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HOME GROUP DEVELOPMENTS LTD

**LAND AT THE FORMER AUCTION MART,
WIGTON,
CUMBRIA**

RAPID DESK BASED ASSESSMENT AND GEOPHYSICAL SURVEY REPORT

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HOME GROUP LTD

Land at the Former Auction Mart, Wigton, Cumbria

Rapid Desk Based Assessment and Geophysical Survey Report

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SUMMARY

Wardell Armstrong (WA) was commissioned by the client, Home Group Developments Ltd, to undertake an archaeological desk-based assessment and geophysical survey of land at the Former Auction Mart, Wigton, Cumbria, CA7 9AS, (NGR: centred NY 25887 48163). The archaeological work was required to inform a proposed planning application for a new housing development at the site.

The geophysical survey was undertaken within land occupied by the former auction mart, and fields to the east and south-east. This plot of land lies to the north and north-east of the Nelson Thomlinson School, south of Laurel Terrace and west of Stony Banks, to the south of the centre of the town of Wigton.

Cartographic evidence revealed the potential for traces of earlier boundaries, including those relating to a former plantation/pond area in the south-eastern corner, and a further four boundaries, surviving until 1968, in the north-western part of the site, known to pre-date 1832. A ropewalk had also occupied part of the western area of the site in 1832. In addition, the desk-based research found that there is the potential for evidence of industrial activity (associated with the mills once existing to the northeast of the site, including a track), as well as medieval or earlier agricultural activity to survive within the site boundary.

The geophysical survey covered the eastern and south-eastern parts of the proposed development site. Dipolar magnetic anomalies were detected in two areas which are likely to represent the former field boundaries, one crossing Area 1, and removed after 1968, and the other relating to the former pond area in the south-eastern corner, shown on Wood's Plan of 1832. A number of very weak linear anomalies were also detected but their origin is uncertain. It may be that these are topographic features, or they could represent agricultural features. It is also possible that they relate to several features of probable post-medieval origin, identified during a previous evaluation of the area.

There remains the potential for further as-yet unknown remains to survive within the proposed development site boundary, that were not identifiable by geophysical survey, and that archaeological features may survive in areas not subjected to geophysical survey.

ACKNOWLEDGEMENTS

Wardell Armstrong (WA) thanks Brian Patterson, development manager for the Home Group Ltd, for commissioning the project, and for all assistance throughout the work.

The desk-based research was undertaken by Cat Peters, and the geophysical survey was undertaken by Kevin Mounsey and Cat Peters. The report was written by Cat Peters and Martin Railton. The figures were produced by Helen Phillips and Martin Railton. The project was managed by David Jackson, who also edited the report.

1 INTRODUCTION

1.1 Project Circumstances and Planning Background

1.1.1 In July 2017, Wardell Armstrong (WA) undertook a geophysical survey of land at the former Auction Mart, Wigton, Cumbria, CA7 9AS, (NGR: centred NY 25887 48163). It was commissioned by the client to provide information to support a proposed planning application for a housing development at the site.

1.1.2 Jeremy Parsons, Historic Environment Officer at Cumbria County Council advised that a rapid desk-based assessment and geophysical survey should accompany any planning application for a development at the site, based on the size of the proposed development area. This was due to its location at the edge of the medieval village of Wigton, and the fact that prehistoric remains have been recovered in the vicinity.

1.1.3 The geophysical survey of the site was therefore commissioned in order to help determine the presence or absence of archaeological remains within the proposed development site. This is in line with government advice as set out in Section 12 of the National Planning Policy Framework (NPPF 2012).

1.2 Project Documentation

1.2.1 This project conforms to advice provided by Jeremy Parsons, Historic Environment Officer at Cumbria County Council (email dated 27th September 2016). This is in line with government advice as set out in Section 12 of the National Planning Policy Framework (NPPF 2012).

1.2.2 This report outlines the results of the geophysical survey undertaken, and includes an interpretation of the geophysical survey results, in light of the historical and archaeological background of the site provided by the desk-based research.

2 METHODOLOGY

2.1 Standards and Guidance

2.1.1 The geophysical survey was undertaken following the Chartered Institute for Archaeologists *Standard and Guidance for an archaeological geophysical survey* (2014), and Historic England guidelines (English Heritage 2008).

2.2 Documentary Research

2.2.1 Part of the remit of this work was for a rapid archaeological desk-based assessment, and this has been incorporated within this report. This sets out the archaeological and historical background of the site, and provides an assessment of the significance of all known and potential heritage assets up to 0.5km from the area of investigation, and an assessment of impact on designated sites in the vicinity and upon any features within the site boundary.

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

2.3 The Geophysical Survey

2.3.1 **Technique Selection:** geomagnetic survey was selected as the most appropriate technique, given the non-igneous environment, and the expected presence of cut archaeological features at depths of no more than 1.5m. This technique involves the use of hand-held gradiometers, which measure variations in the vertical component of the earth's magnetic field. These variations can be due to the presence of sub-surface archaeological features.

2.3.2 Data were recorded by the instruments and downloaded into a laptop computer for initial data processing in the field using specialist software.

2.3.3 **Field Methods:** geomagnetic measurements were determined using a Bartington Grad601-2 dual gradiometer system, with twin sensors set 1m apart. It was expected that significant archaeological features at a depth of up to 1.5m would be detected using this arrangement.

- 2.3.4 The survey was undertaken using a zig-zag traverse scheme, with data being logged in 30m grid units. A sample interval of 0.25m was used, with a traverse interval of 1m, providing 3600 sample measurements per grid unit, with measurements being recorded at the centre of each grid cell.
- 2.3.5 **Data Processing:** the data was downloaded on site into a laptop computer for processing and storage.
- 2.3.6 The geophysical survey data was processed using TerraSurveyor software, which was used to produce 'grey-scale' images of the raw data. Positive magnetic anomalies are displayed as dark grey, and negative magnetic anomalies are displayed as light grey. A palette bar shows the relationship between the grey shades and geomagnetic values in nT for each area.
- 2.3.7 Raw data was processed in order to further define and highlight the archaeological features detected. The following basic data processing functions were used:
- **Despike:** to locate and suppress random iron spikes in the gradiometer data (despike was performed on all survey grids using a window of 11x3 and threshold of 1.5).
 - **Destripe:** to reduce the effect of striping in the gradiometer data, sometimes caused by misalignment of the twin sensors (zero mean traverse was performed on all survey grids using a threshold of -5nT and 5nT).
 - **Destagger:** to reduce location inaccuracies in the gradiometer data, sometimes caused by operator error (destagger applied in both x directions by -4 readings).
 - **Clip:** to clip data to specified maximum and minimum values, in order to limit large noise spikes in the geophysical data (clipped from -3nT to 3nT).
 - **Interpolate:** to match the resolution of the sample intervals in the x and y directions (increased in the y direction).
- 2.3.8 **Interpretation:** five types of geophysical anomaly were detected in the gradiometer data:
- **Positive magnetic:** regions of anomalously high or positive magnetic data, which may be associated with the presence of high magnetic susceptibility soil-filled features, such as pits or ditches.
 - **Negative magnetic:** regions of anomalously low or negative magnetic data, which may be associated with features of low magnetic susceptibility, such as stone-built features, geological features, land-drains or sub-surface voids.
 - **Dipolar magnetic:** regions of paired positive and negative magnetic

anomalies, which typically reflect ferrous or fired materials, including fired/ferrous debris in the topsoil, or fired structures, such as kilns or hearths.

- *Bipolar magnetic*: typically linear regions of alternate positive and negative magnetic anomalies, which typically reflect buried service pipes, cables or drains
- *Magnetic disturbance*: areas of high amplitude magnetic disturbance or interference, which may be associated with the presence of modern structures, such as services, fences or buildings.

2.3.9 **Presentation**: the grey-scale images were combined with site survey data and Ordnance Survey data to produce the geophysical survey figures used in the report. Colour-coded interpretation diagrams are provided for each area in the report, which are based on the interpretation of the geophysical survey results in light of the archaeological and historical context of the site.

2.4 Archive

2.4.1 A full professional archive has been compiled in accordance with the project specification, and the Archaeological Data Service (ADS 2013). The archive will be deposited with ADS, and a copy of the archive held at the Carlisle office. The archive comprises a compressed (zipped) file folder, containing the geophysics data, documentation (metadata), and other project material (report and field notes). With copies of the report sent to Cumbria County Council's HER, held at County Hall, Kendal, where viewing will be available upon request.

2.4.2 Wardell Armstrong Ltd 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 as a part of this national project. The OASIS reference for the project is: **wardella2-291113**.

3 BACKGROUND

3.1 Location and Geological Context

3.1.1 Wigton is a town in Cumbria, c. 15km south-west of Carlisle, to the south of the A596 road linking Carlisle and Maryport. The site lies within former agricultural hinterland to the south of the centre of Wigton, on land recently occupied by the auction mart and in adjacent fields to the east. The site is centred on National Grid Reference NY 25887 48163 (Figure 1).

