

OLD BREWERY, HART STREET, ULVERSTON, CUMBRIA

Archaeological Watching Brief



Client: Caterkwik Holdings Ltd

NGR. 328834 478432

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June 2021



The Site	
Site Name	Old Brewery, Hart Street, Ulverston
County	Cumbria
NGR	328834 478432

Client	
Client Name	Caterkwik Holdings Ltd

Planning	
Pre-planning?	No
Planning Application No.	SL/2021/0067
Plans (e.g. conversion, extension, demolition)	Construction of new dwellings
Condition number	7
Local Planning Authority	South Lakeland District Council
Planning Archaeologist	Jeremy Parsons, Cumbria County Council/Andrew Davison, Historic England
Groundworks subject to watching brief	Excavation of footings and associated groundworks

Archiving	
Relevant Record Office(s)/Archive Centre(s)	Barrow-in-Furness
Relevant HER	Cumbria
Relevant museum	Dock Museum, Barrow-in-Furness or Kendal Museum, depending on the nature of any discoveries

Staffing	
Desk-based assessment	Dan Elsworth
Watching brief	Dan Elsworth
Report writing	Dan Elsworth and Tom Mace
Report editing	Jo Dawson
Illustrations	Tom Mace
Date on site work carried out	May 19 th 2022

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Summary

Prior to the submission of a planning application for the redevelopment of the Old Brewery, Brewery Street/Hart Street, Ulverston, Cumbria, as a residential site, Greenlane Archaeology was commissioned to carry out a heritage impact assessment. This was intended to provide an understanding of the archaeological and historical development of the site, taking into account the previous pieces of work carried out in relation to an earlier development scheme, and determine the likely impact of the current proposals on the site. The current report details the result of an archaeological watching brief carried out during the course of groundworks associated with the development in May 2022.

There is plentiful evidence for prehistoric activity in the wider area; however, this is generally limited to stray finds within Ulverston, including a flint artefact of Neolithic or Bronze Age date found in a garden close to the Old Brewery, on the opposite side of Hart Street. Ulverston is primarily of medieval origin, with well-established burgage plots and numerous finds of medieval date known, and the site is on the edge of the medieval core of the town. In the post-medieval period the site is dominated by the development of the brewery, which was established in the mid-18th century and continued in use until the 1990s, seeing several phases of change and expansion.

The watching brief monitored the groundworks comprising the levelling of the site prior to the excavation of footings for the new buildings. The demolition of the existing buildings and removal of concrete floors, carried out prior to the watching brief, had revealed that the natural drift geology was close to the surface on the north-west side, against Hart Street. However, the excavation still exposed some structural remains of late 19th or early 20th century date, and on the south-east side of the site deeper deposits were still present, comprising an upper layer of relatively modern dumped material on top of an early soil horizon. Finds recovered from the latter suggest that it developed in the 19th century, and it probably represents the gardens or similar shown on the earliest maps of the site. Below this a stone-built well was uncovered, which was open and still had water in the base. While this could not be directly dated it is likely to be no earlier than 18th century in date based on its stratigraphic position and condition. It perhaps served the brewery when it was first built.

Although the watching brief did not find any remains of great archaeological significance, it did demonstrate that areas of preserved deposits are present and that earlier structural remains, such as the well, can survive.

Acknowledgements

Greenlane Archaeology would like to thank Caterkwik Holdings Ltd for commissioning the project, in particular Kathy Chadwick, and their architects, Rebecca Gibson and Claudia Bland at John Coward Architects. Special thanks are due to Joe Shaw and colleagues for their assistance on site during the watching brief, and Jeremy Parsons, Historic Environment Officer at Cumbria County Council, for his comments on the report.

1. Introduction

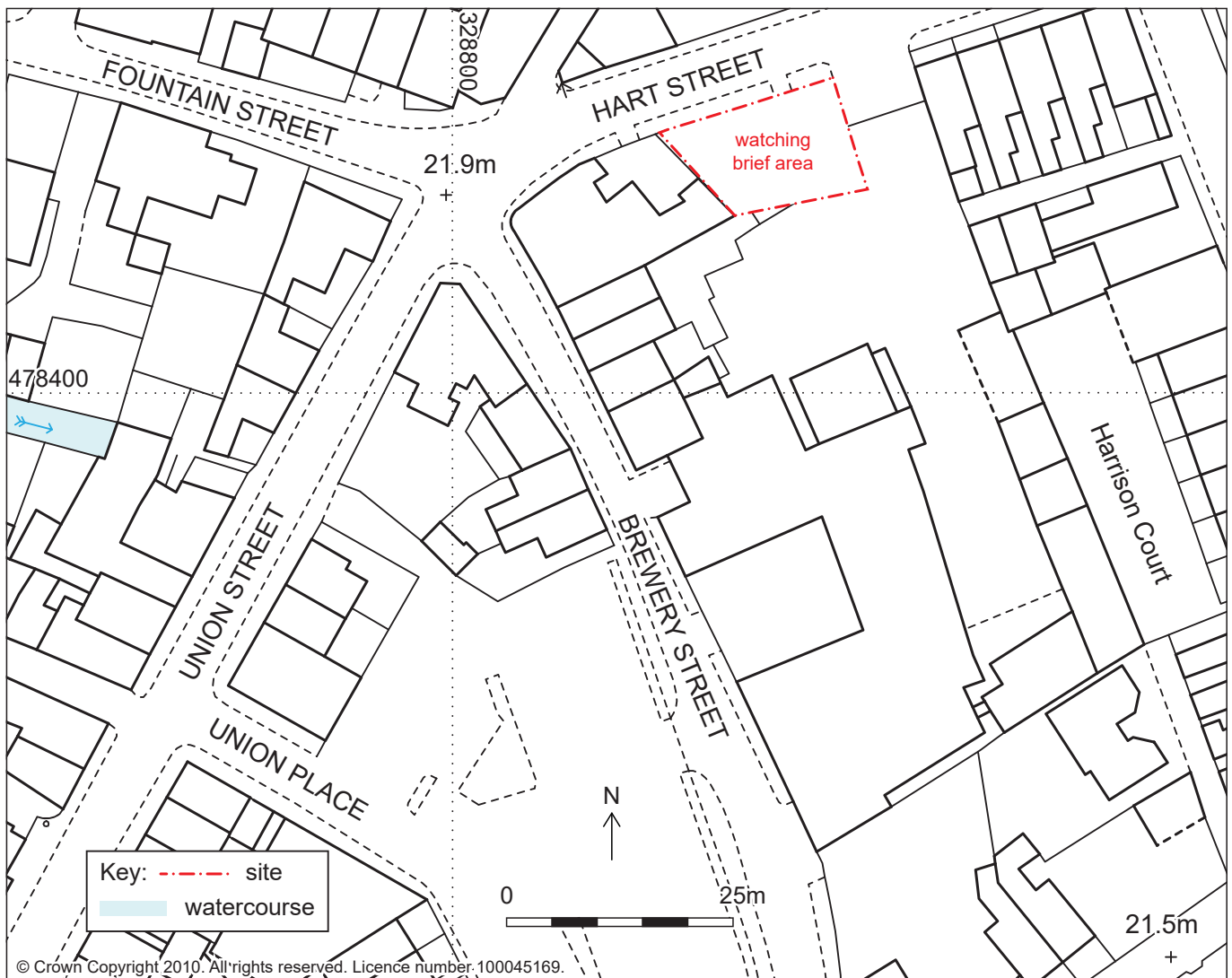
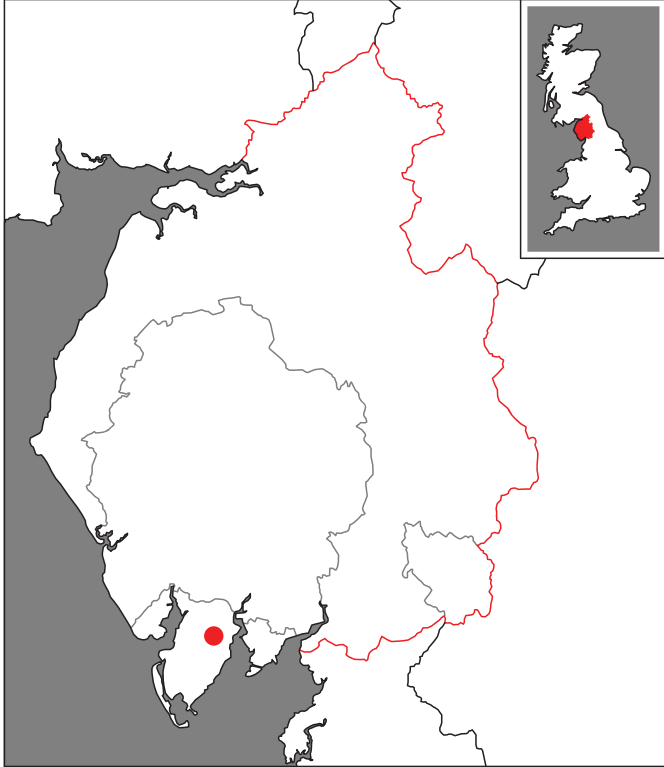
1.1 Circumstances of the Project

