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PADDY MCCREANOR

LAND AT 12-16 WOOD STREET, BOTCHERBY, CARLISLE

ARCHAEOLOGICAL EVALUATION REPORT

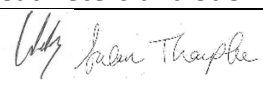
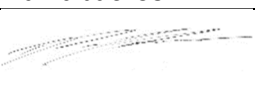
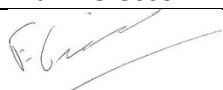
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PADDY MCCREANOR

Land at 12-16 Wood Street, Botcherby, Carlisle

Archaeological Evaluation Report

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SUMMARY

Wardell Armstrong Ltd (WA) were commissioned by Paddy McCreanor to undertake an archaeological evaluation on land to the rear of Nos. 12-16 Wood Street, Botcherby, Carlisle. This work was required to fulfil a condition of planning consent for the erection of seven dwellings at the site.

Part of the archaeological work comprised a desk-based research element, undertaken prior to the fieldwork. The results of both the research and the fieldwork are summarised in this report.

The desk-based research indicated that the site lies within an area with prehistoric and Roman potential, highlighted by previous archaeological work which found a prehistoric settlement, and findspots of Roman lead coffins. In addition, the site was within a medieval croft associated with early buildings fronting Wood Street, meaning that there was also the potential for finds or features of the medieval period surviving within the site. This potential is further enhanced by the lack of structures or change to the site throughout the post medieval and modern periods, suggesting any earlier features may survive undisturbed. The site visit confirmed this lack of modern development and identified different phases of construction in the northern and western boundary walls. This is significant as part of the eastern boundary wall may need to be removed for access to the proposed new development.

The archaeological evaluation comprised the excavation of three 20m trenches across the site. The trenches were excavated to a maximum depth of 0.90m, at which point the natural substrate was encountered. A possible former hedge-line or boundary was noted within Trench 1, running roughly north to south. This was overlain by a wide path, which was seen in all three trenches. The path was edged with upright sandstone kerb stones, and had a compacted gravel core, with an asphalt surface. A row of sandstone blocks suggests an avenue of columns once lined either side of the path.

No dating evidence for the path and associated blocks was recovered during the evaluation. The construction of the path is, however, certainly post-medieval in date and it is shown on historic mapping. Unstratified metal and ceramics were recovered from all three trenches and are of post-medieval to modern date.

ACKNOWLEDGEMENTS

Wardell Armstrong (WA) thanks Paddy McCreanor for commissioning the project, and for all assistance throughout the work. WA also thank Jeremy Parsons, Historic Environment Officer, and Mark Brennand, Lead Officer, Historic Environment and Commons, at Cumbria County Council for access to data from Cumbria's Historic Environment Record, and for all advice throughout the project. Also, WA thank John who carried out the on-site groundwork.

The archaeological evaluation was undertaken by Sue Thompson and Rachel Frame, assisted by Alan James. The rapid desk-based assessment was undertaken by Cat Peters. Sue Thompson and Cat Peters wrote the report. The finds assessment was compiled by Megan Stoakley. The figures were produced by Helen Phillips. The project was managed by Frank Giecco and the report edited by David Jackson.

1 INTRODUCTION

1.1 Project Circumstances

1.1.1 In December 2017, Wardell Armstrong Ltd (WA) undertook an archaeological evaluation comprising the excavation of three trenches on land to the rear of 12-16 Wood Street, Botcherby, Carlisle (NY 42272 55569; Figure 1). The work was commissioned by Paddy McCreanor.

1.1.2 Prior to archaeological fieldwork occurring on site, an element of desk-based research was undertaken to inform on the geographical, topographical, archaeological and historical context of the site. This was in accordance with the Chartered Institute for Archaeology's Standards and Guidance (CIfA 2014a), with the Written Scheme of Investigation (WSI) and in line with a brief issued by Jeremy Parsons, Historic Environment Officer for Cumbria County Council (Parsons 2017).

1.1.3 An archaeological evaluation was required to fulfil a condition of planning consent for the construction of seven houses on the site (Planning reference: 1/17/0429). This condition was issued because of the potential for archaeological features to survive in the vicinity, based on the nearby discovery of two Roman coffins, the remains of a Bronze Age settlement, and the location of the site at the heart of Botcherby, a former village with medieval origins (Parsons 2017, 3).

1.1.4 The aims of the archaeological evaluation were to determine the location, extent, date, character, condition, significance and quality of preservation of any surviving archaeological remains liable to be affected by the proposed development.

1.2 Project Documentation

1.2.1 The project conforms to a Written Scheme of Investigation (WSI), prepared by Wardell Armstrong (WA 2017). This was in line with a brief issued by Jeremy Parsons, Historic Environment Officer for Cumbria County Council (Parsons 2017), and with professional guidance and good practice, as outlined by the Chartered Institute for Archaeology (CIfA 2014b).

1.2.2 This report outlines the results of the rapid desk-based assessment and trial trench evaluation undertaken as part of the archaeological work required as a condition of planning consent for the development.

2 METHODOLOGY

2.1 Standards and Guidance

2.1.1 The archaeological evaluation was undertaken following the Chartered Institute for Archaeologists *Standard and Guidance for archaeological evaluations* (CIfA 2014b), and in accordance with the WSI (WA 2017), which was based on a brief issued by Jeremy Parsons, Historic Environment Officer for Cumbria County Council (Parsons 2017).

2.1.2 The fieldwork programme was followed by an assessment of the data as set out in the Standard and Guidance for archaeological evaluations (CIfA 2014a) and the Standard and Guidance for the collection, documentation, conservation and research of archaeological materials (CIfA 2014b).

2.2 The Evaluation

2.2.1 The archaeological evaluation comprised the excavation of three trenches within the boundary of the proposed development site, located to the rear of 12-16 Wood Street, Botcherby, Carlisle (Figure 1). These trenches were located randomly across the area to be developed, each measuring 1.2m in width and 20m in length (Figure 2). The aim of the evaluation was:

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

2.2.2 A small quantity of unstratified post-medieval finds were recovered from the evaluation. No environmental samples were taken.

2.2.3 A digital copy of this report, available upon request, will be sent to the Cumbria Historic Environment Record.

2.2.4 A full professional archive has been compiled in accordance with the project specification, and the Archaeological Archives Forum recommendations (Brown 2011) adhering to European best-practice (EAC 2014). The archive will be deposited within

Cumbria Archive Centre, Carlisle. The archive can be accessed under the unique project identifier **WA 17, WOO-A, CL12081**.

- 2.2.5 Wardell Armstrong supports the Online Access to the Index of Archaeological Investigations (OASIS) project. This project aims to provide an on-line index and access to the extensive and expanding body of grey literature, created as a result of developer-funded archaeological work. As a result, details of the results of this project will be made available by WA Ltd as a part of this national project. The OASIS reference for the project is: **wardella2-302708**.

3 BACKGROUND

3.1 Location and Geological Context

3.1.1 The site lies at the centre of the former village of Botcherby, now an eastern suburb of the city of Carlisle (Figure 1). Wood Street, located to the north of the site, was the south-west to north-east aligned road on which this settlement focused. The site lies within a probable former strip plot associated with a dwelling to the north-west (Figure 2). The site lies on the south side of buildings fronting Wood Street, to the east and west of adjacent modern housing developments, and to the north of Croftlands, an early 20th century villa. At the time of the evaluation, the site was vacant grassed scrubland, hidden between surrounding buildings, the boundaries of which had been used for dumping materials. The site is centred on NY 342272 55569 (Figure 2).

3.1.2 The underlying solid geology OF the area is mapped as sandstone of the Helsby Sandstone Formation, a sedimentary bedrock that formed approximately 242 to 247 million years ago in the Triassic Period (BGS 2017). The superficial deposits in the area are mapped as Diamicton Devensian Till, that formed up to 2 million years ago in the Quaternary period (*ibid*).

3.2 Historical and Archaeological Background

3.2.1 This section summarises the results of the rapid desk-based research, concentrating on a study area comprising a 500m radius, centred on the development site. It has been compiled from data from Cumbria's Historic Environment Record, web-based searches and previous archaeological work in the area. It is intended only as a brief summary of the development of the area and to give context to any finds or features encountered during the evaluation. The locations of all known heritage assets within the study area are illustrated in Figure 3.

3.2.2 **Prehistoric and Roman:** the prehistoric period in the study area is represented by findspots and a settlement site. In 1934, two polished stone axes were found in separate months, described as '*two perfect specimens of Neolithic polished stone axes found in close proximity to each other at the west side of Borland avenue*' (Anon 1935, 171-2; Asset 23). In 1998, Carlisle Archaeology Unit undertook an archaeological excavation on a site at Botcherby Nurseries, c. 100m to the south-west of the present evaluation site, on the opposite side of Durranhill Road. Excavations revealed a number of prehistoric postholes and post-pits and a ditch thought to be of Roman date. Towards the western edge of the site, 44 postholes were encountered, thought

to represent structures. Some of these produced pottery of possible Bronze Age date and a hammerstone was recovered. In the central area, 21 postholes spaced at 0.6 to 1.4m intervals collectively formed a sub-circular structure 9m in diameter with an extension, a possible porch, on the west side. An internal pit, slightly off-centre, yielded tiny fragments of burnt bones, one fragment of which may have been human. This central area has been postulated as a possible timber ring of ritual significance.