3.1.2 The proposed development area comprises an area of agricultural land and the eastern part of former auction mart land, predominantly in use as pasture at the time of the survey. The site is bounded to the west, by the main buildings associated with the former auction mart and the Old Vicarage and associated lands, to the north by Laurel Terrace and a track leading past the Public Baths to Stony Banks, to the east by the road, Stony Banks and to the south by houses on the north side of Lowmoor Road and The Nelson Thomlinson School (Figure 2).

3.1.3 The area of investigation lies at a height of c. 30m aOD (above Ordnance Datum) towards the north of the site (by the Public Baths), the ground sloping from the southeast where the height is c.40m aOD.

3.1.4 The site comprises approximately 4.2 hectares of land in total, in use as pasture at the time of the survey, within seven plots of land to the east of the former auction mart. The areas where buildings were present were not subjected to geophysical survey and some areas had to be omitted due to asphalt surfacing, meaning that only three areas were large enough and free from modern disturbance to benefit from geophysical surveying techniques. All areas within the site boundary (Figure 2) have been included within the desk-based research.

3.1.5 The underlying solid geology within the area of investigation is mapped as mudstone of the Mercia Mudstone Group deposited during the Triassic Period approximately 200 to 151 million years ago. This is overlain by superficial deposits of Diamicton of the Devensian till deposited up to 2 million years ago during the Quaternary Period (BGS 2017).

3.2 Historical and Archaeological Background

3.2.1 This desk-based assessment was produced to determine the known historical and archaeological background of the site and the surrounding landscape to a distance of 0.5km (the study area). This historical background is compiled mostly from secondary

sources, particularly earlier desk-based assessments undertaken in the vicinity (e.g. Peters 2015), and internet sources, and is intended only as a brief summary of historical developments specific to the study area. References to the Cumbria Historic Environment Record (HER) and the National Heritage List (NHL) are included where known, and have been taken from online databases.

- 3.2.2 **Prehistoric (up to c.43 AD):** evidence for prehistoric activity in the form of a palisaded enclosure, partially excavated and found to include a sub-oval timber building with possible inhumation burial and the remains of three narrow cobbled tracks or paths has been found in the vicinity (HER 19091). The upper stone of a rotary quern, funnel-shaped hopper and a granite lower stone of a rotary quern, supposedly found ‘in an uncultivated garden a few inches below the surface’ (HER 17948) were discovered in a garden just to the south of the south-eastern boundary of the present site.
- 3.2.3 **Romano-British (c. 43 – 410 AD):** during the programme of archaeological fieldwork which encountered the palisaded enclosure and associated features outlined above (*confer* 3.2.2), trial trenching revealed a Roman cremation vessel of Huntcliffe type, and a subsequent watching brief encountered further cremations (HER 19091). Furthermore, a 2-3ft high carved Roman god fresco with indeterminable attributes in his hand (HER 668) has been built into the wall at the vicarage, just to the west of the site, supposedly found in the earlier Church at Wigton. In addition, an altar find (HER 670), said to have stood in the garden of High More House once existed within the study area, though its present whereabouts is not known.
- 3.2.4 **Early Medieval (c. 410 – 1066 AD):** there is no known evidence for early medieval activity in the study area.
- 3.2.5 **Medieval (c. 1066-1540 AD):** the earliest recorded Baron of Wigton was a Norman called Odard de Logis, who was made Sheriff of Carlisle in about AD 1100, and it is thought that it was he who established the first church at Wigton (Wooler and Clark 2010, 23). There are now few remains of this early church, as it was replaced by the present church at the same location in 1788. Odard de Logis’ successor, Adam de Logis, changed his name to Adam de Wigton, which suggests his main residence was in Wigton, though there is no evidence for a medieval hall. A William de Wigton was granted a licence to impark at Wigton in 1268 (HER 6833), though the limits and location of this medieval park are not known.
- 3.2.6 The medieval common grazing land for Wigton was in three main blocks, “*the first at Lowmoor, now the school playing fields*” (Cumbria County Council 2006, 6). It is likely

that this also included the present site, as much of the land to the east of the Auction was used as playing fields in recent times (*confer* Figure 10). Traces of the medieval strip field system also survive, visible at Stony Banks, to the east of the site (Cumbria County Council 2006, 6). The field to the east of the vicarage forming a part of the geophysical survey area, may be one such strip field.

3.2.7 The Lord of the Manor “*had the sole and lucrative right to own windmills and watermills. All his tenants had to use these to grind their corn*” (Higham 1993, 11). There were four mills in Wigton, and each tenant was responsible for the feeding and caring of one of the breeding animals of the Lord’s demesne; Great Mill had a stallion, Little Mill, a boar, and a bull and ram were tended by the remaining two mills (*ibid*). Great Mill and Little Mill were both water mills, and Little Mill was located to the north-east of the site (HER 10251). Little Mill was still in use in the early 1890s (Higham 1993, 12), although by 1895 “*Mr Banks [had] purchased the structure and the land surrounding it, as far north as Kirkland Road. The mill and cottages were then raised to the ground and the old trees uprooted*” (Moore 1895, in Allan 1993, 61). Little Mill (Plate 1) was originally a corn mill, but was let out in 1783 to a textile manufacturer for bleaching, and later used as a carding mill before it reverted to its original use in 1829 (Allan 1993, 61). Wood’s Plan of 1832 shows a ‘Corn Mill’ to the north-east of ‘Little Mill’, also to the east of the site, and it may be this that is cited in Cumbria’s HER as post medieval and numbered 10251.

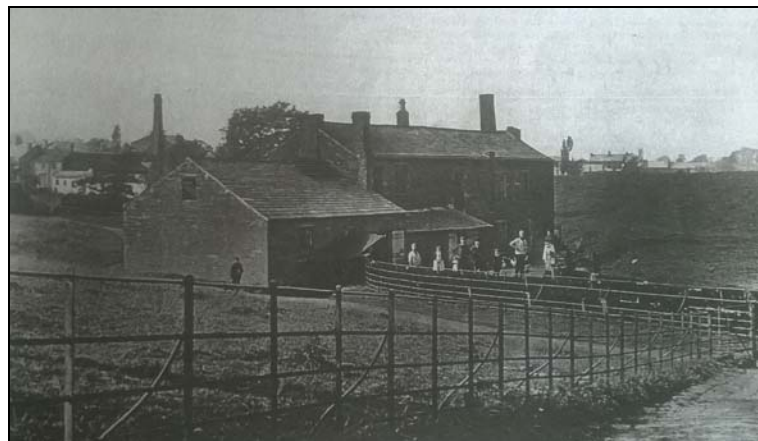


Plate 1: Little Mill (after Allan 1993, 61), formerly to the north-east of the site

3.2.8 **Post Medieval (c. 1540-present):** despite the early industrial development of the water mill and cornmill, and the later dyeworks (HER 10250) along the gill to the northeast of the site, the site itself lay to the south of the burgeoning town of Wigton. This area had remained largely agricultural, as demonstrated by several known heritage assets of this period in the vicinity, including a barn of possible 17th century origin (HER 44035), an 18th century combination barn (HER 44036) and a farmhouse (HER 44037).

- 3.2.9 Hodkinson and Donald's Plan of 1774 (Figure 3) shows the gill to the east, and road with Long-moor and High-moor either side to the south and the church to the north-west of the site. It also shows three north-east to south-west orientated buildings to the south-west of the church, indicating roadside development along the main southern route out of the town by this date. This could represent buildings on Proctor Road, the roughly triangular area to the south of the church, or perhaps even a stylised representation of the timber yard, known to have been in existence by the 1864 10ft to 1 mile Ordnance Survey town plan (not illustrated as it does not depict the site itself), and perhaps the vicarage (NHL 1213044), constructed in 1720 (Higham 1993, 43), located to the west of the site. On Greenwood's plan of 1823, these latter buildings are more easily identifiable as the north-east to south-west aligned rectangular building of the timber yard and associated boundary, and the vicarage, an L-shaped building to the south, within an enclosed area, with further buildings shown alongside the road to the south of the vicarage (Figure 4).
- 3.2.10 It may be that the buildings denoted as the timber yard site on later 19th century mapping, were not yet a timber yard by 1823 and the publication of Greenwood's plan. Wood's plan of the town in 1832 (Figure 5) marks and labels other industrial buildings in the area. This includes Little Mill, Corn Mill (HER 10251) and the Dye House (HER 10250) to the east of the site, (Little Mill and Corn mill at this date utilising a southern spur of Speet Gill), Tannery and New Brewery to the north, and key buildings, such as Vicarage to the west and the Highland Laddie to the north-west, labelled '27', but does not denote a timber yard. On Wood's plan, a footpath is shown leading from Proctors Lane to the north-west of the site, following the Speet/Speed Gill, crossing the site itself, and culminating at the Corn Mill (HER 10251). This would have granted workers access to these gill-side workplaces, and this route seems to be still in use at the time of the survey, as the main route to the public baths.
- 3.2.11 The 1832 map (Figure 5) labels a rope walk to the west of the site and extending into the site, north of the Vicarage, perhaps a predecessor to, or catalyst for, the establishment of the timber yard. The fact that an 'Intended Street' is depicted on the 1832 map across the site is indicative that further development in this area, into the western part of the site, was imminent, though this road seems never to have been built, as no road is shown in later mapping. In 1832, the western part of the site was owned by the 'Late I. Barwise' and the eastern part by 'John Jefferson Esq.'. An 1829 Trade Directory lists only one Barwise in Wigton, a Mrs Julia Barwise on Allonby Road, presumably I. Barwise's widow (Parson and White 1829, 397), and John Jefferson as a

yeoman at Southend (*ibid*, 398). Interestingly, an Anthony Barwis Esq. and Tho. Barwise are listed as owners of land at Wigton in an inquisition made in 1578 (Cumberland News 1933).