1.1.1 The circumstances of the project are set out in the tables on the inside cover of this report.

1.2 Location, Geology, and Topography

1.2.1 The old brewery site is north of the large roundabout on the A590 close to the centre of Ulverston to the east side of Brewery Street (Figure 1; Ordnance Survey 2011). It is approximately 21m above sea level (*ibid*).

1.2.2 The underlying solid geology comprises Bannisdale slates of the Silurian period (Moseley 1978, plate 1), and this is overlain by glacially derived boulder clay (Countryside Commission 1998, 66). The topography of the site is essentially urban, as it is located on the edge of the centre of the town.



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Figure 1: Site location

2. Methodology

2.1 Desk-Based Assessment

2.1.1 A desk-based assessment was previously carried out as part of a Heritage Impact Assessment in 2019 (Greenlane Archaeology 2019). The desk-based assessment was produced in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014b). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the compilation of the desk-based assessment:

- **Record Office/Archive Centre:** the majority of original and secondary sources relating to the site are deposited in the relevant Record Office(s) or Archive Centre(s), as specified in the cover sheet of this report. Of principal importance are early maps of the site. These were examined in order to establish the development of the site, date of any structures present within it, and details of land use, in order to set the site in its historical, archaeological, and regional context. In addition, any details of the site's owners and occupiers were acquired where available;
- **Online Resources:** where available, mapping such as Ordnance Survey maps and tithe maps were consulted online;
- **Greenlane Archaeology:** Greenlane Archaeology's library includes maps, local histories, and unpublished primary and secondary sources. These were consulted where relevant, in order to provide information about the history and archaeology of the site and the general area.

2.2 Archaeological Watching Brief

2.2.1 The watching brief monitored groundworks associated with the project set out in the tables on the inside cover of this report.

2.2.2 All aspects of the archaeological recording were carried out according to the standards and guidance of the Chartered Institute for Archaeologists (CIfA 2014a) and Greenlane Archaeology's own excavation manual (2007). The deposits encountered were recorded in the following manner:

- **Written record:** descriptive records of all deposits were made using Greenlane Archaeology's *pro forma* record sheets;
- **Photographs:** photographs in colour digital format (both 12 meg JPEG and RAW file format) were taken of the site as well as general working shots. A selection of the colour digital photographs is included in this report. A written record of all of the photographs was also made using Greenlane Archaeology's *pro forma* record sheets;
- **Drawings:** drawings were produced on site as follows:
 - i. A plan of the area of the groundworks showing any features of archaeological interest was drawn at a scale of 1:50 and 1:100.

2.3 Environmental Samples

2.3.1 No environmental samples were taken as no appropriate deposits were encountered.

2.4 Finds

2.4.1 **Processing:** all of the artefacts recovered from the watching brief were washed, with the exception of metal objects, which were dry-brushed. They were then naturally air-dried and packaged appropriately in self-seal bags with white write-on panels.

2.4.2 **Assessment and recording:** the finds were assessed and identified in the first instance by Jo Dawson. The finds were recorded directly into the catalogue produced as part of this report (*Appendix 3*).

2.5 Archive

2.5.1 The archive of the project will be deposited with the relevant Record Office or Archive Centre, as detailed on the cover sheet of this report, together with a copy of the report. The archive has been compiled according to the standards and guidelines of the ClfA guidelines (ClfA 2014c). In addition, details will be submitted to the Online Access to the Index of Archaeological Investigations (OASIS) scheme. This is an internet-based project intended to improve the flow of information between contractors, local authority heritage managers and the general public. A copy of the report will be provided to the client and a digital copy of the report will be provided for the relevant Historic Environment Record, as detailed on the cover sheet of this report.

3. Site History

3.1 Introduction

3.1.1 The site history is largely extracted from a previous report for the whole brewery site produced by Greenlane Archaeology (2019). Relevant information from this has been extracted for use in this report.

3.2 Map Regression

3.2.1 **Wood's Plan, 1832:** there are gardens/allotments to the rear of the properties along Brewery Street and to the south side of 'Canal Street' (Plate 1).