- 3.2.3 The discovery of a Roman era ditch at the Nursery site, along with lead coffin discovered during the 19th century (Asset 22), indicates the potential for Roman remains in the vicinity of the evaluation site. The first lead coffin was found in April 1879 by workmen digging '*in the grounds of Mt John Hamilton of Botcherby*' (Carlisle Journal 1879, 2). It was laid north-west to south-east, contained only fragments of bone, and was thought to be of Roman origin. It is recorded that a second coffin was found in the same place a few days later (Ferguson 1893, 373). Roman law forbade human burial in occupation areas, and so the dead were often interred along main roads on the way out of settlements. It is possible therefore that traces of a Roman road, or indeed further burials, could be encountered during the evaluation. In addition, the southern extent of the buffer zone of the World Heritage Site of Frontiers of the Roman Empire, Hadrian's Wall (Asset 20), lies at the northern extent of the study area, and related activity may have extended southwards.
- 3.2.4 **Medieval:** the earliest known documentary evidence for Botcherby, is as '*Bocherby*' in c. 1170, and the name derives from a personal name '*Bochard*', and '*bȳ*', meaning farm (Armstrong *et al* 1942-3, 45). This suggests that at least a farmstead, and perhaps a hamlet, existed in the area by the end of the 12th century. The narrow linear fields to the north and south, as shown on the First Edition Ordnance Survey map (Figure 8), suggest a settlement and it was large enough by 1610 to appear on Speed's map (Figure 4). As a settlement outside the protective walls of medieval Carlisle, Botcherby must have been subjected to numerous attacks by the Scots, explaining the low value set by the escheator on the manors of Stainton and Botcherby in 1381, which cited '*the frequent attacks of the Scots and the pestilence*' (Summerson 1993, 312).
- 3.2.5 In 1984, a sterling penny was found in the topsoil of a garden of a new house in Carlisle, which had been imported by a construction firm from Wood Street, thus Wood Street should be seen as the true findspot (Railton and Wooler 2010, 29). It was an Edwardian silver penny, dating to 1315-18 (Caruana 1986, 267).
- 3.2.6 **Post Medieval:** wills and inventories of inhabitants of Botcherby from as early as 1572

survive at Cumbria Archive Centre, Carlisle (e.g. CACC PROB/1572/WIN VX89), and these increase in commonality from the early 19th century onwards. At the end of the 17th century, Thomas Denton noted that the ground at Botcherby was fertile, however all of the houses were made of clay (Winchester 2003, 272). One 17th century house still survives in the vicinity of the evaluation site (Asset 16). By 1700, bricks were being made at Kingmoor and Botcherby, with brick-built houses becoming more common (Railton and Wooler 2010, 30). One existing house on Wood Street is dated 1700 (Asset 5).

3.2.7 Botcherby is shown on a Plan of Carlisle of 1745, south of the main road linking Carlisle to Warwick, and east of the road from the 'Bridge' to Harraby to the south-west (Figure 5). Several buildings are shown on the south side of the dog-legged road joining the two roads, Wood Street, which are just to the north of the present evaluation site. These could include the known 17th and early 18th century buildings of Holme Farmhouse (Asset 3), Norman House (Asset 5) and 20 Wood Street (Asset 16). Further expansion during the later 18th century is clearly shown on Hodgkinson and Donald's Plan of 1774 (Figure 6), which shows buildings on the north side of Wood Street and on the eastern roads and western roads, none of which were depicted on the 1745 plan (Figure 5). Many of the existing dwellings within the study area date to this period, and many are listed (Assets 4, 6, 7, 9, 10, 13, 15 and 17). This development continued into the 19th century (Figure 7) and several more of the buildings date to this time (Assets 1, 8, 11, 12, 14, 18 and 19).

3.2.8 The First Edition Ordnance Survey map of 1863 (Figure 8) is the earliest found during the research to show the area in detail. It appears to show the same southern, western and eastern boundaries as exist presently, and contain gardens, presumably associated with the buildings to the north. Numbers 14-16, to the north of the site, were occupied by an L-shaped narrow building, fronting Wood Street, with associated water pump, outbuildings and glasshouse, and to the west, at No. 12, a squat L-shaped building occupied the plot. A glasshouse is also shown to the south of No. 12, and pathways depicted from this into the evaluation site might suggest that the site was associated with No. 12 at this date. A central path is shown running north-west south-east across the site.

3.2.9 **Modern:** a similar layout is shown on the Second Edition Ordnance Survey map of 1901 (Figure 9), with the same central north-west south-east path shown. By 1926, the water pump no longer survives, though the rest of the site remains the same (Figure

10). In the wider study area, the Magpie Inn Public House was constructed to the north-west of the site in 1933 (Asset 2). By 1938, the central path within the evaluation site had gone (Figure 11), but otherwise, the layout remained the same until 1967 (Figure 12). At some point after 1967, the north-west to south-east narrow building at the eastern boundary of Numbers 14-16 had been demolished, but the evaluation site itself remained unchanged (Figure 2). Perhaps due to the relatively unchanged nature of the area, and retention of Georgian buildings and medieval plot layouts, the Wood Street Area was classified as a Conservation Area in 1968 (Asset 21). Although no character area assessment has been produced for the area, this has implications for future development within the conservation area. The present evaluation site lies in the south-western corner of Wood Street Conservation Area.

3.3 Site Visit

- 3.3.1 A site visit was undertaken of the evaluation site, on 24th November 2017, prior to groundworks occurring, as requested in the Brief (Parsons 2017, 3). This was to note any surface features of potential archaeological interest, areas of potentially significant disturbance and any constraints to undertaking the planned work (e.g. live services, tree preservation orders, electricity lines and public footpaths).
- 3.3.2 The evaluation site was bounded on the east, south and western sides by high walls, and the interior of the site was not visible from these directions (Plates 1 and 2). The southern boundary was associated with Croft House, a private villa residence, and access was not gained through their grounds. The western wall was not visible because of shrubs and plant foliage, and the southern wall was also not visible. The eastern wall showed signs of different phases of construction, some parts built in stone and some in red brick (Plate 1). The proposed development will require the demolition of part of this wall for access. As buildings were in the vicinity from at least 1745 (Figure 5; *confer* 3.2.7) and a wall was at this location by 1863 (Figure 8), and as the site is within a Conservation Area, further mitigation may be required in relation to the wall, depending on advice from Cumbria County Council's Historic Environment Team.



Plate 1: View of eastern boundary wall, facing north-west



Plate 2: View of western boundary wall, facing north-east

3.3.3 The only access to the evaluation site was from Wood Street, through a former yard entrance door, joining Nos. 14-16 to an outbuilding to the east (Plate 3). This entrance was quite narrow, only c. 2m in width. The entranceway from Wood Street led into a cobbled yard, presently used for car parking for residents, with a large wall and metal gate beyond, forming the eastern part of the northern boundary of the site (Plate 4). The western part was not visible as access to the site was not gained. The eastern part of the northern boundary wall showed several phases of construction (Plate 4).



Plate 3: Access to evaluation site from Wood Street, facing south-east



Plate 4: Eastern part of northern boundary of the site, facing south-east

3.3.4 The site itself comprised an area of overgrown pasture, with dumps of overgrown waste products in the north-eastern and north-western corners (Plate 5). No discernible features were identified within the site boundary.



Plate 5: General view of site, from metal gate in northern boundary, facing south

3.4 Summary

3.4.1 The site lies within an area with prehistoric and Roman potential, highlighted by previous archaeological work which found a prehistoric settlement, and findspots of Roman lead coffins. In addition, the site was within a medieval croft associated with early buildings fronting Wood Street, meaning that there is also the potential for finds or features of the medieval period surviving within the site. This potential is further enhanced by the lack of structures or change to the site throughout the post medieval and modern periods, meaning any earlier features may survive undisturbed. The site visit confirmed this lack of modern development and identified different phases of construction in the northern and eastern boundary walls. This is significant as part of the western boundary wall will need to be removed for access to the proposed new development. It also found that current access to the site was restricted, accessible from Wood Street through a narrow former farmyard entrance door.

4 ARCHAEOLOGICAL EVALUATION RESULTS

4.1 Introduction

4.1.1 The archaeological evaluation took place on 28th and 29th November 2017. It comprised the excavation of three trenches across the site, each measuring 1.2m in width and 20m in length (Figure 2).

4.2 Results

4.2.1 **Trench 1** was located at the southern end of the site and orientated north-west to south-east. The trench was excavated to a maximum depth of 0.75m, revealing the natural substrate.

4.2.2 The natural geological substrate comprised a soft orange sandy clay (**101**), which was overlain by a mid-grey brown silt clay subsoil (**102**) with occasional rounded small stones and cobbles of up to 0.10m. This was cut by a shallow north-north-west to south-south-east aligned linear feature [**107**] in the centre of the trench, which was filled by a soft mid brown sandy silt (**108**), with frequent rounded cobble inclusions and rooting. This linear feature had very shallow irregular edges and base, and is likely to be the remnant of a hedge-line or boundary (Plate 6).



Plate 6: Overview of Trench 1, showing [107], facing north-west

4.2.3 The fill of the hedge-line [**107**] was cut by a wide path [**103**] on the same alignment, but situated slightly east of the earlier feature. The path measured 2m in width and was constructed using red sandstone upright slab kerb stones with a compacted gravel core (**105**). This was then levelled using a thin deposit of sand (**106**), before being

sealed by a layer of black asphalt (**104**) (Plate 7). Two large roughly rectangular blocks of stone (**110**) were noted within the subsoil either side of path [**103**].