3.2.12 At some time between 1832 (Figure 5) and the publication of the six inch First Edition Ordnance Survey map of 1868 (Figure 6), Little Mill and the cornmill seem to have been combined, or the cornmill closed, as only the eastern one is labelled, 'Little Mill (Corn)'. It is still located on a southern spur of Speet/Speed Gill. The brewery formerly in existence, to the north of the site, seems also to have gone. The dyeworks are still shown to the north-east of the site, with associated footpath formerly depicted, and this now leads south to meet Longmoor House, forming the present lane known as Stony Banks. A small track and boundary, with a small pond, seemingly associated with Longmoor House, extends into the site in the south-eastern corner where there was formerly a small plantation. The Timber Yard is in existence by this date, annotated to the west of the site, and vicarage to the south of that. Flosfield, a grand detached villa, has also been constructed in these intervening years, to the east of the vicarage and south and west of the site. This is presently the library block for the comprehensive school to the south of the site, and before that, had been converted to form a residence for the headmaster and boarders of the grammar school (NHL 1289317). Flosfield was built in c. 1860 by local solicitor Joseph Carrick, "*on a ten acre estate which was originally part of Low Moor commons*" and included the house, a lodge, stables and land (Higham 1993, 66).

3.2.13 Little had changed between the publication of the First Edition six inch scale map of 1868 (Figure 6) and the First Edition 25inch to the mile scale map of 1892 (Figure 7), though a National School is annotated to the south-west of the vicarage. This primary school had been built in 1829 by public subscription (Allan 1993, 34). The same field layout of the site was retained. Many changes occurred, however between the 1892 Ordnance Survey map (Figure 7) and the Second Edition Ordnance Survey Map of 1900 (Figure 8). A small plot of land, south of the Highland Laddie, and west of the site, north of the timber yard site and vicarage, had been commandeered for a 'Bowling Green'. In addition, the former timber yard had been redeveloped as an 'Auction Mart', though some of the buildings along the southern and northern boundary appear to have been retained from its earlier use. A central round auction ring building had been built, with pens and tracks to the west and south, though the same boundaries had been retained as delimiting the extent of the earlier timber yard. William Hope, who set up Hope's Auction Mart at the site, first leased an auction mart

in Church Street in 1880 (Allan 1993, 88), though the mart at the later site became one of the country's largest twice-yearly sale of horses, still occurring into the 1990s at least.

3.2.14 The 1900 map (Figure 8) shows that the strip field to the east of the vicarage has had a squarish plot segregated from it, with small buildings along the northern boundary, perhaps as an additional garden for the vicarage, as paths leading from its garden culminate at the boundary, or perhaps it was accessed from the tree-lined track to the south, the entrance to Flosfield. The formerly depicted track and enclosed pond within the south-east corner of the site no longer survives, and glasshouses had been constructed to the north-east of Flosfield. In addition, Nelson School, the new grammar school for the town, had been constructed to the south of Flosfield, west of the site, with a track leading southwards, to Longmoor Lane. The Nelson School was built in 1898/9 with money from Joseph Nelson, who died in 1893, leaving his fortune to charity without specifying a suitable cause. Flosfield House and its grounds were purchased for £4,000 and refurbished for the masters and boarders, and the old toll house and a row of weavers' cottages along Southend were also purchased for the school and pulled down "*because of the immoral reputation of some of their tenants*" (Higham 1993, 66). The new boys' grammar school building itself was built to the south of Flosfield, opening in 1899 (Allan 1993, 35).

3.2.15 Further changes shown on the 1900 map (Figure 8) include two symmetrically constructed detached houses to the south of the site, fronting the north side of Longmoor Lane, with associated garden boundaries, with the former east-west orientated field boundary to the north of these no longer existing. In addition, to the north-east of the site, the cornmill buildings no longer survive (*confer* 3.2.7), and although the buildings formerly housing the dyeworks are shown, they are no longer labelled. A cutting/ embankment to the east of the former mills indicate that Speed/Speet Gill to the east of the site had been straightened in the late 19th century, and the former southern spur culverted or channelled back into it. The lane to the east, Stony Banks, is also labelled on the 1900 map. Within the site itself, the auction mart, formerly limited to the west of the site, appears to have extended to within the site itself, resulting in a new sub-divided area, meaning that the geophysical survey site by 1900 comprised parts of seven fields/enclosures (Figure 8).

3.2.16 **Modern (c.1900 to present):** the Third Edition Ordnance Survey map of 1925 (Figure 9) is the earliest to show the public baths. Wigton baths were constructed to the north-east of the site by Edwin Banks of Highmoor, after the demolition of the cornmill and

associated buildings (*confer* 3.2.7). The baths were formally opened in 1901, though there was initially some dispute about the abstraction of water from the small beck, Speed/Speet Gill (Allan 1993, 62). This resulted in the provision of piped mains water (Higham 1993, 62). “A fine maple floor was laid on top of the pool”, allowing the building to be used as a gymnasium and dance hall (*ibid*), the floor eventually being relaid in the Market Hall, though this has since “been replaced” (*ibid*).

- 3.2.17 The site itself remains largely unchanged between 1900 (Figure 8) and 1925 (Figure 9), although the newest boundary, first shown on the 1900 map (Figure 8), has been filled with pens associated with the Auction Mart to the west of the site. The footpath is still shown to the north, leading to the new Public Baths.
- 3.2.18 The Third Edition map also shows the former Flosfield as Nelson School House (Figure 9), with Nelson School to the south of this (*confer* 3.2.13). The boys’ Nelson school and the girls’ Thomlinson school, amalgamated in 1952, to become the Nelson Thomlinson Grammar School (Allan 1993, 35). In 1956 a sports pavilion was erected, and between 1965 and 1967 new buildings to accommodate “extra classrooms, a large assembly/dining room... [and] in 1967... the first school sports hall in the county” (Higham 1993, 86). These developments are shown on the 1968 Ordnance Survey map (Figure 10). In 1969, following the abolition of selective education, the school was combined with Wigton Secondary School to become the Nelson Thomlinson Comprehensive School (*ibid*).
- 3.2.19 The breakup of the Highmoor Estate to the south of the site in 1922, former home of the Banks family, caused problems for local sports clubs, as it had been the home of many leisure and sports activities. The cricket club eventually relocated to “the fields of the Nelson School” (Higham 1993, 92), before combining with the rugby club in 1970 (*ibid*, 96). These playing fields are depicted on the 1968 edition of the Ordnance Survey series (Figure 10), and include the two fields forming the eastern part of the present geophysical survey site. It could be that cricket was played within the site itself. To the south, further housing had been established fronting Longmoor Lane. Within the western part of the site, by 1968, the Auction Mart had been extended further, a large L-shaped building replacing the easternmost of the former pens (compare Figures 9 and 10). This had resulted in the removal of the east-west boundary, first shown on the 1900 map (Figure 8), and the north-west south-east boundary shown on Wood’s Plan of 1832 (Figure 5). These auction mart developments are shown on Google Earth imagery of 2003, which also seems to indicate the use of the area to the north-east, as car parking (Plate 2).



Plate 2: Google Earth Imagery, 31st December 2003

3.2.20 Despite increased pressure on land in the area for housing, particularly after the Second World War when large scale housing developments, such as the Springfield Estate, and the Highmoor Estate (Higham 1993, 87) to the south of the site, were completed, the geophysical survey site has remained within an undeveloped pocket of land, south of the centre of the town, but north of these larger housing developments. Piecemeal modern development has affected the locality, but, except for developments relating to the auction mart, these have not had a direct impact on the site itself.

3.3 Previous Archaeological Work

3.3.1 An archaeological evaluation of the northwest part of the study area, including Area 1, was undertaken by AOC in 2008. This evaluation provided no demonstrable evidence of prehistoric or Roman activity. There was, however, possible evidence of a medieval land division, in the form of a boundary ditch, although this lay to the west of Area 1. Other deposits and features within the area were either undated or of late post-medieval date, including a possible lean-to immediately to the west of Area 1, thus indicating that the site remained peripheral to the urbanised area of Wigton until the post-medieval period (AOC 2008, 8).