3.2.2 **Ordnance Survey, 1850:** there are additional buildings along what was Canal Street, which has been renamed 'Hart Street' (Plate 2; cf. Plate 1).

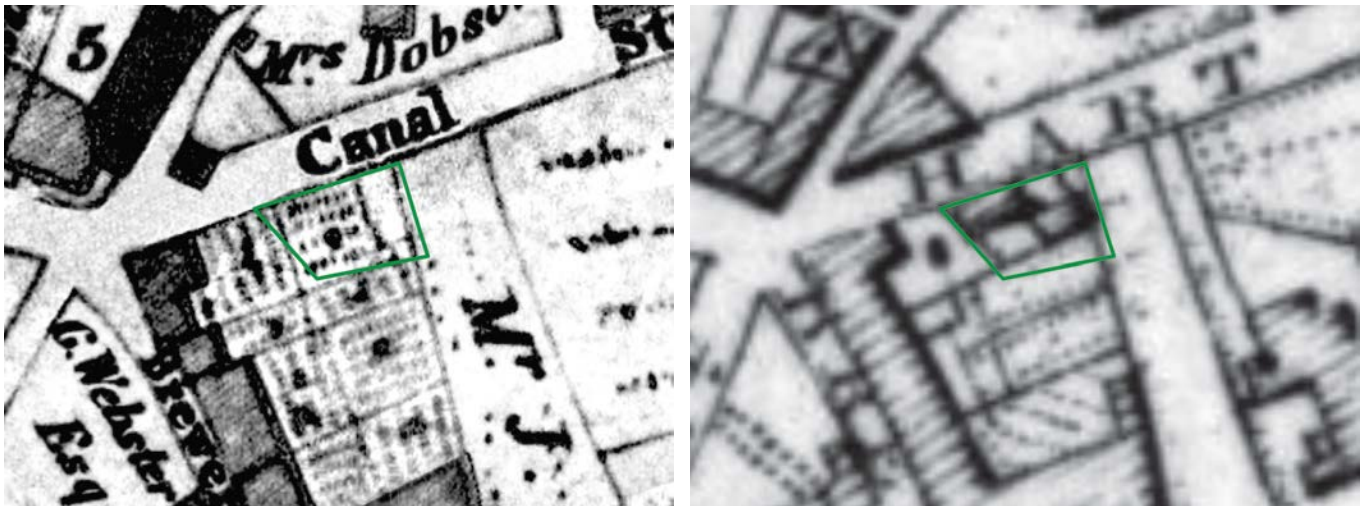


Plate 1 (left): Extract from Wood's map of 1832

Plate 2 (right): Extract from the Ordnance Survey map of 1850

3.2.3 **Auction plan, 1851:** this plan (CAC(B) BDKF/S/30 1851; Plate 3) evidently accompanied an auction at which the brewery was presumably sold. The area of the watching brief encompasses an area immediately adjacent to Lot 1, with a note which reads, 'Miss Ba[damaged]'.

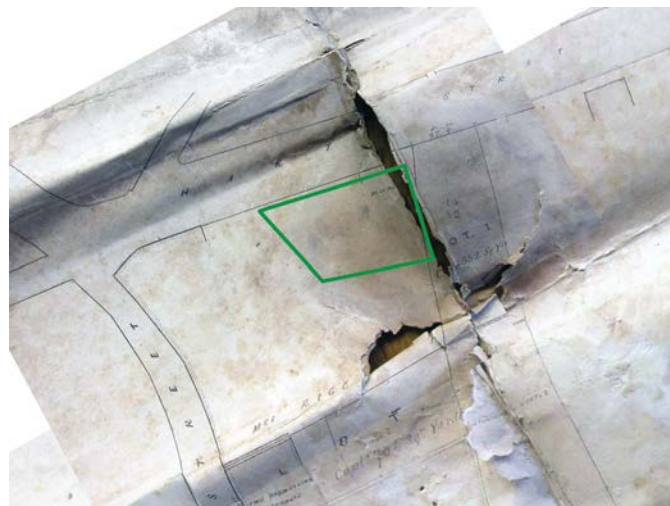


Plate 3: Sales particulars plan for Old Brewery, 1851

3.2.4 **Ordnance Survey, 1852:** this is a more detailed Ordnance Survey map, which shows the internal divisions of the buildings and other elements of the site (Plate 4). The arrangement of buildings appears to be similar to that shown on the 1850 edition of the Ordnance Survey (Plate 4; cf. Plate 2).

3.2.5 **Ordnance Survey, 1891:** the site is largely unchanged (Plate 5; cf. Plate 4).

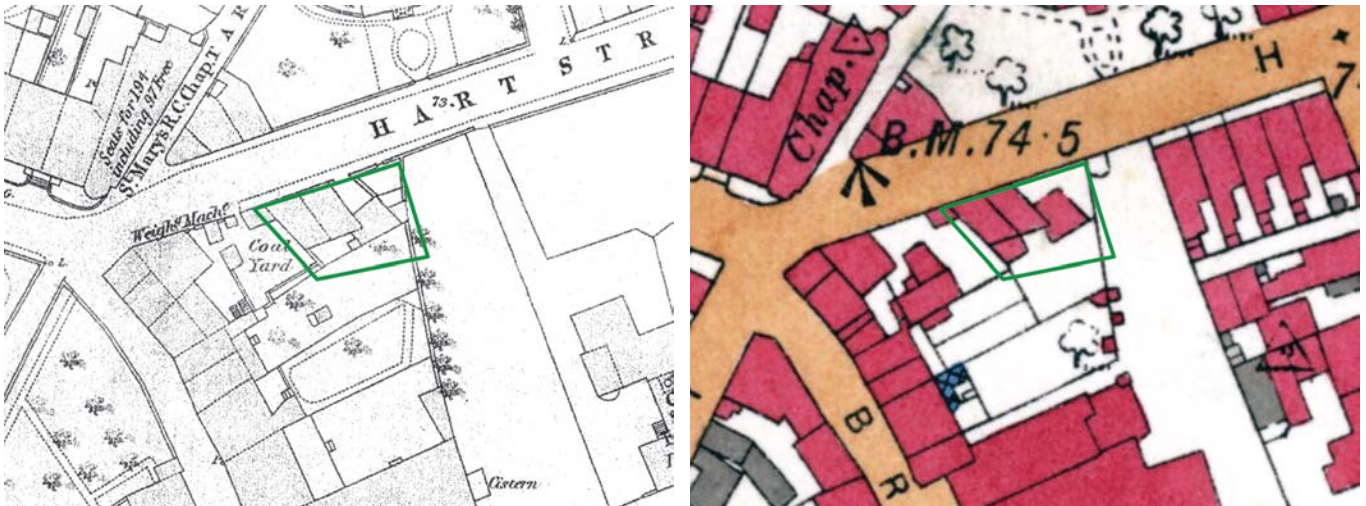


Plate 4 (left): Extract from the Ordnance Survey map of 1852

Plate 5 (right): Extract from the Ordnance Survey map of 1891

3.2.6 **Plans of Proposed Alterations to the “Bird in Hand”, Ulverston, 1893:** these plans appear to be for the proposed construction of the extant Bird in Hand public house, although they are entitled ‘alterations’ indicating that a public house of that name already existed (CAC(B) BSUDU/BIPLANS 767 1893; Plate 6). They were carried out by a John McIntosh of Barrow for Messrs Ind Coope & Co. and evidently saw the complete removal of the earlier properties on the corner of Hart Street and Brewery Street, which jutted out into the junction. The west end of the watching brief area includes a range of structures comprising an ash pit, WC and coal store.