Plate 7: North-east facing section of Trench 1 showing path [103]

- 4.2.4 The trench was sealed by topsoil (**100**), which comprised a soft mid-dark grey brown silt. The topsoil was relatively thin above the line of the path and to the west end of the trench, and was noticeably darker and more organic to the east.
- 4.2.5 **Trench 2** was situated towards the centre of the site and orientated north-north-west to south-south-east and excavated to a maximum depth of 1m. The natural substrate (**101**) had frequent stony patches in the orange sandy clay, and was overlain by the mid-grey brown sandy silt subsoil (**102**).
- 4.2.6 Several of the large stone blocks (**110**) were noted within the subsoil, which was also cut at the northern end by path [**103**] (Plate 8). It was noted that the subsoil deposit within Trench 2 was deeper than in Trench 1.
- 4.2.7 The trench was sealed by a deposit of topsoil (**100**), which was again deeper and darker at the south end of the trench.
- 4.2.8 **Trench 3** was located at the north end of the site and orientated north-west to south-east, and excavated to a maximum depth of 0.90m. The natural substrate was encountered at depths of between 0.4m at the western end of the trench to 0.9m at the eastern end.
- 4.2.9 The natural substrate was again overlain by a mid-grey brown sandy silt subsoil (**102**), which was noticeably deeper at the east side of the trench, to a maximum depth of

0.50m. Two large sandstone blocks (**110**) were observed cutting into the subsoil, to both sides of path **[103]**, which was observed running through the centre of the trench (Plate 9). The blocks each measured an average of 0.75m x 0.40m x 0.40m. Fragments of lead pipe were also noted in the topsoil in the western end of the trench.

4.2.10 The trench was sealed by topsoil (**100**), which measured 0.10m above path **[103]**, and up to 0.40m in the eastern half of the trench.



*Plate 8: North-east facing section of Trench 2 showing path **[103]***



*Plate 9: Overview of Trench 3 showing path **[103]** and in-situ block (**110**)*

4.3 Discussion

- 4.3.1 Due to the lack of development within the site, it was considered that as yet unknown archaeology may be preserved below garden soils. During the evaluation the earliest feature observed was the potential hedge-line [107] observed within Trench 1. This appeared to correspond to a row of trees marked on the First Edition Ordnance Survey map of 1863 (Figure 8), with a narrow path running centrally through the site.
- 4.3.2 The Second Edition Ordnance Survey map of 1901 (Figure 9) does not show the position of any trees, but does show a much wider path running down the centre of the site which corresponds to the north-north-west to south-south-east aligned path [103] which was seen running through all three trenches, and it seems plausible that the use of the garden changed during this period to become a more formal space. This path was again shown as a wide path on the Third Edition Ordnance Survey map of 1926 (Figure 10), but is not shown on the Fourth Edition Ordnance Survey map of 1938 (Figure 11), by which time it had presumably gone out of use.
- 4.3.3 The large stone blocks (110) located either side of path [103] appear to have formed foundations for columns or an avenue of some kind, lining the path. It is impossible to know exactly what they would have held, however, each stone had an iron fitting held in place with lead, and would have been able to support a substantial weight.
- 4.3.4 It was noted that subsoil and topsoil deposits were deeper at the eastern half of the site, suggesting continued use as a garden.

5 FINDS

5.1 Introduction

5.1.1 A total of 49 artefacts, weighing 1,050g, were recovered from the archaeological investigation at the site. The material archive has been assessed for its local, regional and national potential and further work has been recommended on the potential for the material archive to contribute to the relevant research frameworks.

5.1.2 All finds were dealt with according to the recommendations made by Watkinson & Neal (1998) and to the Chartered Institute for Archaeologists (CIfA) Standard & Guidance for the collection, documentation, conservation and research of archaeological materials (CIfA 2014b). All artefacts have been boxed according to material type and conforming to the deposition guidelines recommended by Brown (2011), EAC (2014) and Tullie House Museum & Art Gallery. The project has the unique identifier WA 2017 / WOO-A / CL12081.

5.1.3 Quantification of bulk finds by material and context is outlined Table 1 below:

Context	Tr No	Material	Qty	Wgt (g)	Period	Refined Date	Comments
u/s	3	Animal Bone	2	34	PM-Mod	19th-20th C	1 x <i>Ovis sp.</i> metatarsel; 1 x lge mammal limb bone - with saw mark
u/s	2	Base metal and chrome	1	65	Mod	20th C	Car membership badge - AA; 'this badge must be returned when membership ceases'
u/s	2	Base metal and plastic	1	7	Mod	20th C	Lipstick case
u/s	3	Bronze alloy	2	14	PM	19th C	Lock cover, cap / top for nozzle
u/s	1	CBM	1	36	PM-Mod	19th-20th C	Minton (?) tile fragment
u/s	1	Ceramic	1	4	Mod	20th C	Flower pot rim
u/s	2	Ceramic	8	164	PM-Mod	19th-20th C	RWE, refined red earthenware, 2 x flower pot sherds, TP
u/s	3	Ceramic	8	73	PM-Mod	19th-20th C	RWE, 2 flower pot sherds
u/s	1	Fe	10	107	PM-Mod	19th-20th C	Nails
u/s	2	Fe	8	341	PM-Mod	19th-20th C	1 x bar, 1 x wire, 4 x nails, 2 x misc objects
u/s	2	Glass	1	5	PM-Mod	19th-20th C	Dark brown misc glass body shard
u/s	3	Glass	4	166	PM-Mod	19th-20th C	Complete meat paste jar, misc clear bottle frag, base of clear bottle
u/s	1	Pb	2	34	PM-Mod	19th-20th C	1 x bag seal, 1 x misc fragment
TOTAL			49	1050			

Table 1: Finds by Material and Context

5.2 Post Medieval to Modern Ceramics

5.2.1 A total of 17 sherds of post-medieval to modern ceramics (late 19th to 20th century), weighing 241g, were recovered from unstratified deposits in Trenches 1, 2 and 3 (Table 1). The sherds are in good condition.

5.2.2 Fabric types comprise flower pot sherds and Transfer Print as well as refined white and red earthenware. Vessel types comprise flower pots, bowls, plates and jars. No further analysis is warranted.

5.3 Ceramic Building Material

5.3.1 A single partial Minton tile fragment, weighing 36g, was recovered from an unstratified deposit in Trench 1 (Table 1). The tile fragment is in moderate to good condition. It is likely to be late post-medieval to modern date (late 19th to 20th century). No further analysis is warranted.

5.4 Glass

5.4.1 Five shards of late post-medieval to modern bottle glass, weighing 171g, were recovered from unstratified deposits in Trenches 2 and 3 (Table 1). The shards are in moderate to good condition. The shards likely originate from drinks bottles (wine, beer etc.). No further analysis is warranted.

5.5 Metal Artefacts

5.5.1 A total of 24 metal artefacts, weighing 568g, were recovered from unstratified deposits in Trenches 1, 2 and 3 (Table 1). The artefacts are in poor to moderate condition. Eighteen iron objects, weighing 448g, were recovered from Trenches 1 and 2. The artefacts comprise miscellaneous fragments, nails, wire and a bar of likely late post-medieval to modern date.

5.5.2 Two late post-medieval to modern lead artefacts, weighing 34g, were recovered from Trench 1. The artefacts comprise a fragment of scrap lead and a (possibly Victorian) decorated tag or seal for a bag. Two modern base metal artefacts, weighing 72g, were recovered from Trench 2. The artefacts comprise a modern lipstick case and an AA car membership badge. No further analysis is warranted.

5.6 Statement of Potential

5.6.1 The artefactual assemblage is of little archaeological significance and the finds will not be retained with the archive.

6 CONCLUSIONS

6.1 Summary

- 6.1.1 An archaeological evaluation was required as part of a condition of planning permission for the erection of seven dwellings on a plot of land to the rear of Nos. 12-16 Wood Street, Botcherby, Carlisle (Planning reference: 1/17/0429). This condition was issued because of the potential for archaeological features to survive in the vicinity, based on the nearby discovery of two Roman coffins, the remains of a Bronze Age settlement, and the location of the site at the heart of Botcherby, a former village with medieval origins.
- 6.1.2 The desk-based research indicated that the site lies within an area of prehistoric and Roman potential, highlighted by previous archaeological work which found a prehistoric settlement, and findspots of Roman lead coffins. In addition, the site was within a medieval croft associated with early buildings fronting Wood Street, meaning that there is also the potential for finds or features of the medieval period surviving within the site. The research highlighted that this potential was further enhanced by the lack of structures or change to the site throughout the post medieval and modern periods, meaning any earlier features could survive undisturbed. The site visit confirmed this lack of modern development and identified different phases of construction in the southern and western boundary walls. This is significant as part of the western boundary wall will need to be removed for access to the proposed new development.
- 6.1.3 The archaeological evaluation was undertaken on 28th and 29th December 2017. It comprised the excavation of three trenches across the proposed development site. The trenches revealed the presence of a wide path running centrally through the site, which was seen on historic mapping dating to the late 19th to early 20th century. An earlier hedge-line was noted at the western side of the site which also appears to correspond to features seen on historic maps.
- 6.1.4 A small quantity of post medieval pottery and metal was recovered during the evaluation, a typical sample representing nearby occupation. The artefactual assemblage is of little archaeological significance and has not been retained.
- 6.1.5 No significant archaeological features were revealed during the excavation of the evaluation trenches.