3.4 Summary

3.4.1 Prior to the 19th century, the geophysical survey site seems to have lain in the agricultural hinterland of Wigton, south of the centre of the settlement. There are known traces of surviving strip fields in the immediate vicinity, and such features may survive within the site itself, which is thought to lie on the boundary between the strip fields and the Lowmoor area of commonfields in the medieval period. The site's

proximity to a burn, Speet/Speed Gill, a body of water utilised by early industry in the area (including possible medieval corn mills), does suggest a potential for related activity to have extended within the site boundary, particularly in the north and north-eastern part of the site.

- 3.4.2 In 1832 (Figure 5), the site comprised part of one large field in the eastern part, owned by John Jefferson and with a small plantation in the south-eastern corner, and parts of four fields in the north-western part of the site, owned by the late I. Barwise. At the northern boundary, the track to the mills extended into the site, as did possible features associated with the 'Corn Mill'. A similar layout is shown on the First Edition Ordnance Survey Map of 1868 (Figure 6), though a new east to west aligned field boundary is depicted dividing the former large easternmost field, and the plantation in the south-east corner of the site has a small track leading to it. These same six fields and one small enclosed area in the south-eastern corner, now including a pond, is shown on the 1892 Ordnance Survey map (Figure 7). This had gone by 1900, and a new boundary, in the western part of the site associated with the development of the auction mart had been established within the site boundary (Figure 8). This was occupied by pens by 1925 (Figure 9).
- 3.4.3 Developments occurring at the Auction Mart between 1925 (Figure 9) and 1968 (Figure 10), and post 1968 (Figure 2) have had an impact on former field boundaries in the northwest part of the site, although several features of probable post-medieval origin were detected within this area during a previous evaluation. The eastern part, retaining an east-west boundary dating between 1832 and 1868 (Figures 5 and 6), has been less affected.
- 3.4.4 Thus, there is the potential for further traces of earlier boundaries to survive, including those relating to the former plantation/pond area in the south-eastern corner, and a further four, surviving until 1968, in the north-western part of the site, known to pre-date 1832 (Figure 5). In addition, there is the potential for evidence of industrial activity (associated with the mills once existing to the northeast of the site, including a track), medieval agricultural activity, and possibly earlier remains, to survive within the site boundary.

4 GEOPHYSICAL SURVEY RESULTS

4.1 Introduction

4.1.1 The geophysical survey was undertaken between the 11th and 12th July 2017. The geophysical survey covered the majority of the pasture land proposed for a new housing development to the south and south-east of the former auction mart (Figure 2, Areas 1-3). The north-western and western areas due to be affected by the proposed development, which had existing buildings, were too close to metal structures to produce worthwhile results, or were surfaced in asphalt, were omitted from the geophysical survey.

4.1.2 Small discrete dipolar magnetic anomalies were detected which were dispersed across the whole of the study area. These are almost certainly caused by fired or ferrous litter in the topsoil, which is typical for modern agricultural land. These anomalies are indicated on the geophysical interpretation drawings, but not referred to again.

4.1.3 Areas of strong magnetic disturbance were detected in all areas, caused by modern features, including agricultural equipment, structures, metal fences and gates (Figure 11 and Figure 12). These areas are also indicated on the geophysical interpretation drawings (Figure 13). A very small field of pasture to the immediate west of Area 1 was surveyed but found to be unproductive due to modern structures and was excluded.

4.2 Area 1

4.2.1 Area 1 comprised a small narrow field of pasture to the east of the former auction mart, immediately south of Swan Road. This field was divided in two until recently, and as a consequence a chain of dipolar magnetic anomalies was detected crossing the centre of the field, aligned north-west to south-east, which is believed to be due to material associated with the former boundary.

4.2.2 Two very weak linear positive magnetic anomalies were detected crossing the south side of Area 1, aligned north-east to south-west, the nature of which is unknown, although it is probable that they are related to shallow features identified within the area during a previous evaluation and probably represent post-medieval agricultural activity.

4.2.3 The narrow nature of this field, and the magnetic disturbance caused by adjacent fences, meant that no other geophysical anomalies were detected in this field. It is possible that the strong magnetic disturbance could have masked any weaker magnetic signals in this area, but this is uncertain.

4.3 Area 2

- 4.3.1 Area 2 comprised a larger sub-rectangular field, to the east and south-east of Area 1, separated by a modern fence line, to the west of Stony Banks road. Strong magnetic disturbance was detected along the edges of Area 2 as a result.
- 4.3.2 Two very strong linear bipolar magnetic anomalies were detected crossing the north side of Area 2, aligned north-east to south-west. These almost certainly represent modern service pipes. A very strong dipolar magnetic anomaly to the south may represent an associated buried structure.
- 4.3.3 Some very weak linear positive and negative magnetic anomalies were detected crossing the south side of Area 2, aligned north-west to south-east, the nature of which is uncertain. They may be further agricultural features, or topographic features relating to the sloping ground in this area.

4.4 Area 3

- 4.4.1 Area 3 comprised a rectangular field, to the south of Area 2 within the southern part of the proposed development area, to the west of Stony Banks road. Strong magnetic disturbance was also detected along the edges of Area 3 as a result of modern fences.
- 4.4.2 Two very strong linear bipolar magnetic anomalies were detected crossing the north and south sides of Area 3, aligned north-east to south-west and north-west to south-east. These almost certainly represent further service pipes.
- 4.4.3 A concentration of dipolar magnetic anomalies was detected on the south side of Area 3, representing an area of disturbed ground. This is believed to be associated with a former pond, which is depicted in this location on 19th century historic mapping (*confer* 3.3.2).
- 4.4.4 A single weak linear positive magnetic anomaly was detected on the east side of Area 3, aligned northwest to southeast, which may represent a soil-filled feature but this was uncertain.
- 4.4.5 No other potential archaeological features were detected in Area 3.

4.5 Discussion

- 4.5.1 Concentrations of dipolar magnetic anomalies were detected in Area 1 and Area 3, which are believed to relate to features depicted on historic maps. These include a former field boundary crossing Area 1, which is depicted on the First Edition Ordnance Survey Map of 1868 and was only recently removed, and a former pond in Area 3,

which is first depicted on Wood's Plan of Wigton dated 1832, but was evidently infilled by the start of the 20th century.

- 4.5.2 No other definite archaeological features have been detected by the geophysical surveys. A number of very weak linear anomalies were detected, the nature of which was uncertain, although some may relate to shallow features of possible post-medieval agricultural origin identified during a previous evaluation in 2008.

5 CONCLUSIONS

5.1 Archaeological Potential

- 5.1.1 Prior to the 19th century, the geophysical survey site seems to have lain in the agricultural hinterland of Wigton, to the south of the centre of the settlement. There are known traces of surviving strip fields in the immediate vicinity, and it was possible that such features may survive within the site itself. The site's proximity to a burn, Speet/Speed Gill, a body of water utilised by early industry in the area (including possible medieval corn mills), suggested the potential for related activity to have extended within the site boundary, particularly in the north and north-eastern part of the site.
- 5.1.2 Map evidence has shown that a former ropewalk extended to within the western part of the proposed development site in 1832. This area was not subjected to geophysical survey due to existing buildings and asphalt in the area. Cartographic sources also revealed the potential for traces of earlier boundaries to survive within the site. These include those relating to a former plantation/pond area in the south-eastern corner, and a further four, surviving until 1968, in the north-western part of the site, known to pre-date 1832. In addition, the research found that there was the potential for evidence of medieval agricultural activity, and possibly earlier remains, to survive within the site boundary.
- 5.1.3 A previous evaluation undertaken in 2008 of the northwest part of the study area revealed evidence for potential medieval activity, although these remains lay immediately to the west of the proposed development boundary and were not subject to geophysical survey. The previous evaluation also identified a number of features within the northwest part of the proposed development site, although these appear to have related to a palaeochannel of the Speet/Speed Gill and several features of probable post-medieval agricultural origin.
- 5.1.4 Dipolar magnetic anomalies were detected in two areas which are likely to represent a former field boundary crossing Area 1, and removed after 1968, and the other relating to the former pond area in the south-eastern corner, shown on Wood's Plan of 1832. A number of very weak linear anomalies were also detected the nature of which is unknown, although it is probable that they are related to shallow features identified within the area during the previous evaluation and probably represent post-medieval agricultural activity.

5.1.5 There remains the potential for further as-yet unknown remains to survive within the proposed development site boundary, that were not identifiable by geophysical survey.

