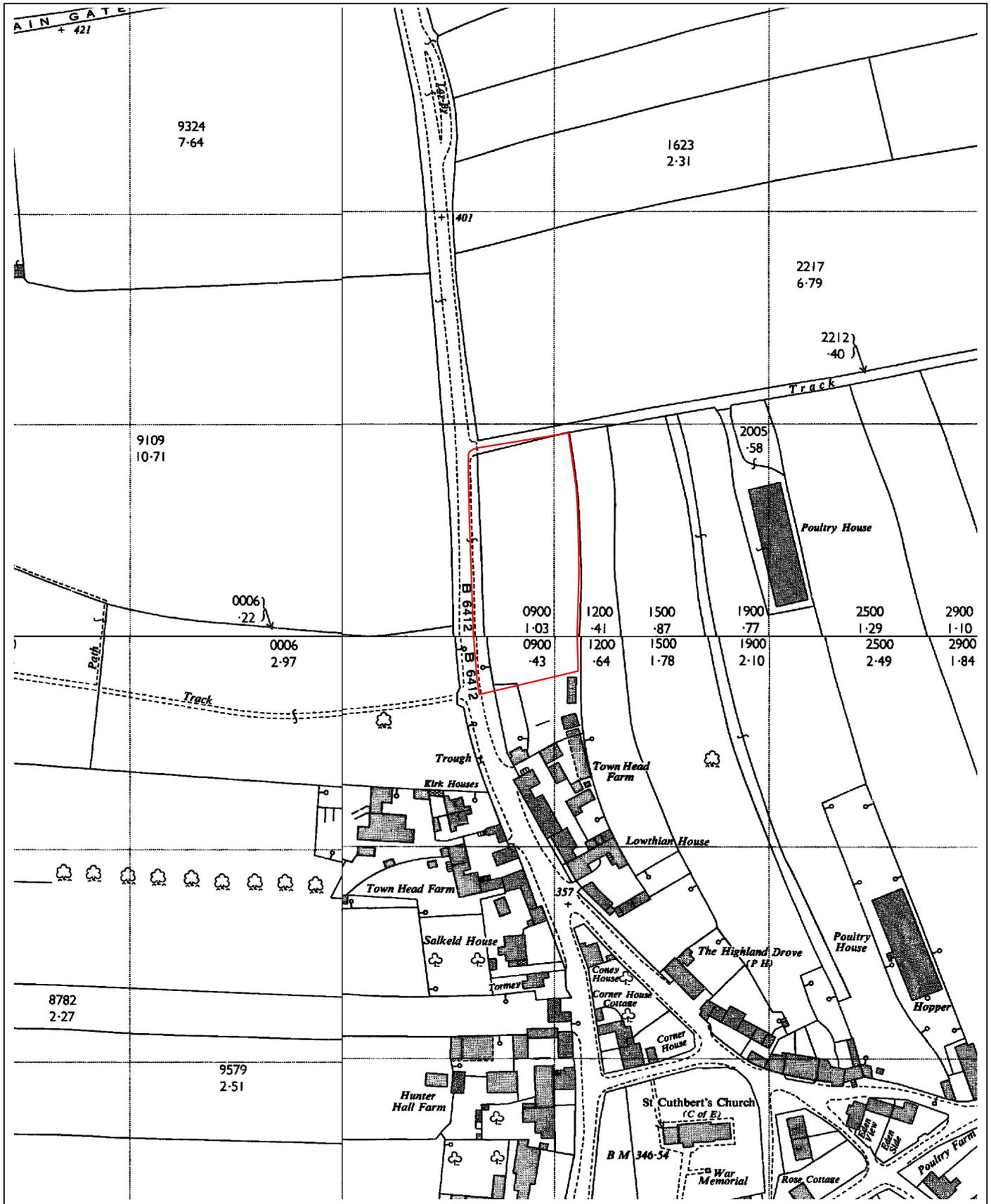
 <p>Wardell Armstrong 2017</p>	PROJECT:	Land off the B6412, Great Salkeld, Cumbria	KEY:	 Site location 
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	CHECKED BY:	AB		
	DATE:	May 2017		
	REPORT No:	CL11969		

Figure 7: Second Edition Ordnance Survey Map, 1900 (25 inches to 1 mile).



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	CHECKED BY:	AB		
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	REPORT No:	CL11969		

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




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Figure 9: Ordnance Survey Map, 1969 (25 inches to 1 mile).

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