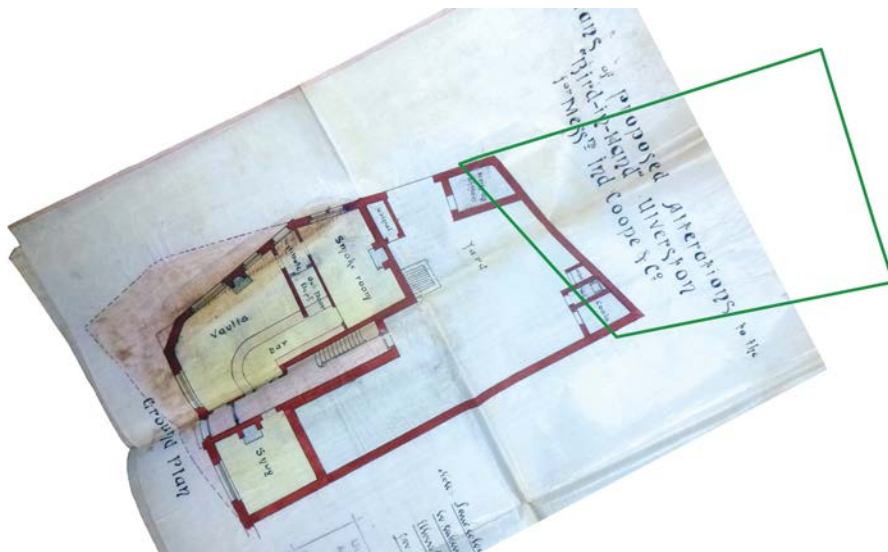


Plate 6: Plan of proposed alterations, 1893

3.2.7 **Plans of Proposed Alterations to the “Bird in Hand”, 1893:** these appear to be an alternative set of plans for construction of the Bird in Hand public house and show a similar arrangement to the east end of the site (CAC(B) BSUDU/BIPLANS 770 1893; Plate 7; cf. Plate 6).

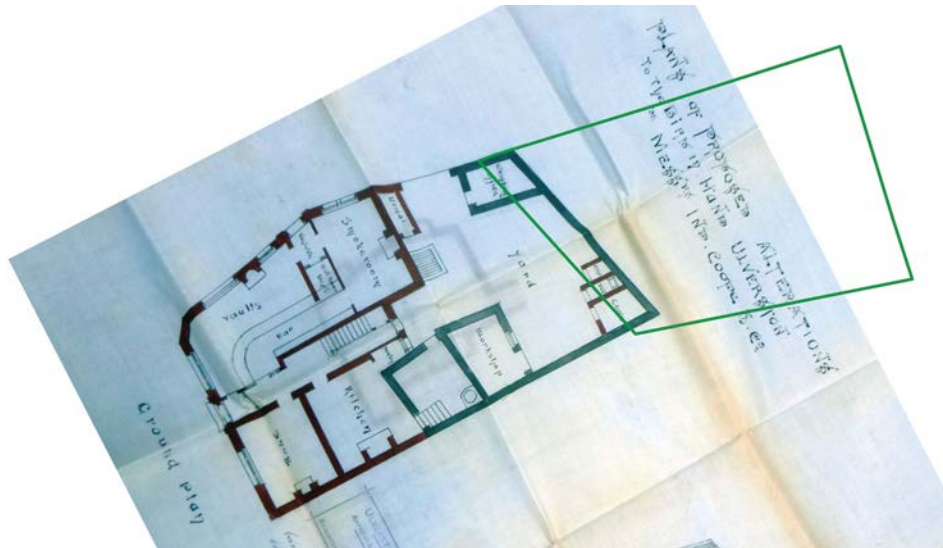


Plate 7: Alternative plan of proposed alterations, 1893

3.2.8 **Plans of Proposed Alterations to the “Bird in Hand”, 1894:** these comprise a third and slightly later set of plans for the construction of the Bird in Hand public house (CAC(B) BSUDU/BIPLANS 799 1894; Plate 8). These also seem to have been produced by John McIntosh and are again for Messrs Ind Coope & Co. In this proposal the ash pit, WC, and coal store have been relocated to form a yard outside of the watching brief area.

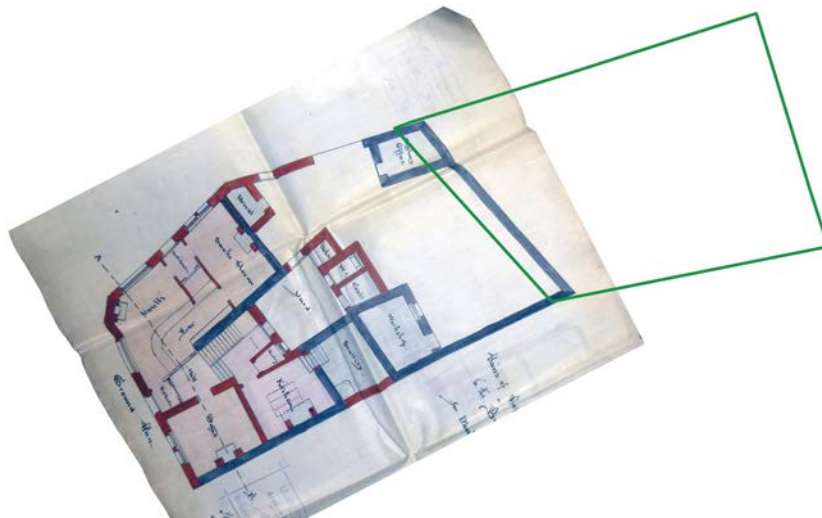


Plate 8: Plan for proposed alterations, 1894

3.2.9 **Ordnance Survey, 1913:** some alterations have been made to buildings along Hart Street, including the addition of a long open-sided structure, and the buildings at the corner of Hart Street and Brewery Street have been substantially altered since the previous edition of the Ordnance Survey map to form a large public house, which relate *most closely* to the proposals of 1894 (see above; Plate 9; cf. Plate 5).