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First Edition Ordnance Survey Map, 1892, 25inch to 1 mile scale

Second Edition Ordnance Survey Map, 1900, 25inch to 1 mile scale

Third Edition Ordnance Survey Map, 1925, 25inch to 1 mile scale

1968 Ordnance Survey Map, 25inch to 1 mile scale

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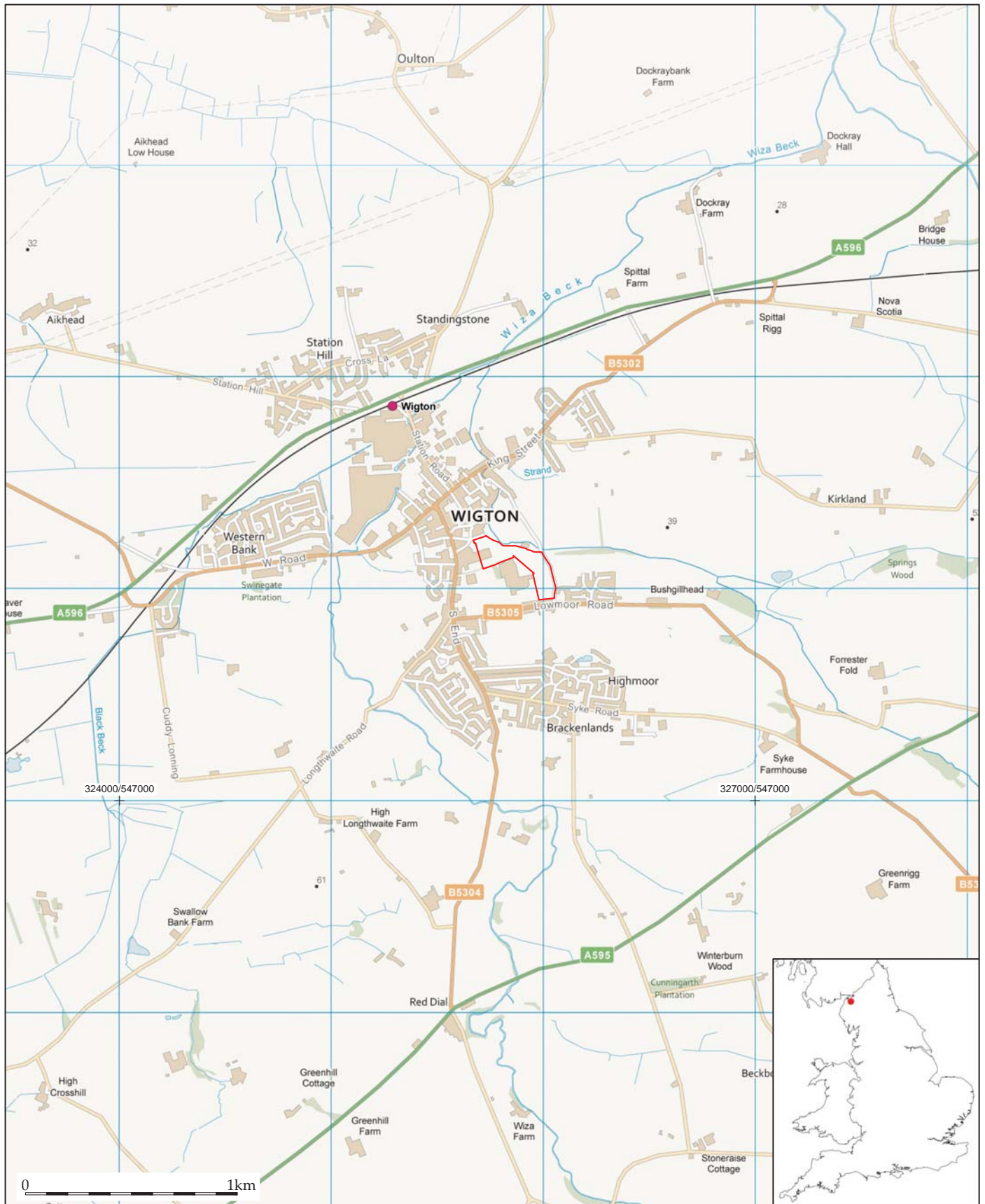
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APPENDIX 1: FIGURES



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2017

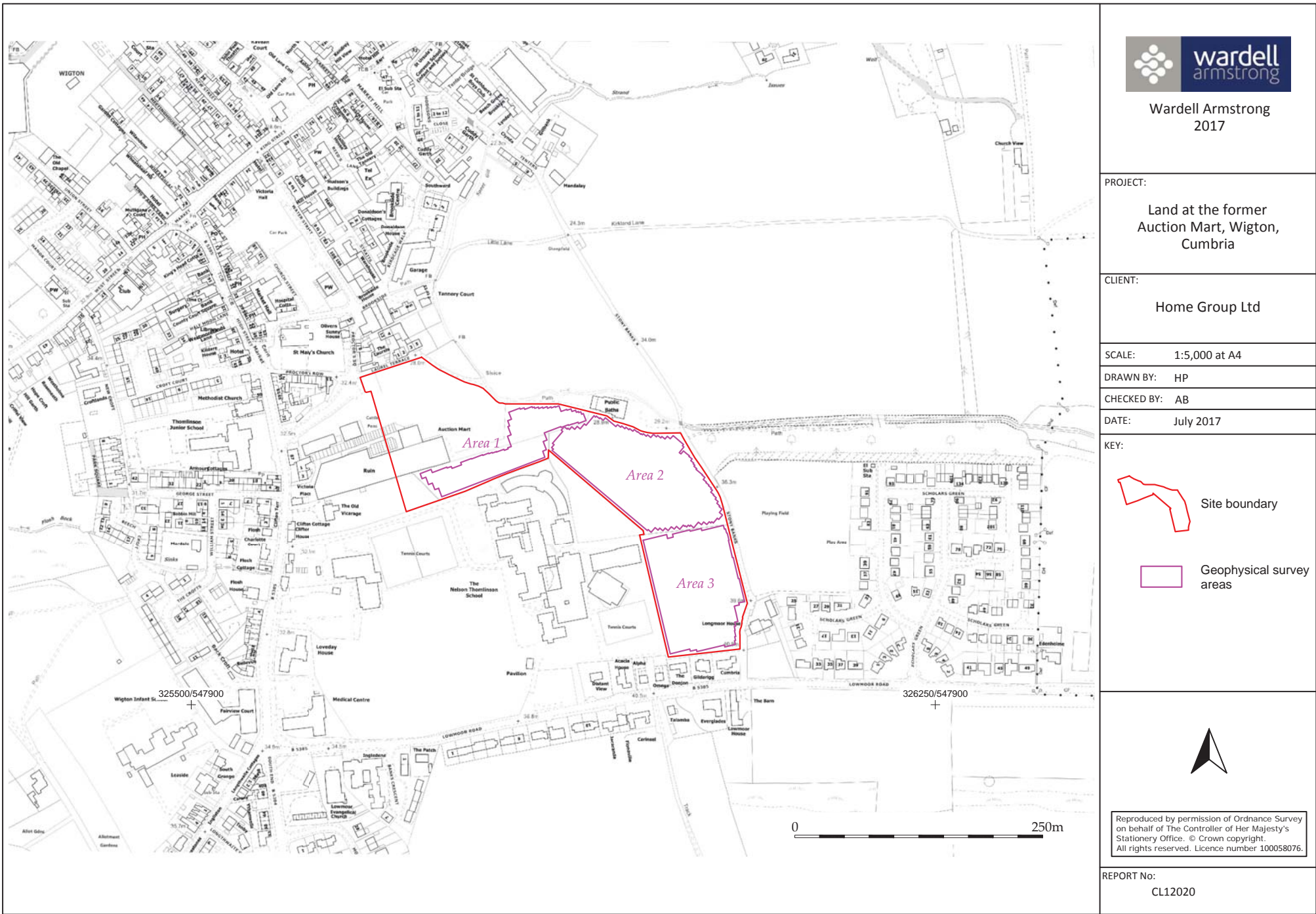
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 SCALE: 1:25,000 at A4
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 CHECKED BY: AB
 DATE: July 2017
 REPORT No: CL12020

KEY:
 Site boundary



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Figure 1: Site location.