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APPENDIX 1: LIST OF KNOWN HERITAGE ASSETS

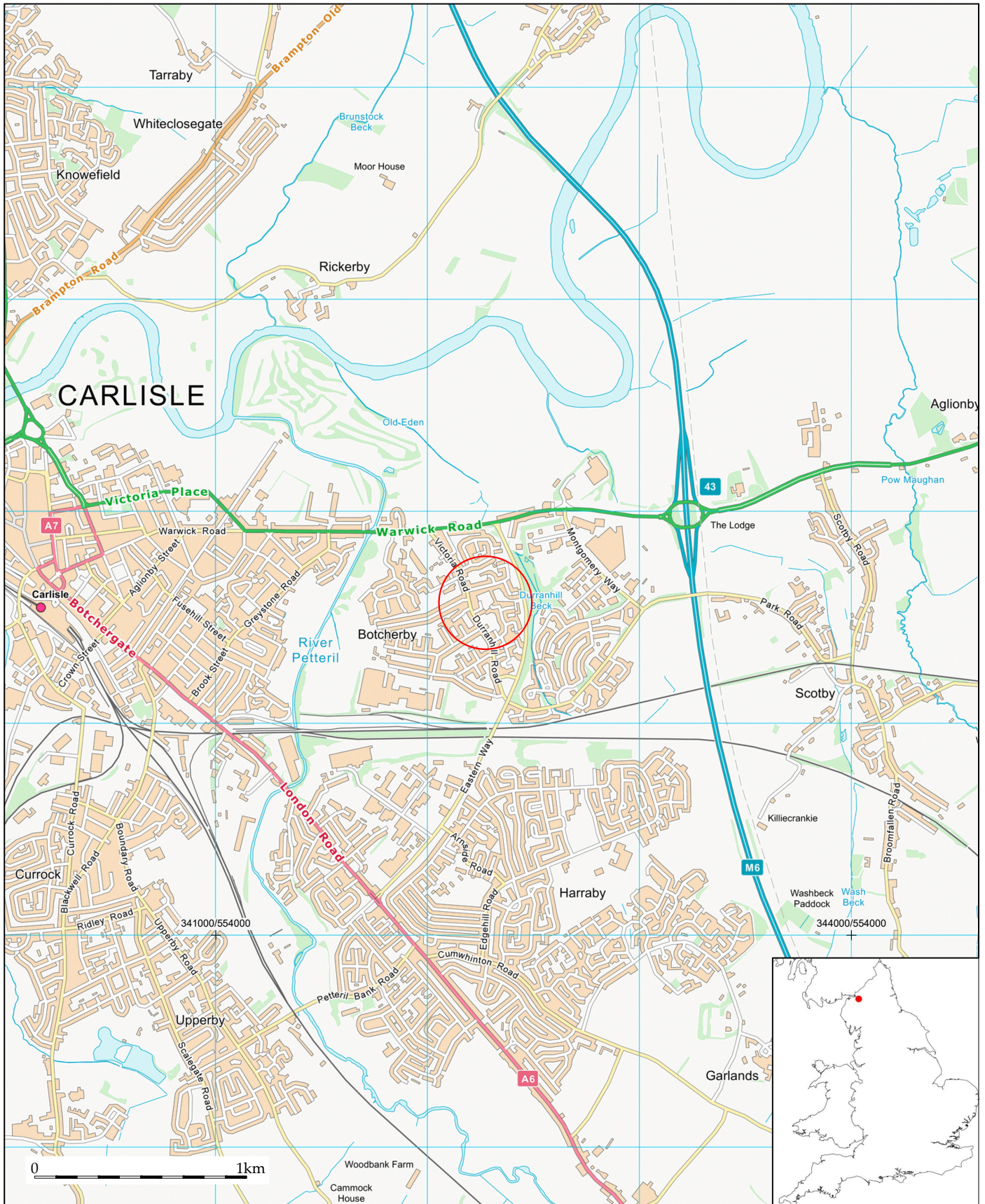
The table below summarises the known heritage assets within a 500m search radius centred on the development site (the study area). These have been derived from Cumbria County Council's Historic Environment Record (HER), Historic England's National Heritage List (NHL) and Historic England's PastScape dataset (PastScape):

Asset No.	Reference	Site Name	Description	Grid Reference	Period
1	NHL 1197140	35-43 Victoria Road	Grade II listed row of 5 houses forming part of a terrace, dating to the 1830s or 1840s	342132,555789	19 th century
2	NHL 1404909	Magpie Inn Public House	Grade II listed and built in 1933 to the designs of Harry Redfern	342121,555701	Early 20 th century
3	NHL 1297281	Holme Farmhouse	Grade II listed farmhouse, now private house of early 18 th century date	342223,555639	Early 18 th century
4	NHL 1218982	Botcherby House	Grade II listed house forming part of a pair of early 18 th century	342235,555641	18 th century
5	NHL 1219005	Norman House, Norman Nook	Grade II listed house, now a pair, divided into two at the rear, dated and initialled 'T & N H 1700'	342246,555646	1700
6	NHL 1219014	The Cottage and Adjoining Former Stable	Grade II listed former farmhouse, now private house with adjoining former stable. Probable 18 th century origin with extensive mid 20 th century alterations	342263,555651	18 th century
7	NHL 1219024	The Beeches and Adjoining Former Barn or Stable	Grade II listed former farmhouse, now private house, and adjoining former barn or stable. Date over entrance '1767'	342296,555662	18 th century
8	NHL 1413631; PastScape 1578583	Church of St Andrew	Grade II listed Mission Church, opened 1890. Designed by Henry Higginson of Carlisle	342323,555674	19 th century
9	NHL 1197115	Church Farmhouse, 29 Wood Street	Grade II listed former mid 18 th century farmhouse, now private dwelling, with adjoining late 18 th century barn	342341,555674	18 th century

Asset No.	Reference	Site Name	Description	Grid Reference	Period
10	NHL 1197116	Orchard House	Grade II listed mid or late 18 th century house	342354,555681	18 th century
11	NHL 1291649	32 and 34 Wood Street	Grade II listed pair of houses in a row, dating to the early 19 th century	342353,555656	19 th century
12	NHL 1219051	Bramerton Lodge and Associated Railings	Grade II listed house of early 19 th century date	342342,555650	19 th century
13	NHL 1219036	Bramerton and Associated Railings	Grade II listed house of probable late 18 th century origin, with extensive mid 19 th century alterations	342330,555642	18 th century
14	NHL 1297283	Ashleigh House, Railings and Adjoining Garage	Grade II listed house and garage, formerly a cottage, of early 19 th century date	342314,555640	19 th century
15	NHL 1219033	22 Wood Street	Grade II listed house of mid or late 18 th century date	342294,555636	18 th century
16	NHL 1197156	20 Wood Street	Grade II listed house of mid 17 th century date	342283,555632	17 th century
17	NHL 1197155	18 Wood Street	Grade II listed former farmhouse, now private house of early 18 th century origin	342277,555625	18 th century
18	NHL 1297282	The Grange and Associated Railings, Stable Croft (16) and Adjoining Barn	Grade II listed house with former stable converted to house and adjoining barn. The house is of early 19 th century date with 20 th century alterations; the barn could be earlier	342252,555625	19 th century
19	NHL 1197154	Mayfield and Associated Railings	Grade II listed house at end of row, dating to early or mid 19 th century	342233,555615	19 th century
20	NHL 1000098	Frontiers of the Roman Empire (Hadrian's Wall) World Heritage Site, buffer zone	Hadrian's Wall is part of the Frontiers of the Roman Empire transnational cultural World Heritage Site. the 118-km-long Hadrian's Wall was built on the orders of the Emperor Hadrian c. AD 122 at the then northernmost limits of the Roman province of Britannia. The buffer zone extends to include land on the north side of Warwick Road, though this part is not scheduled		Roman

Asset No.	Reference	Site Name	Description	Grid Reference	Period
21	Carlisle City Council	Wood Street Conservation Area, Botcherby	Conservation Area, designated on 13 th February 1968. No character area assessment has been produced		
22	PastScape 11427	Two Roman Coffins	Two Roman coffins were found at Botcherby in 1879	342150,555710	Roman
23	PastScape	Two Stone Axes	Two Neolithic polished stone axes were found in close proximity to each other in allotments on the west end of Borland Avenue, Botcherby, in 1934	341950,555170	Neolithic