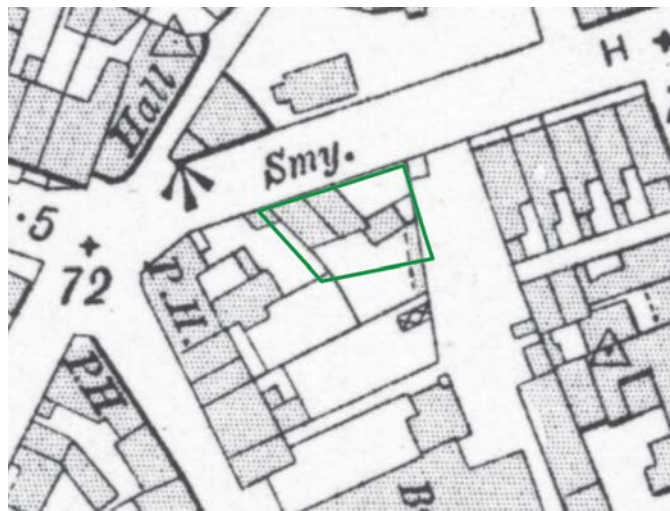


Plate 9: Extract from the Ordnance Survey map of 1913

3.2.10 **Ordnance Survey, 1933:** elements have been infilled along Hart Street (Plate 10).

3.2.11 **Ordnance Survey, 1941:** some buildings have been removed (Plate 11; cf. Plate 10).

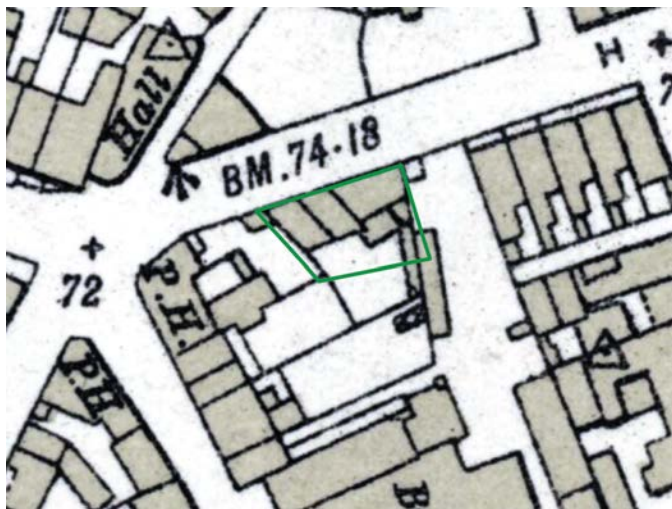


Plate 10 (left): Extract from the Ordnance Survey map of 1933



Plate 11 (right): Extract from the Ordnance Survey map of 1941

3.3 Background History

3.3.1 The background history to the site helps our understanding of the development and use of the site, where known, making use of the map evidence presented above (see *Section 3.2*) where relevant. The background to the site is intended to place the results of the project in its local context and in order to do so a brief discussion of the earlier history of its wider environs is also necessary.

3.4 Prehistoric Period (c11,000 BC – 1st century AD)

3.4.1 There is limited evidence for activity in the county in the period immediately following the last Ice Age; excavations of a small number of cave sites have found artefacts of Late Upper Palaeolithic type and the remains of animal species common at the time but now extinct in this country (Young 2002), with human remains found in one of these caves also dated to the end of this period (Smith *et al* 2013). The county was also clearly inhabited during the following period, the Mesolithic (c8,000 – 4,000 BC), as large numbers of artefacts of this date have been discovered during field walking and eroding from sand dunes along the coast, but these are typically concentrated in the west coast area and on the uplands around the Eden Valley (Cherry and Cherry 2002). In the following period, the Neolithic (c4,000 – 2,500

BC), large scale monuments such as burial mounds and stone circles begin to appear in the region and one of the most recognisable tool types of this period, the polished stone axe, is found in large numbers across the county, having been manufactured at Langdale (Hodgson and Brennand 2006, 45). During the Bronze Age (c2,500 – 600 BC) monuments, particularly those thought to be ceremonial in nature, become more common still. Burials in the form of cremations are also one of the typical features of the period known from the wider area (Barrowclough 2010, 149-152). While there is evidence for prehistoric activity from the general area of the town in the form of casual finds such as stone axes and axe hammers, generally dating from the Neolithic and Bronze Age (CCC and English Heritage 2002, map D), the extent of any associated settlement is much less certain. However, a large enclosure identified on Hoad, to the north of town, is considered likely to be of Late Bronze Age or Iron Age origin (Elsworth 2005; 2014). Sites that can be specifically dated to the Iron Age (c600 BC – 1st century AD) are very rare; the enclosure on Hoad may represent a hillfort, a typical site of this period, but it has not yet been scientifically dated.

3.5 Romano-British to Early Medieval Period (1st century AD – 11th century AD)

3.5.1 Late 18th and 19th century antiquarians considered a Roman military presence in the Furness area beyond question, but by the 20th century there was a complete reversal of opinion (summarised in Elsworth 2007, 31-37). It is evident that in this part of the country, initially at least, the Roman invasion had a minimal impact on the native population in rural areas (Philpott 2006, 73-74), but ultimately the evidence suggests a strong Roman influence or “background” presence in the peninsula during the Roman period, which doubtless would have been attractive for its rich iron reserves (Shotter 1995, 74; Elsworth 2007, 37, 41-43). While there have been occasional finds of Roman coins and pottery from around the town no evidence has yet been confirmed of settlement in the immediate area from that period, although there is a possible concentration of pottery finds in the area around the Gill (Elsworth 2007). A recent reappraisal of the evidence for Roman activity in the general area, however, suggests that a road or roads may have passed close to or through Ulverston and that this could have had an associated settlement (*ibid*). One of the suggested routes of the roads follows the route of Daltongate and then part of the current A590, immediately to the north of the Blue Light Hub site boundary, where it also forms part of a parish boundary (*ibid*).