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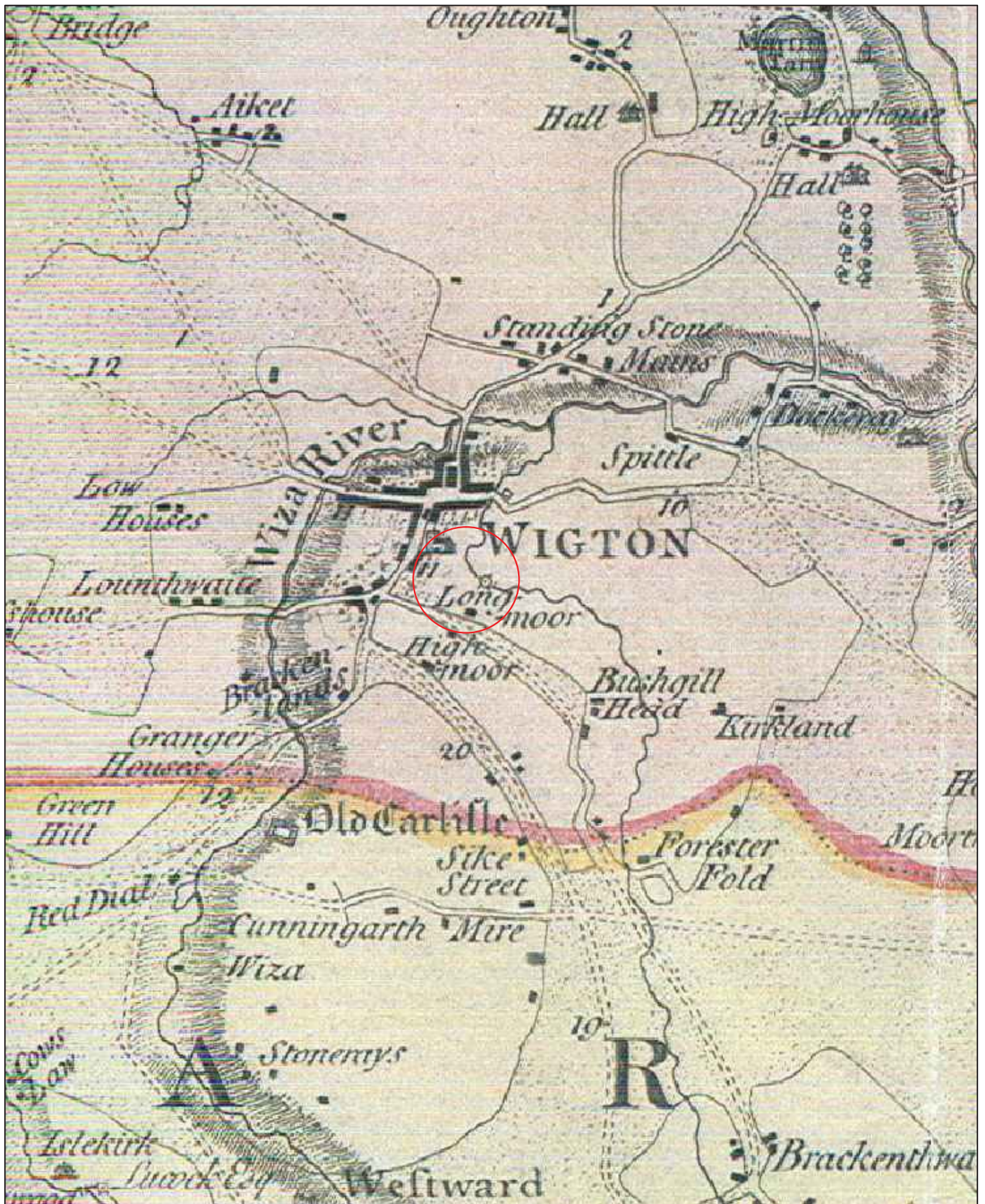
-  Site boundary
-  Geophysical survey areas



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Figure 2: Detailed site location showing the geophysical survey areas.






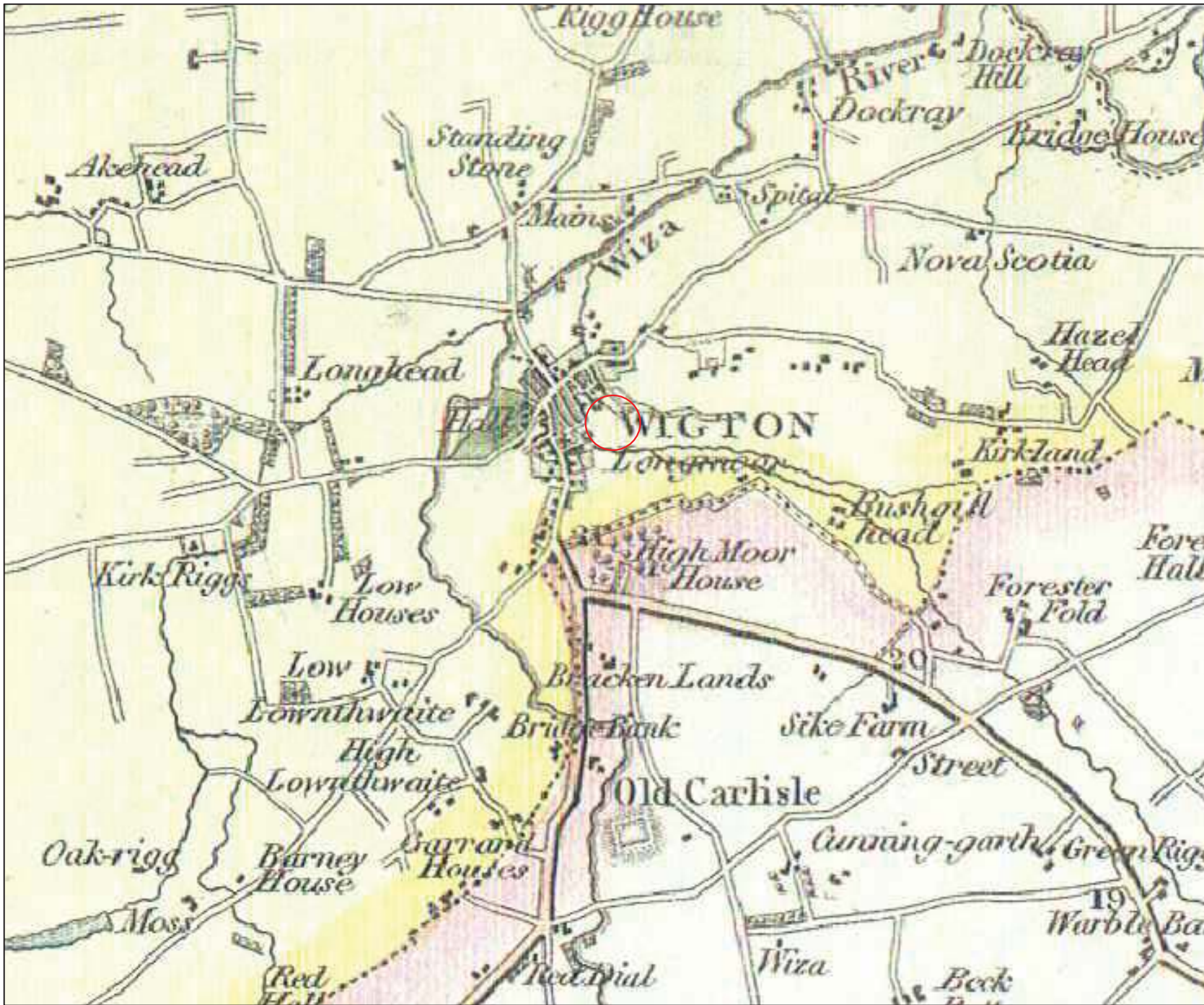
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Figure 3: Extract from Hodkinson and Donald's Plan of Cumberland, 1774.



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

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Figure 4: Extract from Greenwood's Plan of Cumberland, 1823.



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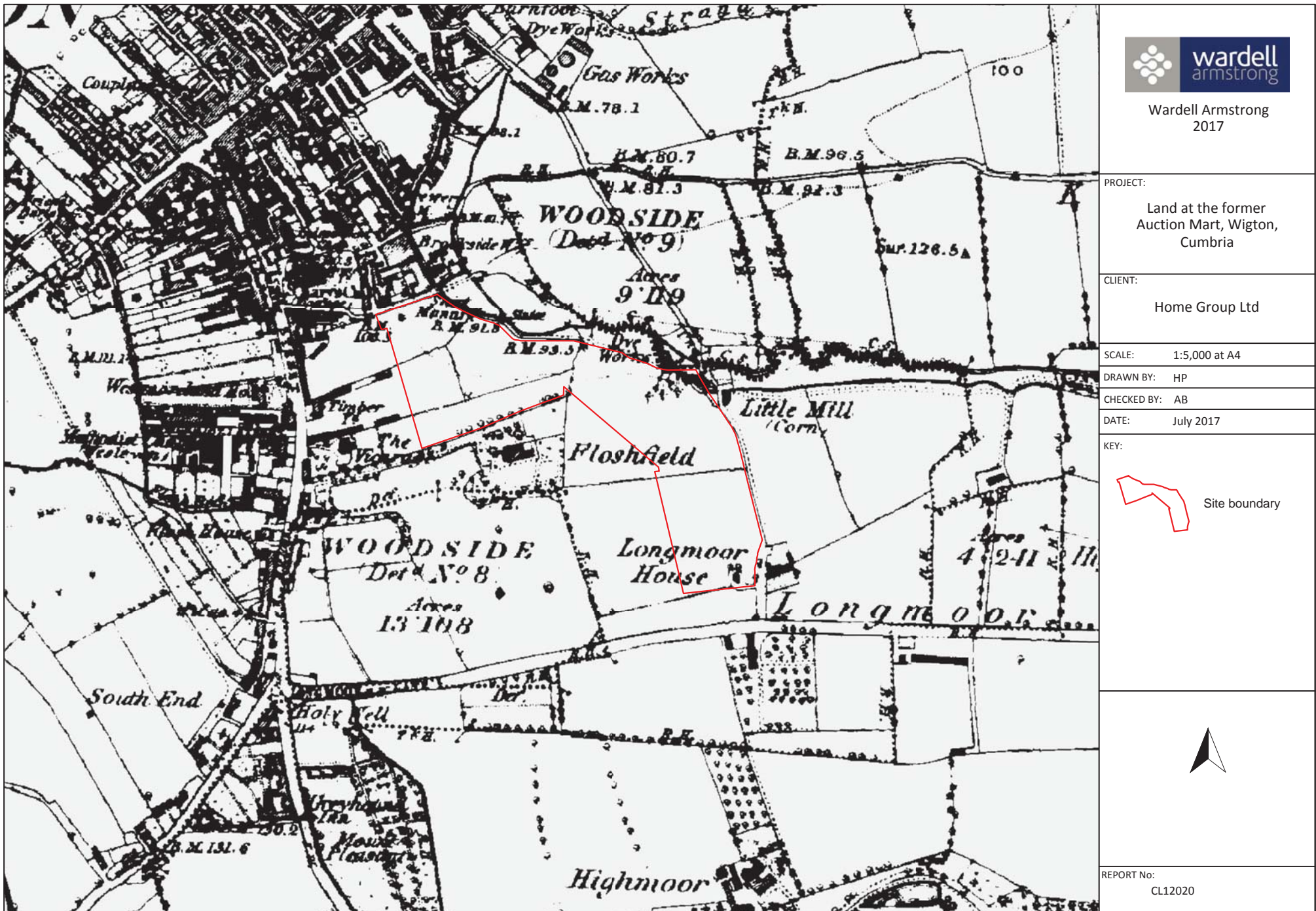
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Figure 5: Extract from Wood's Plan of Wigton, 1832.