APPENDIX 2: FIGURES






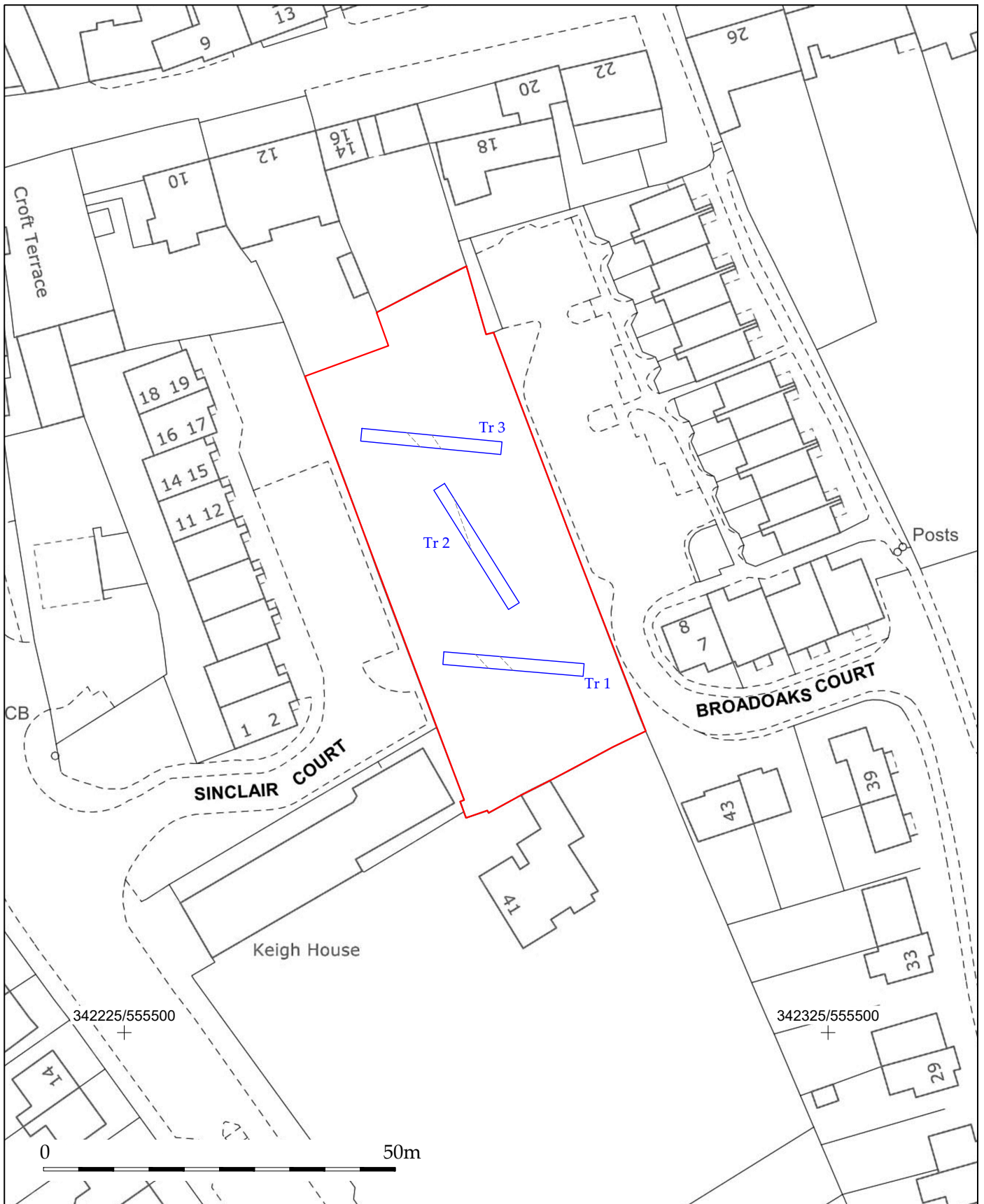





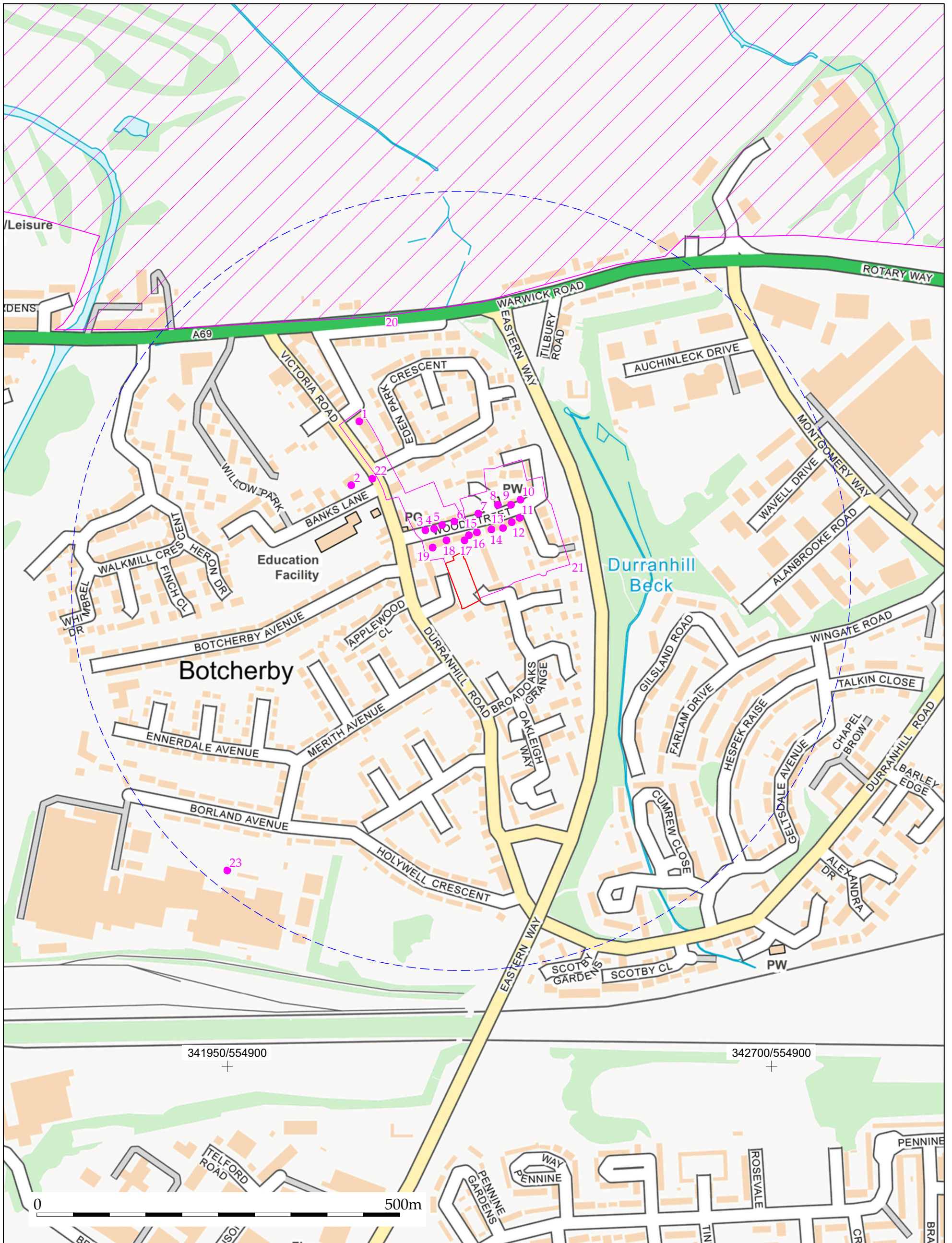





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	CLIENT:	Paddy McCreanor	 Site location	
	SCALE:	1:25,000 at A4		
	DRAWN BY:	HP		
	CHECKED BY:	HP		
	DATE:	December 2017		
	REPORT No:	CL12081		

Figure 1: Site location.



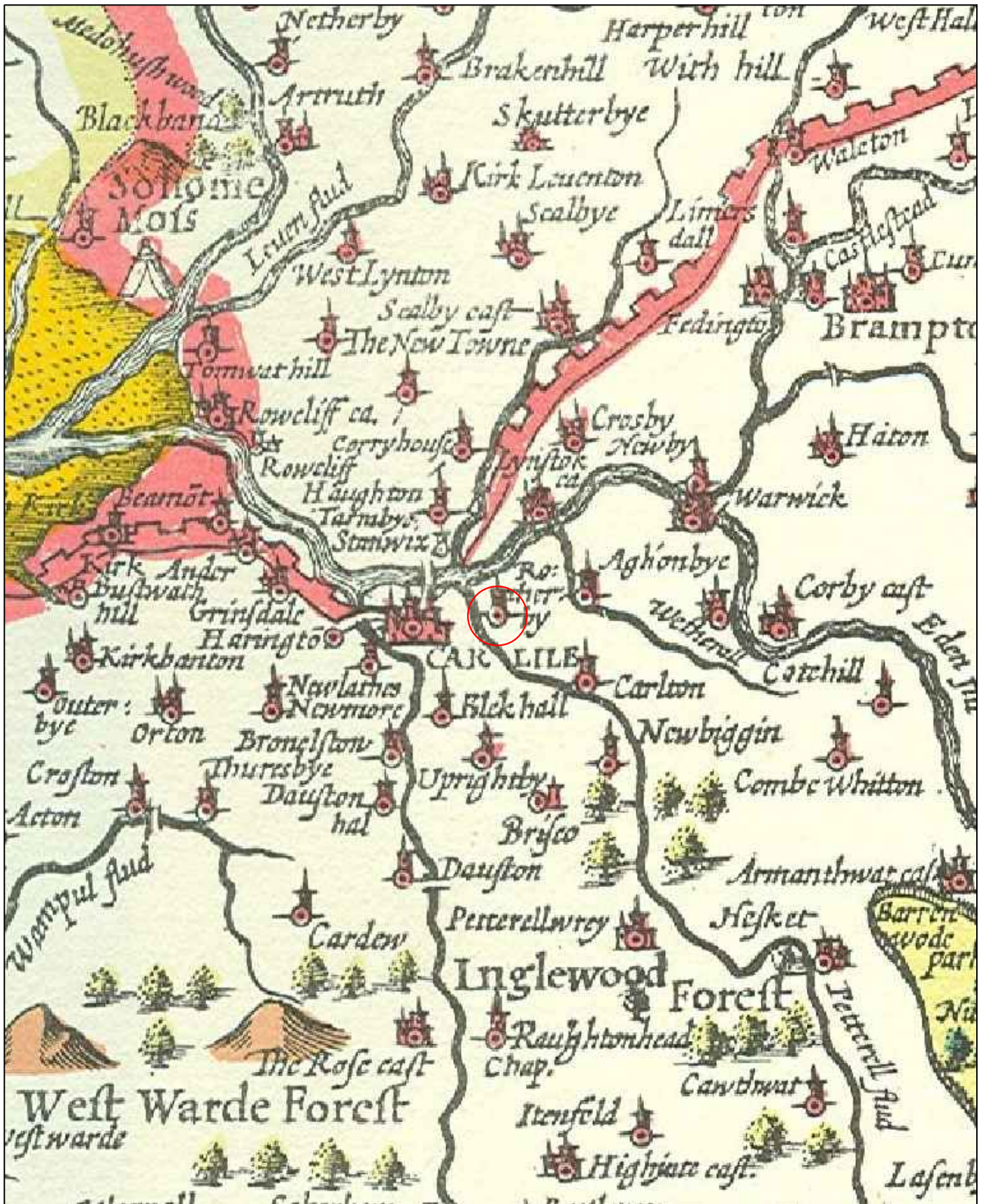
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	<p>Figure 2: Location of evaluation trenches, showing path.</p>		



 <p>Wardell Armstrong 2017</p>	PROJECT:	Land at 12-16 Wood Street, Botcherby, Carlisle	KEY:		Site boundary
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	DRAWN BY:	HP		Frontiers of the Roman Empire	
	CHECKED BY:	HP			
	DATE:	December 2017			
REPORT No:	CL12081				

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Figure 3: Location of known heritage assets within the study area.