3.5.2 Finds and sites of early medieval date are extremely rare in the whole region, although they are represented by some spectacular discoveries such as the 10th century hoard of silver coins found recently near Stainton. The nature of settlement across the wider area following the collapse of Roman administration at the end of the 4th century is highly debateable but initially at least it is likely that Furness as a whole was part of a post-Roman area inhabited by the Britons who formed into regional groups and who were evidently present in the area as demonstrated by various place-names (Edmonds 2013, 21). It is perhaps possible that Furness was part of a kingdom known as Rheged, the extent of which is unclear but may have been based around the Lyvennet Valley in north-east Cumbria or Carlisle, although it clearly stretched across the modern border into Scotland and may have had an influence as far as North Yorkshire (Clarkson 2010, 68-78). By the late 7th century the southern part of Cumbria at least had come under the control of the Angles based in the North East as Cartmel is named in a grant made by King Ecgfrith to Cuthbert, apparently in collusion with the native British nobility (Edmonds 2013, 20). How much direct control the Anglian kingdom of Northumbria actually had is difficult to determine. From the end of the 8th century and into the early 10th the Irish Sea coast began to see considerable movement of Norse Vikings, who had originally come from what is now Norway and settled in Scotland, the Isle of Man, and Ireland (Griffith 2010). At least some of those in Ireland were forcibly expelled by the Irish in 902 and as a result many settled along the North West coast in what is now Cumbria and Lancashire (*ibid*). Place-name evidence demonstrates that they were particularly prevalent in Furness; the name Ulverston is probably from the Anglo-Saxon personal name ‘*Wulfthere*’, under the influence of the Norse pronunciation, although it has also been suggested that it was vill of the manor of Hougun (SLDC 2005, 4). The latter idea is perhaps further supported by the notion that it may derive from ‘how-town’, from the Norse or ‘haugr-tun’ meaning hill-town – it was commonly known as ‘Ooston’ in the 19th and early 20th centuries (Elsworth 2005, 15). It is also possible that at least part of the Furness Peninsula came under the influence of the Kingdom of Strathclyde, which extended its area of influence in the 9th and 10th

century and may have even taken direct control of part or all of what became Cumberland (Elsworth 2018).

3.6 Medieval Period (11th century AD – 16th century AD)

3.6.1 As already mentioned, Ulverston has pre-medieval origins but it is during the medieval period that it began to grow. Much of the town centre is based on planned burgage plots laid out during the medieval period, and it is from this time that it grew in size and prosperity. It was granted a market charter in 1280, although it was forced to compete with the market at Dalton, which was under the patronage of Furness Abbey, from an early date and this may have impeded the town's growth (SLDC 2005, 6). During the early 14th century it was also considerably damaged by raids from Scotland, which left considerable areas of waste (*ibid*). Finds and structures of this period are relatively rare. One of the most significant sites of medieval date within the town is Neville Hall, which is less than 150m south of the former brewery. The origins of Neville Hall are uncertain, although it was the focus of a minor manor that took the same name. It seems to have grown from a grant made by William de Lancaster to Lawrence de Cornwall in the 1280s of a messuage, mill and lands in Ulverston, which, through inheritance, passed to Sir Edmund de Neville by 1332 (Farrer and Brownbill 1914, 351). It passed through their family, which was based at Liversedge in Yorkshire, until Sir John de Neville took part in the Northern Rising of 1569 and as a result forfeited his property to the Crown (*op cit*, 352). The estates were subsequently sold off but a valuation of 1570 reveals that the Manor of Neville Hall included lands largely on the southern side of Ulverston, probably also including what became the Swarthmoor Hall estate (Brownbill 1929; although there was clearly some dispute regarding this with Conishead Priory; Gaythorpe 1906, 237-238). The hall then seems to have passed through a number of private hands, including members of the Corker and Coward family, one of whom is probably responsible for the date stone of 1618, which suggests that it was, at least partially, rebuilt at that time. It is considered possible that Neville Hall originally comprised a pele tower, perhaps of 14th century date (Perriam and Robinson 1998, 387).

3.6.2 The site is close to the medieval town of Ulverston and Neville Hall, and a watching brief carried out on Hart Street did recover a piece of medieval pottery (Minerva Heritage 2009). Another piece was also recovered during an evaluation in Tarn Side, less than 50m to the north (Greenlane Archaeology 2015). It is tempting to speculate that the origins of the brewery might be much earlier than the mid-18th century, and perhaps associated with a brewery or malt kiln operated for the benefit of the Neville Hall estate, but there is no direct evidence for this. It is perhaps noteworthy that brewers are recorded in an inquisition regarding lands in Ulverston held by William de Coucy in the 1330s (Farrer and Brownbill 1914, 349), but there is no specific reason to connect this to the Old Brewery site. In addition, it is interesting to note the place-name 'Brewery Mount' immediately to the south of the brewery complex; this rises up a steep slope and the second element might be indicative of it having been the site of a motte on the basis of numerous other examples (e.g. The Mount in Warrington), although there is, again, no other evidence for this at present.

3.7 Post-Medieval Period (16th century AD – present)

3.7.1 During the post-medieval period Ulverston's prosperity increased mainly as a result of its connections to iron mining and smelting industries (SLDC 2005, 7). Its port also gained from the trade in this material and through connections to ports along the Irish Sea coast and by the 18th century it had many ships (*ibid*). This peaked with the construction of the Ulverston canal in 1796, which considerably increased the capacity of the town for maritime trade (*ibid*) by effectively creating a large quay. Ulverston's industries continued to prosper throughout the 19th century, although the railway ultimately replaced the canal, and as a result the town was subject to regular improvements and expansion (*op cit*, 8-9).

4. Watching Brief

4.1 Introduction

4.1.1 The ground works comprised the clearance of an approximately rectangular area orientated north-east/south-west along Hart Street, which is to the north-west. Prior to the watching brief commencing the buildings that had been present on the site had been demolished and the associated concrete floor lifted. This revealed that deposits along the north-west side of the site were very shallow and essentially onto the natural drift geology already. Deposits to the south-east were clearly deeper, by comparison.

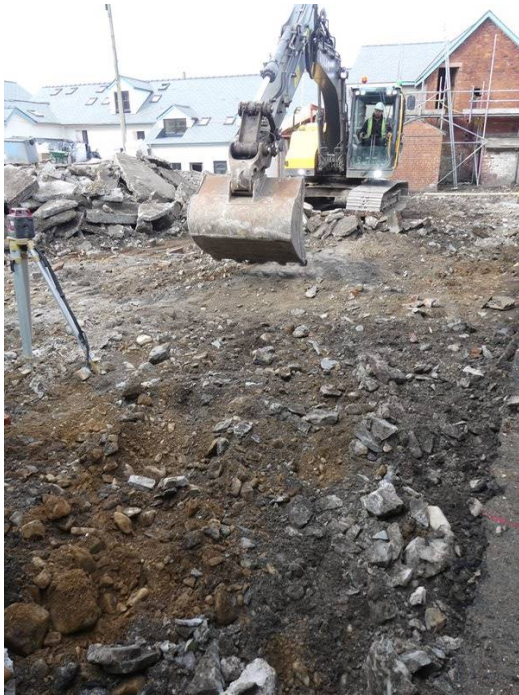


Plate 12 (left): The north-east end of the site prior to the commencement of the watching brief