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Figure 6: First Edition Ordnance Survey Map, 1868 (6 inches to 1 mile scale).

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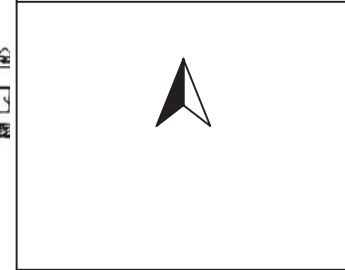
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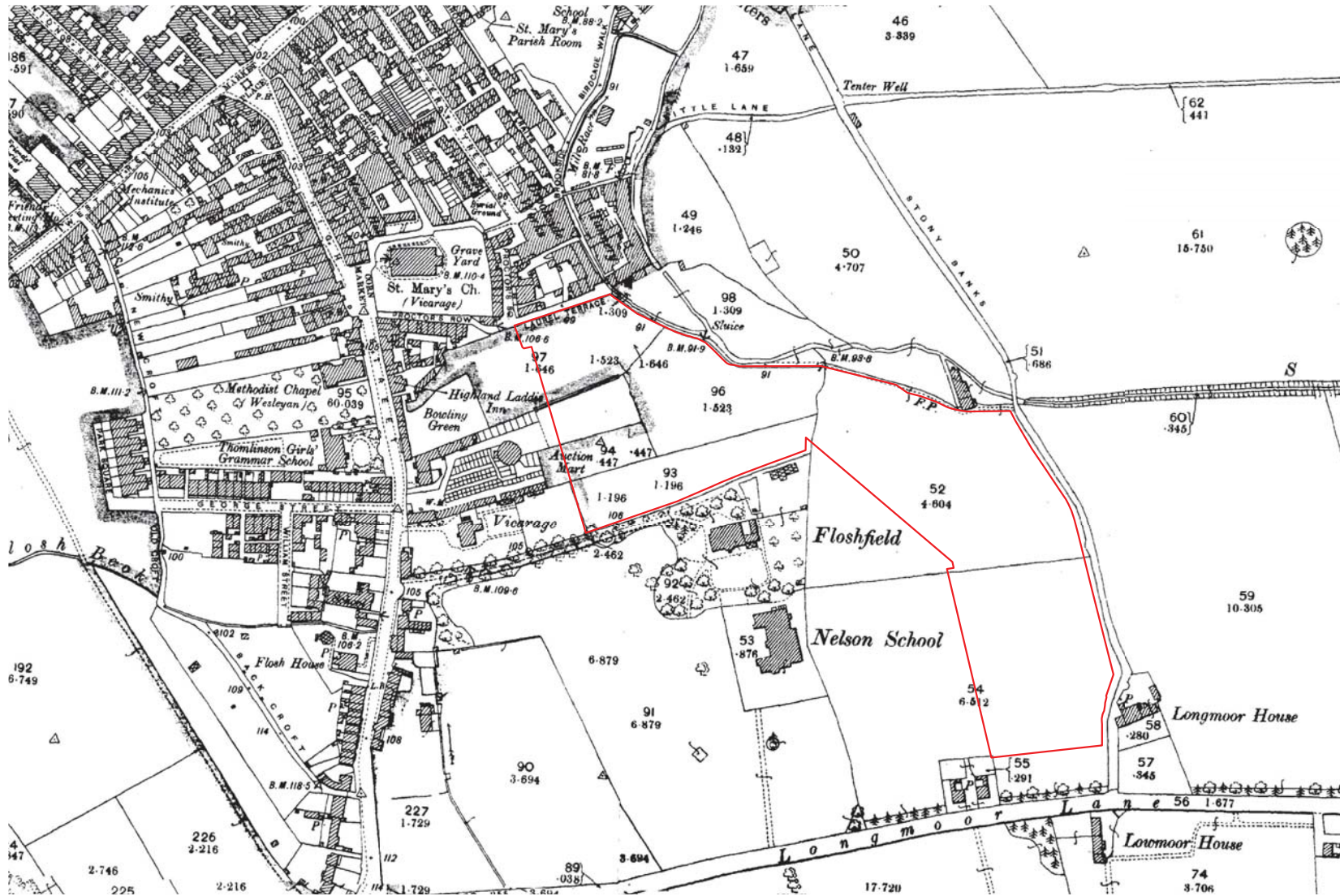


Figure 8: Second Edition Ordnance Survey Map, 1900 (25 inches to 1 mile scale).



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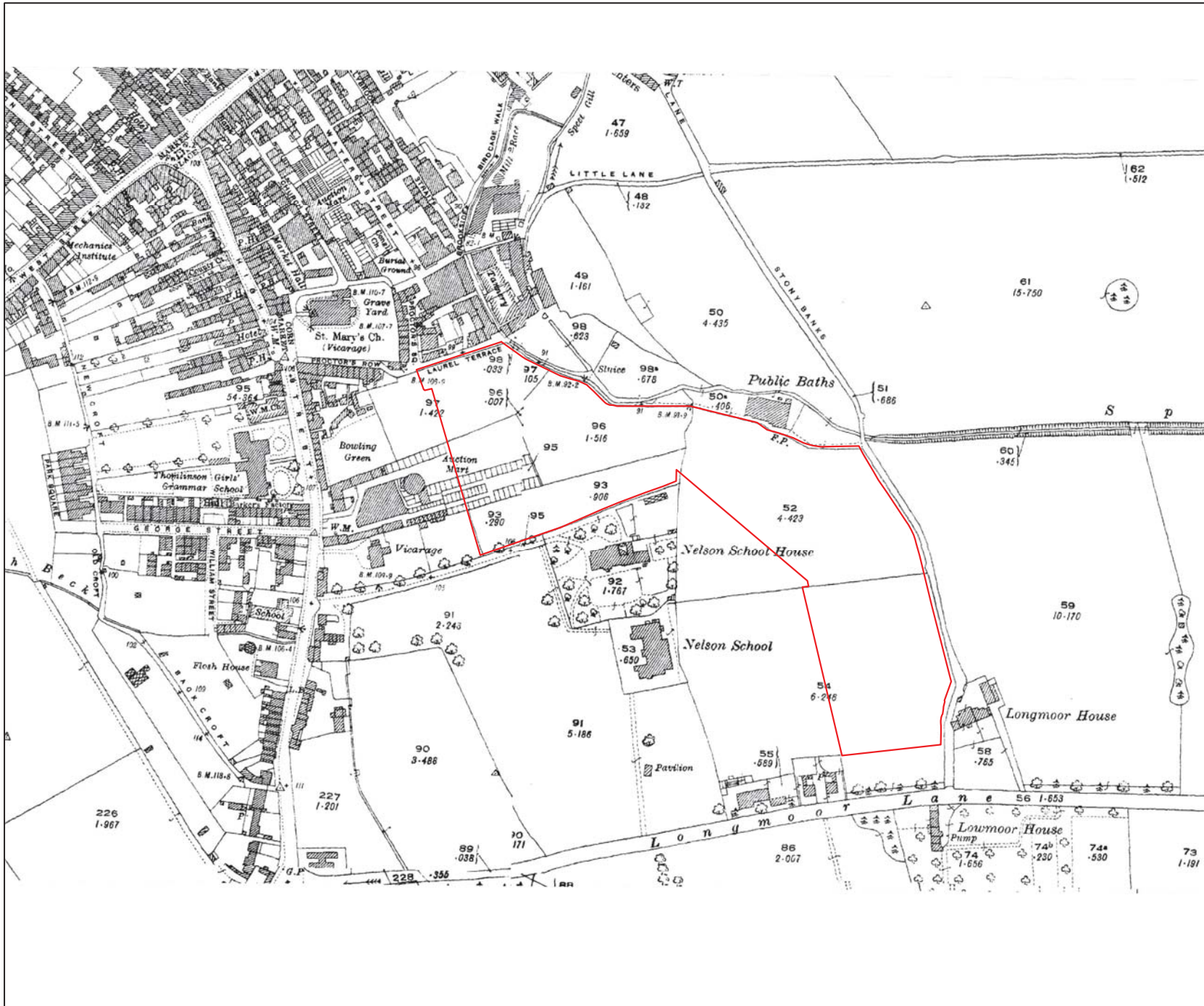


Figure 9: Third Edition Ordnance Survey Map, 1925 (25 inches to 1 mile scale).