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	REPORT No:	CL12081		

Figure 4: Speed's Map of Cumberland, 1610.

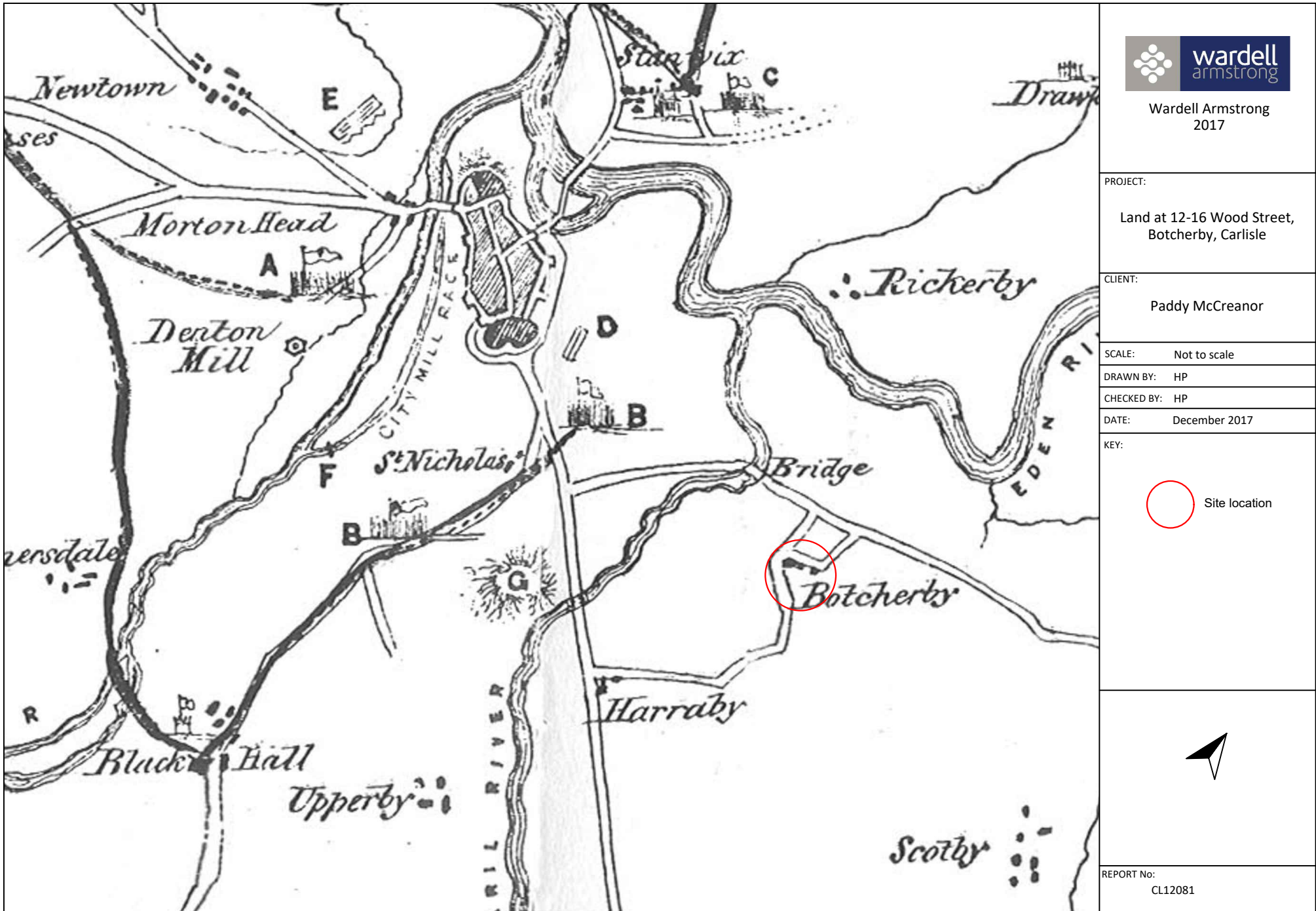


Figure 5: Plan of Carlisle and the Surrounding Country, 1745.




Wardell Armstrong
2017

PROJECT: Land at 12-16 Wood Street, Botcherby, Carlisle

CLIENT: Paddy McCreanor

SCALE: Not to scale


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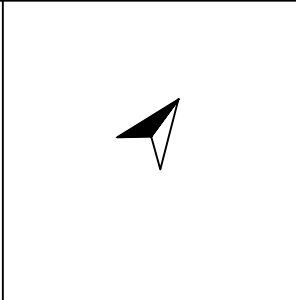
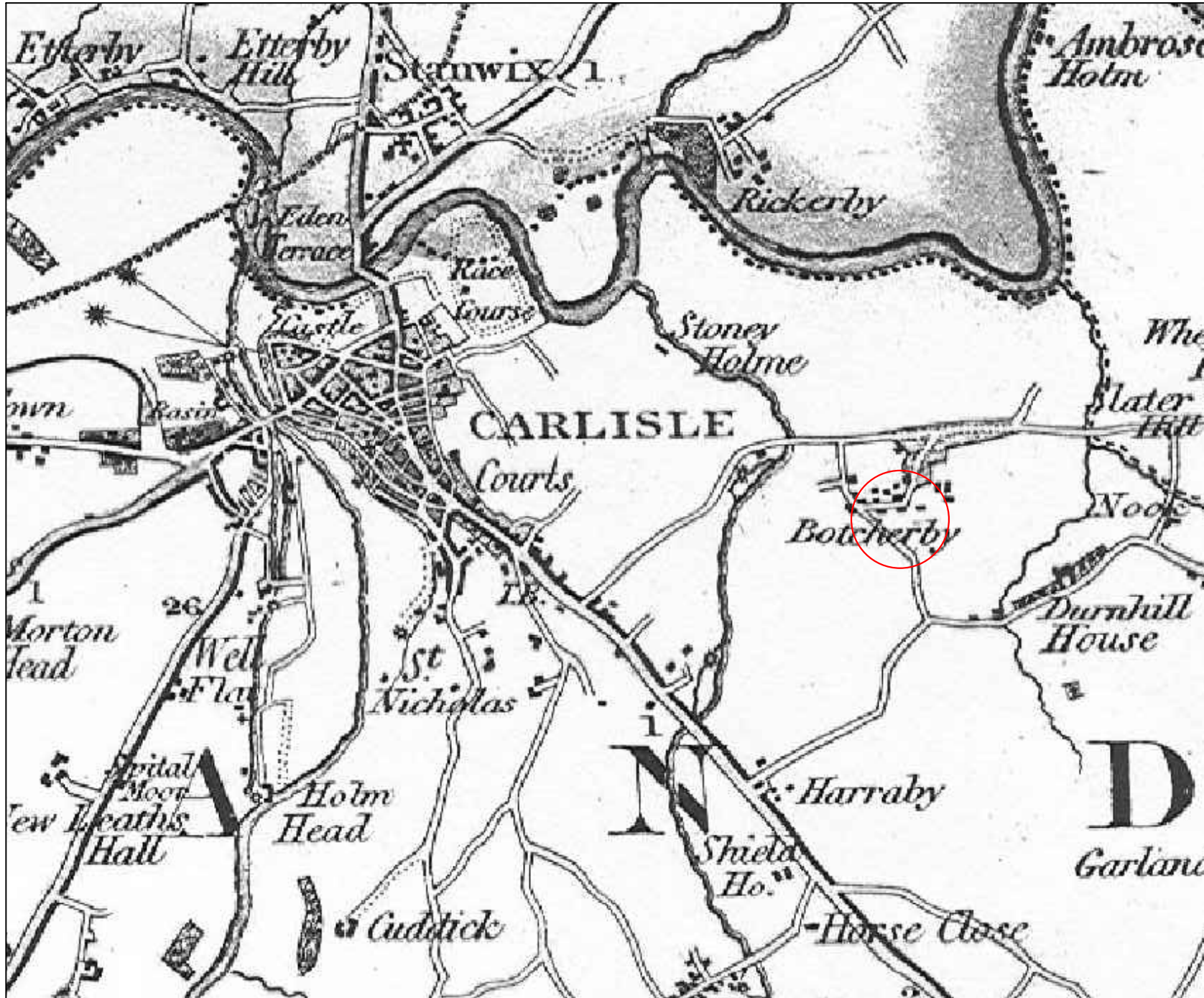


Figure 6: Hodskinson and Donald's Plan of Cumberland, 1774.