Plate 13 (right): The south-west end of the site prior to the commencement of the watching brief

4.2 Results

4.2.1 The removal of a 0.2m thick layer of demolition rubble, mostly comprising angular cobbles as well as some brick and concrete in a loose sandy matrix (**100**), revealed the underlying natural across much of the site, which typically comprised a fairly loose mid-orange sandy clay with 75% rounded and angular cobbles, but with mottled pockets of soft mid-greenish grey sand (**107**). Cut into **107** was a pair of parallel wall footings running north-west/south-east constructed from machine-made frogged bricks marked 'FURNESS BRICK CO LTD BARROW' running for 1-2m (**102**). To the north-west of these was a large area of loose pale grey gravel with rounded cobbles and sand covering an irregular area approximately 4m by 3m, orientated north-east/south-west (**103**). At the south-west end of the site a concrete footing 0.4m wide and running north-west/south-east, with a return meeting a standing building at the south-east end, was also encountered (**104**).



Plate 14 (left): Walls 102, viewed from the north-west



Plate 15 (right): Gravel 103, viewed from the north-east



Plate 16 (left): Foundation 104, viewed from the south-east



Plate 17 (right): Foundation 104 fully exposed, viewed from the south-east

4.2.2 Along the south-east side of the site the deeper deposits comprised an initial dumped layer of loose stone and brick rubble, with patches of loose cinders, up to 0.4m thick in a dark grey silt matrix (**101**). Cutting through this revealed a layer of mid brown silty clay 0.1m thick below (**105**), which was evidently a buried soil horizon, and lay on top of the natural. **105** had been removed in one area where a concrete floor had been inserted. To the south-west of this and below **105** a stone-built well (**106**) was uncovered dug into the natural. This was covered by a large slate flag and had another well-made slate flag to the north-west. The well itself was 0.8m in diameter and 2.5m deep with 0.6m of standing water in the bottom. The walls were very roughly constructed of rounded cobbles with some lime mortar remaining in places.



Plate 18 (left): Deposit 101 as initially exposed, viewed from the north



Plate 19 (right): Deposit 101 being removed, viewed from the north-east



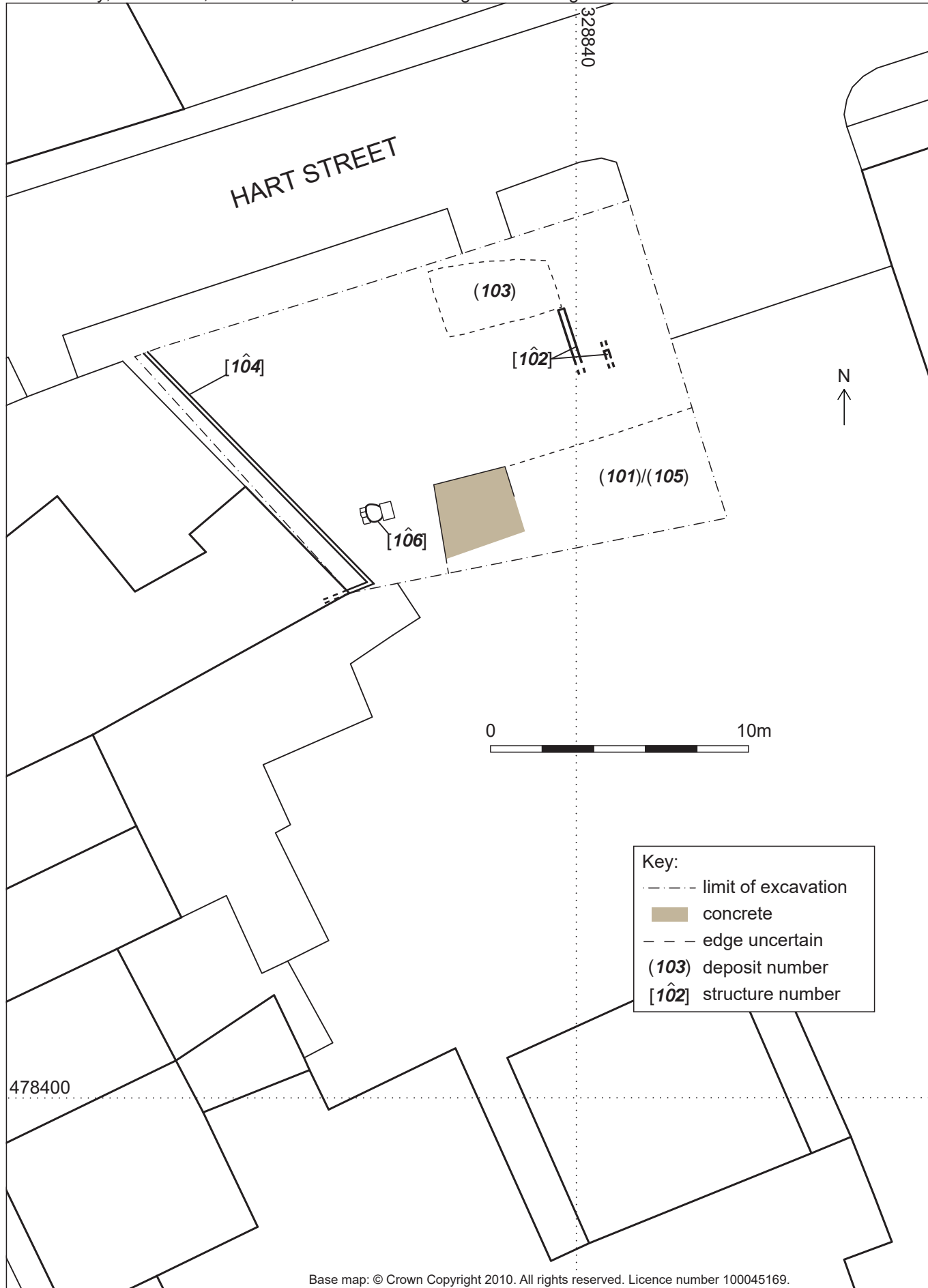
Plate 20 (left): Deposit 105 exposed below 101, viewed from the north-east



Plate 21 (right): Well 106, viewed from the south-west



Plate 22: Interior of well 106, viewed from the south-west



Base map: © Crown Copyright 2010. All rights reserved. Licence number 100045169.