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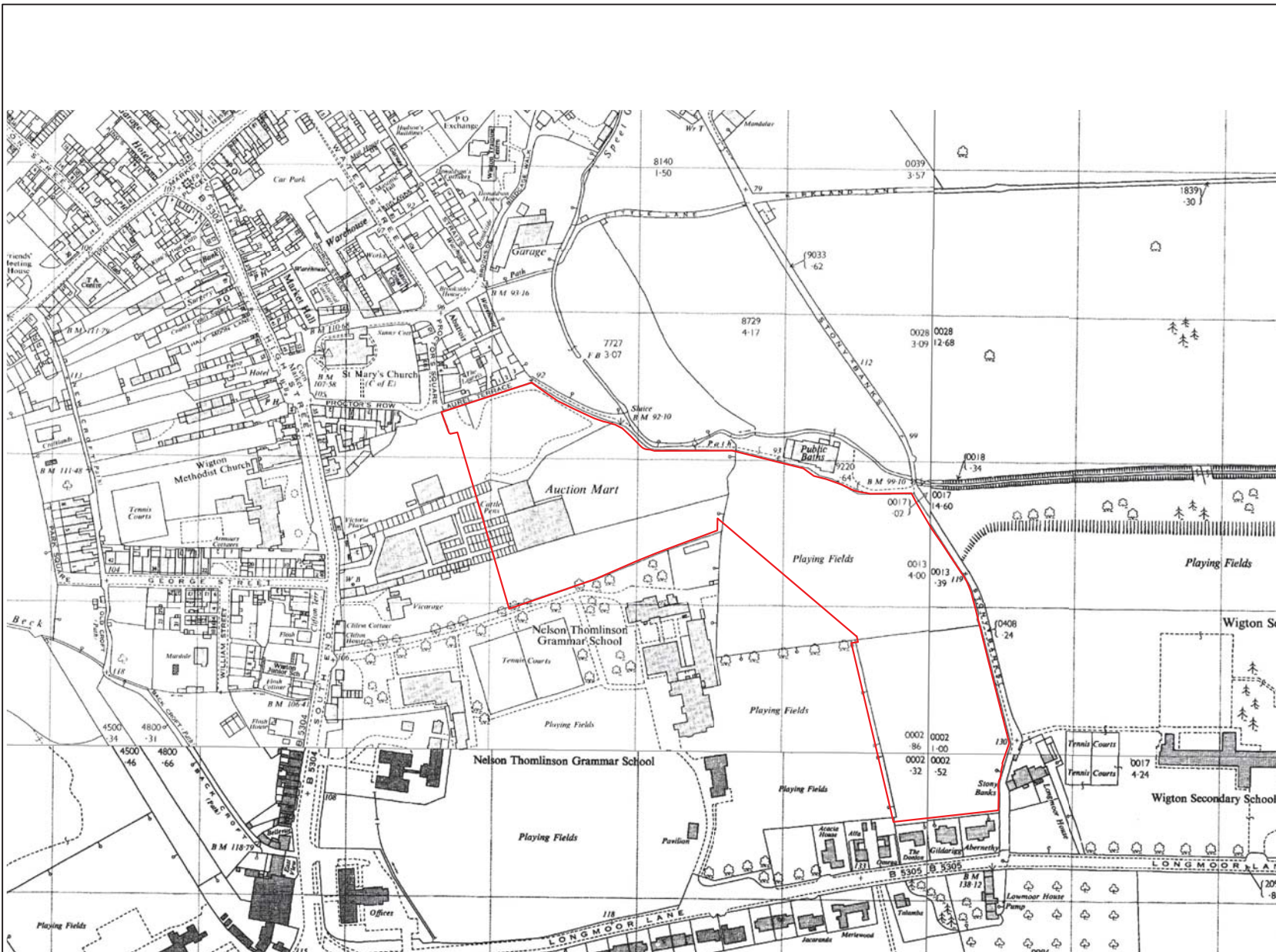


Figure 10: Ordnance Survey Map, 1968 (25 inches to 1 mile scale).



Figure 11: Geophysical survey areas (unprocessed data) showing survey grids.



Figure 12: Geophysical survey areas (processed data).

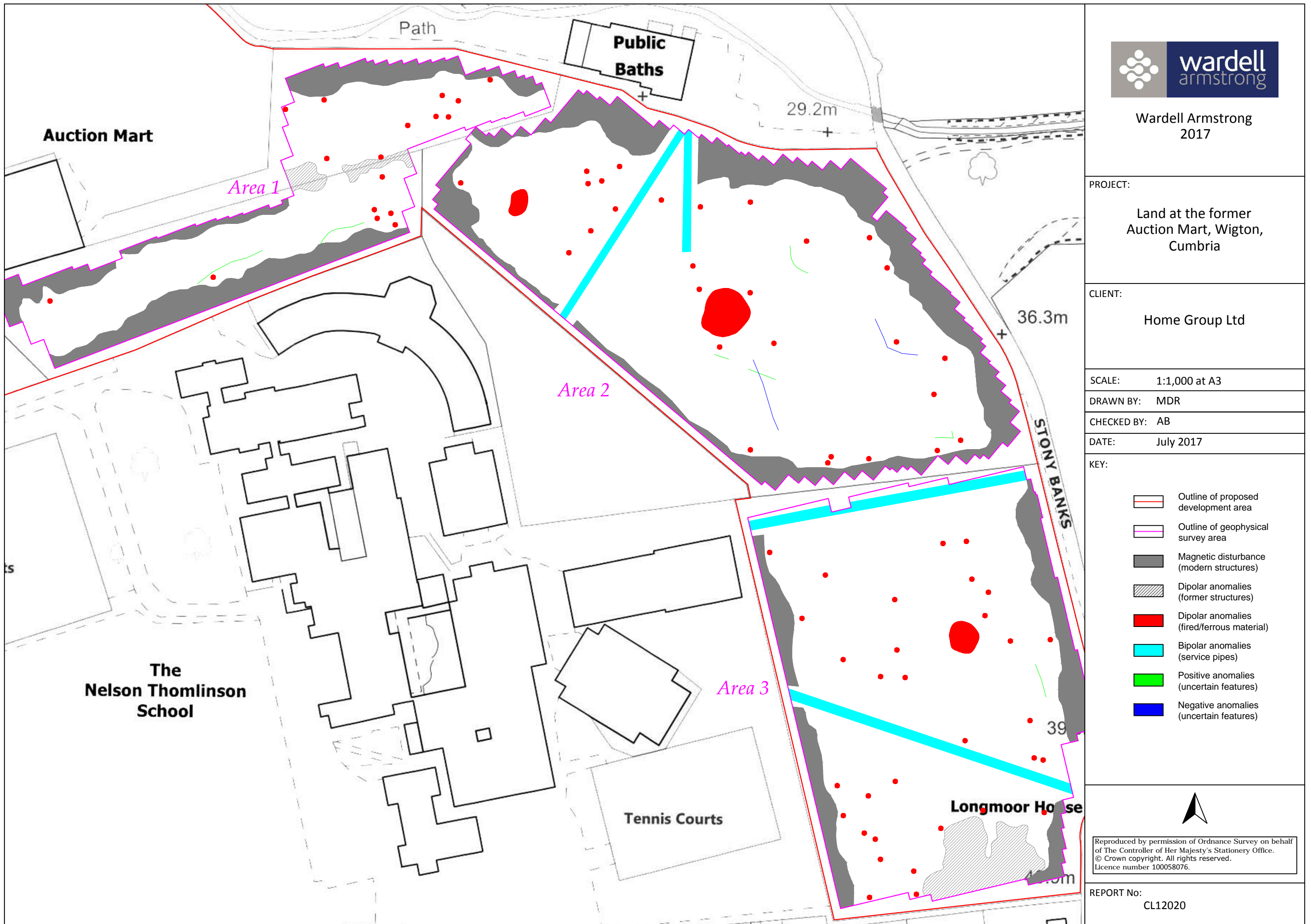


Figure 12: Interpretation of the geophysical survey areas.

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