Wardell Armstrong
2017

PROJECT:

Land at 12-16 Wood Street,
Botcherby, Carlisle

CLIENT:

Paddy McCreanor

SCALE: Not to scale

DRAWN BY: HP

CHECKED BY: HP

DATE: December 2017

KEY:

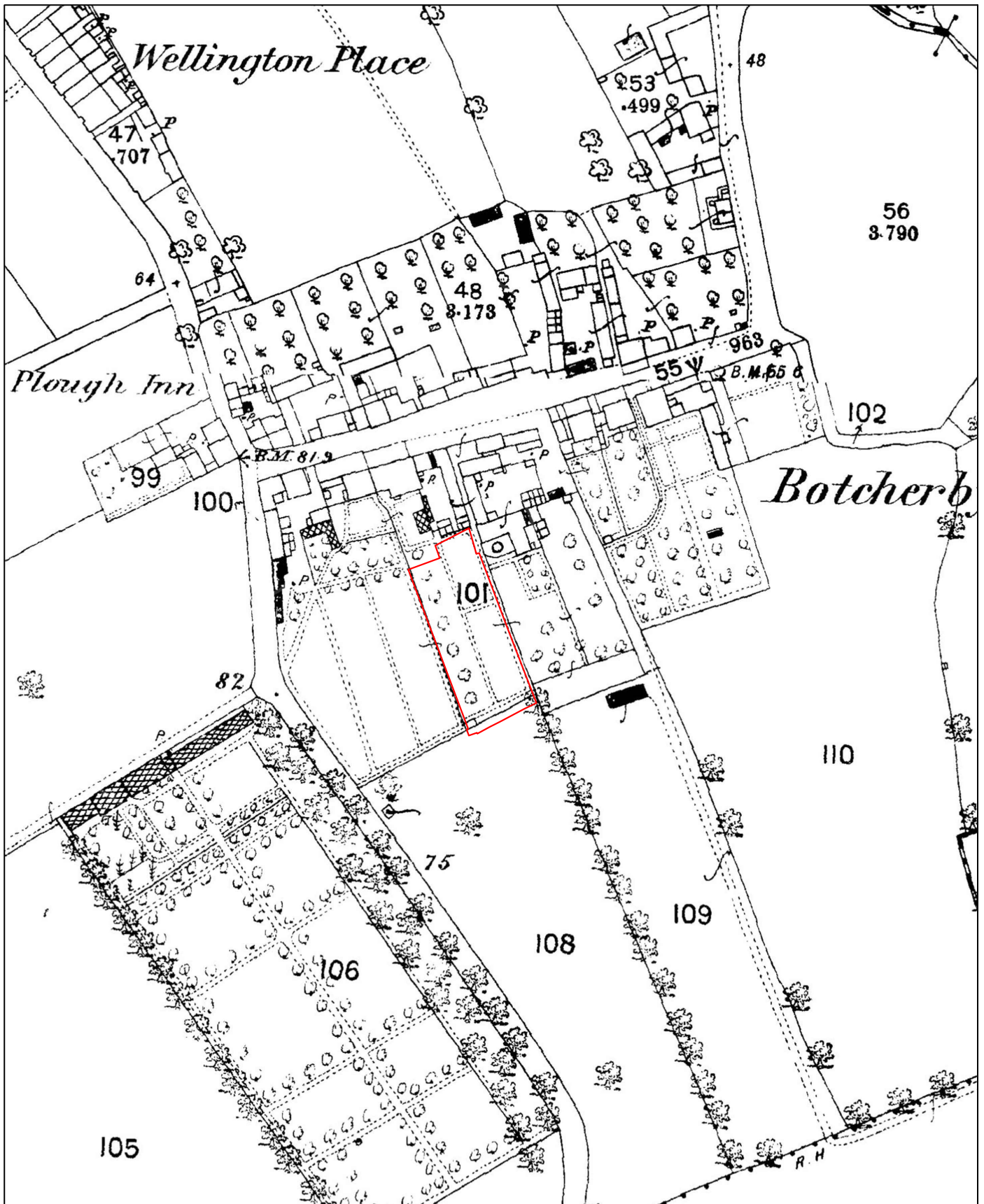
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REPORT No:

CL12081

Figure 7: Greenwood's Plan of Cumberland, 1823.






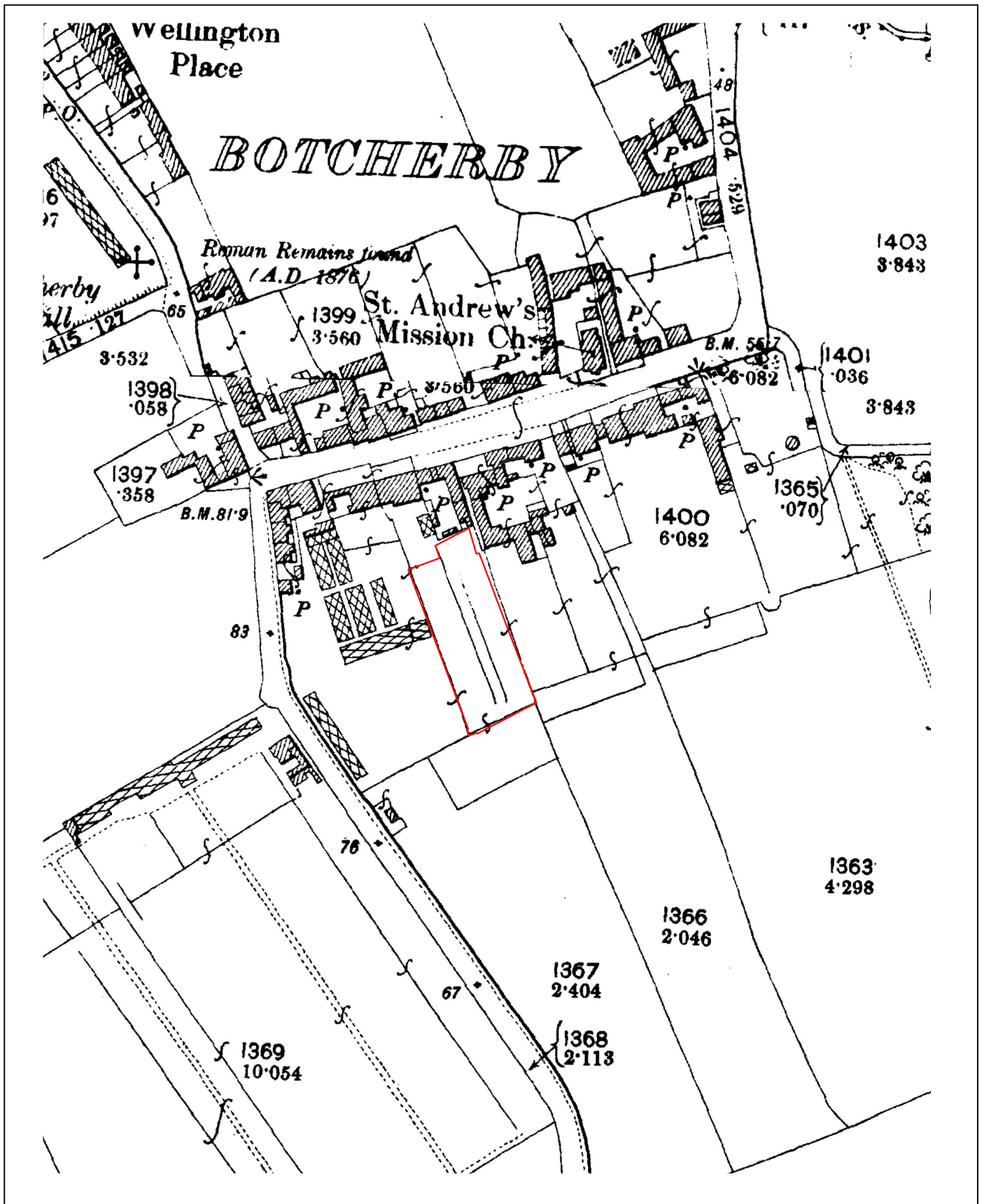
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	DRAWN BY:	HP		
	CHECKED BY:	HP		
	DATE:	December 2017		
	REPORT No:	CL12081		

Figure 8: First Edition Ordnance Survey map, 1863 (25 inches to 1 mile scale).






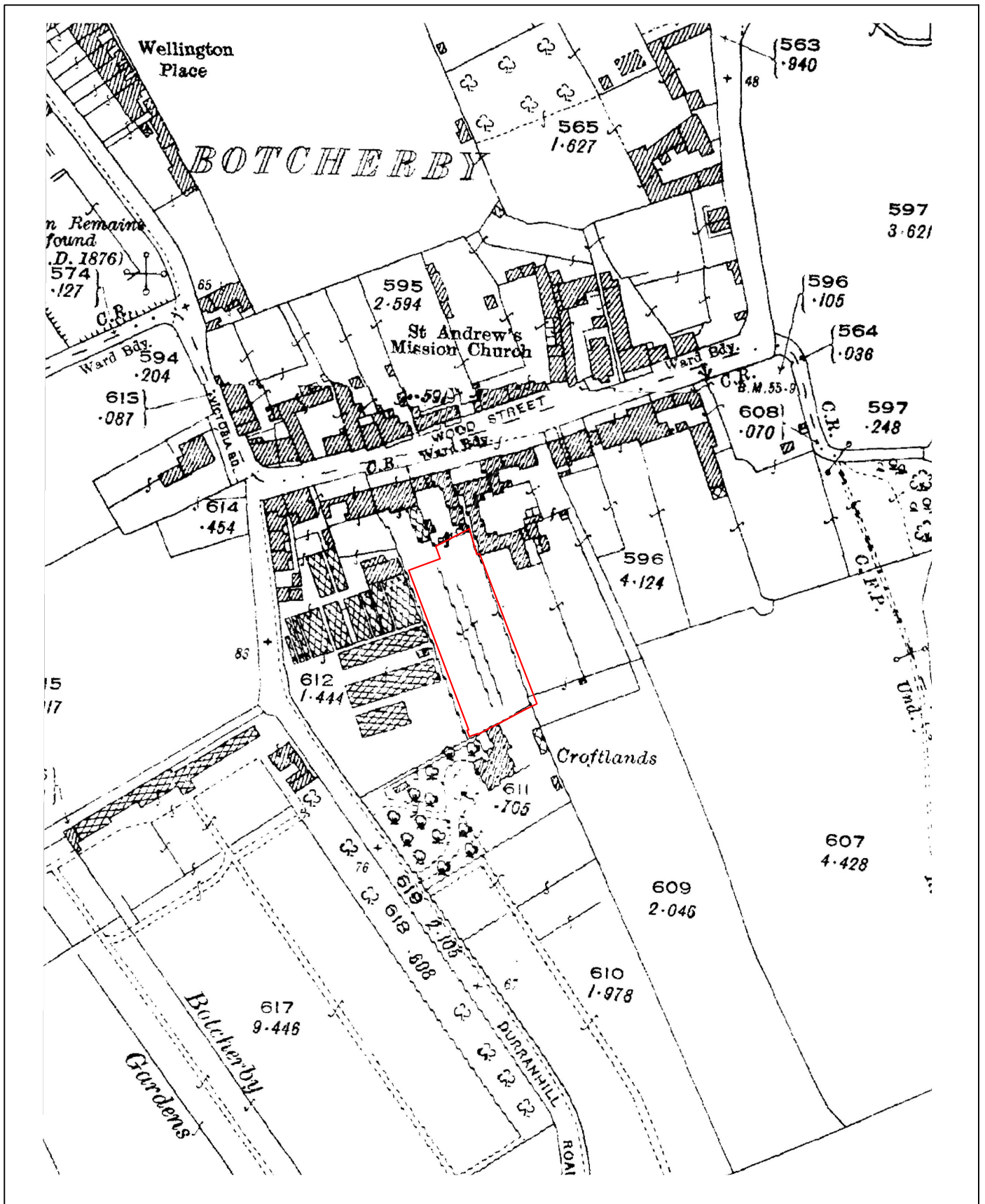
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	DRAWN BY:	HP		
	CHECKED BY:	HP		
	DATE:	December 2017		
	REPORT No:	CL12081		

Figure 9: Second Edition Ordnance Survey map, 1901 (25 inches to 1 mile scale).






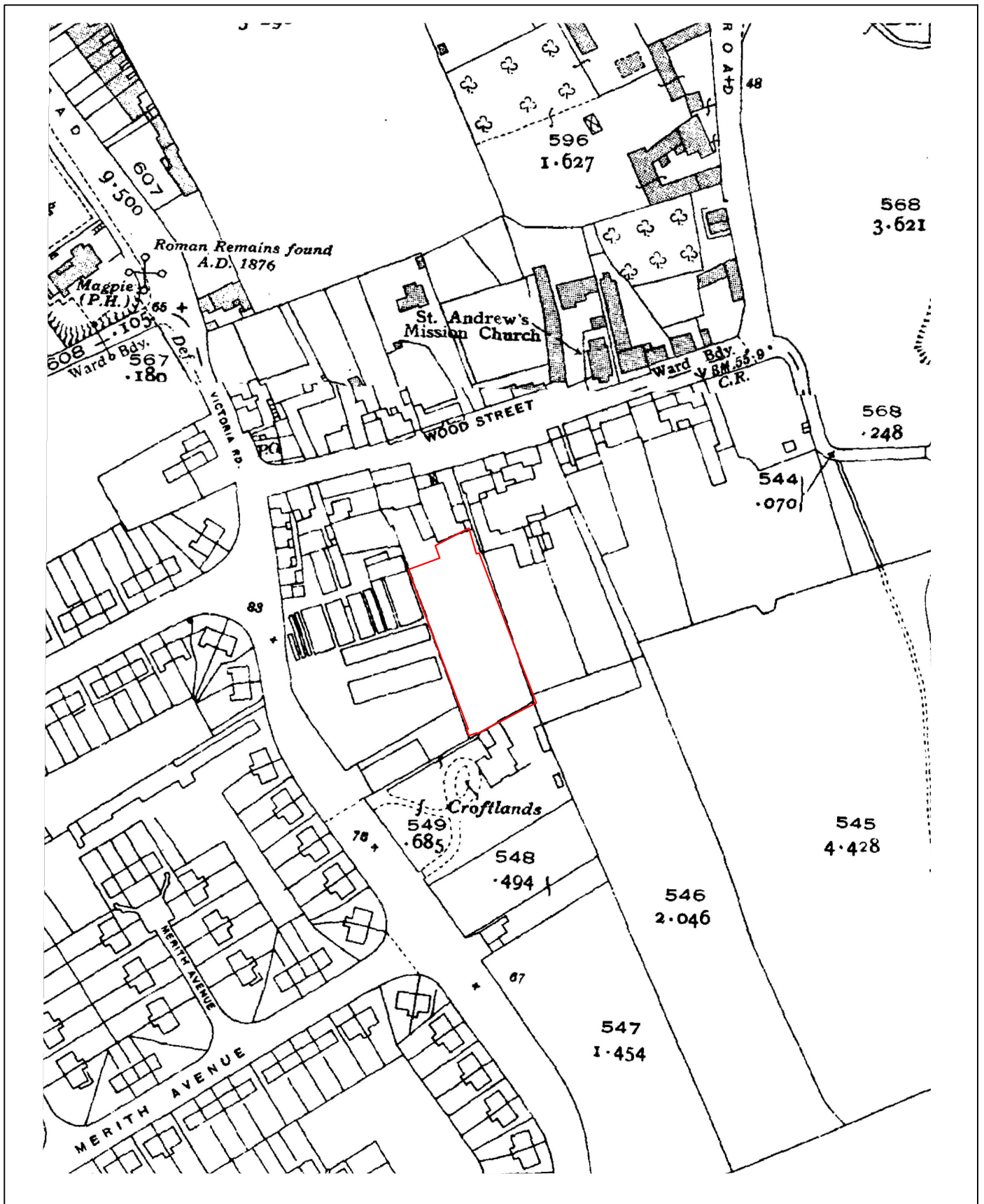
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	DRAWN BY:	HP		
	CHECKED BY:	HP		
	DATE:	December 2017		
	REPORT No:	CL12081		

Figure 10: Third Edition Ordnance Survey map, 1926 (25 inches to 1 mile scale).






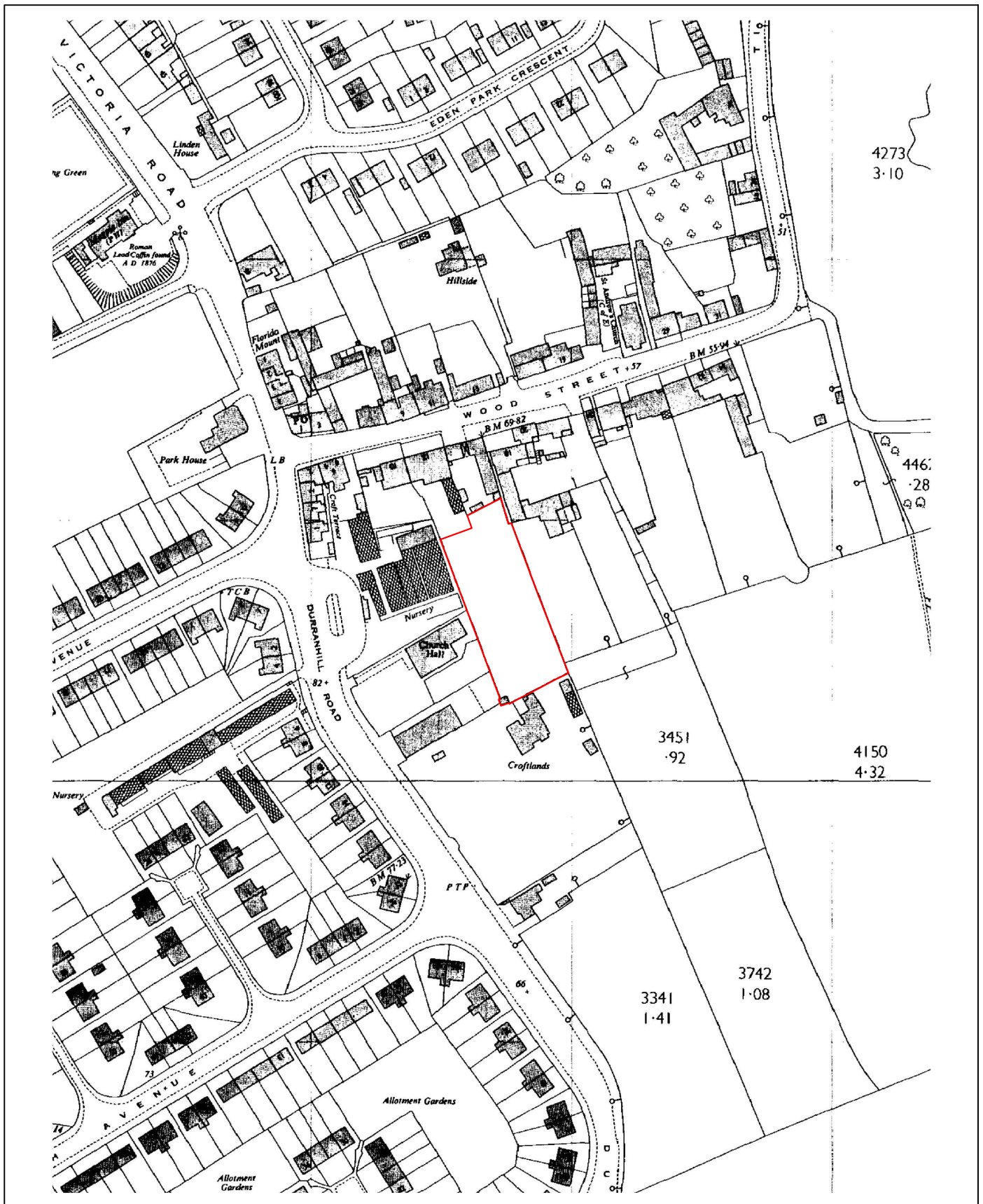
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Figure 11: Fourth Edition Ordnance Survey map, 1938 (25 inches to 1 mile scale).






 <p>Wardell Armstrong 2017</p>	PROJECT:	Land at 12-16 Wood Street, Botcherby, Carlisle	KEY:  Site boundary	
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	SCALE:	1:2,000 at A4		
	DRAWN BY:	HP		
	CHECKED BY:	HP		
	DATE:	December 2017		
	REPORT No:	CL12081		

Figure 12: Ordnance Survey map, 1967 (25 inches to 1 mile scale).

STOKE-ON-TRENT
Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
ST1 5BD
Tel: +44 (0)178 227 6700

BIRMINGHAM
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