Figure 2: Site plan

4.3 Finds

4.3.1 **Introduction:** a total of 25 finds were recovered during the watching brief, from deposits **101** and **105**. These are discussed by type below and a complete list of all the finds is provided in *Appendix 3*.

4.3.2 **Post-medieval pottery:** only three fragments of post-medieval pottery were recovered from context **101**, and 18 from **105**. In all cases the more diagnostic types were of probable 19th century date, although some potentially range from the 18th to the 20th centuries. They represent the fairly typical domestic waste of this period and were no doubt disposed of from the local area as rubbish into the dumped deposit **101** and as part of compost into the former soil horizon **105**.

4.3.3 **Post-medieval glass:** a single complete bottle was recovered from context **101**, of 20th century date, and two fragments of glass from **105**, both pieces of bottle base of probable 18th or 19th century date. These can all probably be easily explained by through the association with the brewery, although such material is also typical of domestic rubbish.

4.3.4 **Animal bone:** an almost intact long bone of uncertain date, possibly from a chicken, was recovered from **105**.

5. Discussion

5.1 Results

5.1.1 Although substantially truncated by the construction of the buildings and their concrete floors that formerly stood on much of the site, some deposits of archaeological interest did still remain and structures and other features were revealed. It is possible to produce a basic phasing of these, especially as a result of the collection of substantial amounts of finds from deposit **105**.

5.1.2 **Phase 1 – 18th-19th century:** the stratigraphically earliest feature recorded on the site, although not directly dateable itself, is the well (**106**). This was apparently below the soil horizon **105** and so must pre-date this. It is therefore potentially 18th century, and was perhaps created when the brewery was first established; its condition and the fact that it still contained water and had not been filled makes it unlikely to be earlier. It was evidently outside of the footprint of the buildings that formerly stood in this area, which the map regression shows were built in the late 1830s to the 1840s.

5.1.3 **Phase 2 – 19th century:** the soil horizon **105** clearly predated the overlying dumped material **101**, which buried it. The finds recovered from it suggest a 19th century date, and it presumably developed in the gardens or cultivated ground shown in Wood's map of 1832 (see Plate 1).

5.1.4 **Phase 3 – late 19th-early 20th century:** the brick wall footings (**102**) presumably represent some form of internal sub-division or structure added into the buildings that were originally on the site, although they were constructed before the mid-19th century. The form of the bricks is indicative of a post-1850 date. Similarly, the concrete wall footing **104** was clearly for the boundary wall associated with the former Bird in Hand pub, which was built in the 1890s. The deposit of gravelly material (**103**) could not be dated, but probably represents a soak away and is likely to have been created before the later concrete slab floor was added to the building.

5.1.5 **Phase 4 – 20th century:** the build-up of dumped material represented by deposit **101** probably began in the 19th century, but seems primarily to have comprised later building rubble and other rubbish, some of which was deposited as part of the ongoing recent building work elsewhere on the former brewery site (Joe Shaw pers comm). Deposit **100** also clearly resulted from the demolition of the previous buildings on the site.

5.2 Significance

5.2.1 With the exception of the well, no features of archaeological significance were discovered. Even then, the well is most likely post-medieval, although it perhaps relates to the initial establishment of the brewery in the 18th century but cannot be directly dated. The buried soil horizon (**105**) had the potential to reveal evidence for activity from before the post-medieval period but didn't, although it still shows there is the possibility of areas of early deposits surviving elsewhere on site.

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Appendix 1: Project Design

The Site	
Site Name	Old Brewery, Hart Street, Ulverston
County	Cumbria
NGR	328834 478432

Client	
Client Name	Caterkwik Holdings Ltd
Client's architect/agent	John Coward Architects

Planning	
Pre-planning?	No
Planning Application No.	SL/2021/0067
Plans (e.g. conversion, extension, demolition)	Construction of new dwellings
Condition number	7
Local Planning Authority	South Lakeland District Council
Planning Archaeologist	Jeremy Parsons, Cumbria County Council/Andrew Davison, Historic England
Groundworks subject to watching brief	Excavation of footings and associated groundworks

Archiving	
Relevant Record Office(s)/Archive Centre(s)	Barrow-in-Furness
Relevant HER	Cumbria
Relevant museum	Dock Museum, Barrow-in-Furness or Kendal Museum, depending on the nature of any discoveries

Produced by	Dan Elsworth, Director, Greenlane Archaeology Ltd
Date	28/06/2021



1. Introduction

1.1 Project Cover Sheet

1.1.1 All the details specific to this project are set out on the cover sheet of this project design. The project design itself covers all elements that are involved in an archaeological watching brief.

1.2 Greenlane Archaeology

1.2.1 Greenlane Archaeology is a private limited company based in Ulverston, Cumbria, and was established in 2005 (Company No. 05580819). Its directors, Jo Dawson and Daniel Elsworth, have worked continuously in commercial archaeology since 2000 and 1999 respectively, principally in the north of England and Scotland. Greenlane Archaeology is committed to a high standard of work, and abides by the Chartered Institute for Archaeologists' (CIfA) Code of Conduct. The watching brief will be carried out according to the Standards and Guidance of the CIfA (CIfA 2014a).

1.3 Staff

1.3.1 **Dan Elsworth (MA (Hons), ACIfA)** graduated from the University of Edinburgh in 1998 with an honours degree in Archaeology, and began working for the Lancaster University Archaeological Unit, which became Oxford Archaeology North (OA North) in 2001. Daniel ultimately became a project officer, and for over six and a half years worked on excavations and surveys, building investigations, desk-based assessments, and conservation and management plans. These have principally taken place in the North West, and Daniel has a particular interest in the archaeology of the area. He has managed many recent projects in Cumbria and Lancashire including several archaeological building recordings and watching briefs. He is very experienced at building recording, having carried out numerous such projects, mainly in Cumbria and Lancashire.

1.3.2 **Tom Mace (BA (Hons), MA, MIfA)** has extensive experience of working on a variety of archaeological projects, especially watching briefs, but also excavations, evaluations, and building recordings, as well as report writing and illustration production. He joined Greenlane Archaeology in 2008 having worked for several previous companies including Archaeological Solutions and Oxford Archaeology North. He currently works on a broad range of projects and is also responsible for the production of all illustrations for reports and publications as well as some post-excavation assessments. He is a Member of the Chartered Institute for Archaeologists.

1.3.3 **Jo Dawson (MA (Hons), ACIfA)** graduated from University of Glasgow in 2000 with a joint honours degree in Archaeology and Mathematics, and since then has worked continuously in commercial archaeology. Her professional career started at Glasgow University Archaeological Research Division (GUARD), following which she worked for Headland Archaeology, in Edinburgh, and then Oxford Archaeology North, in Lancaster. During this time she has been involved in a range of different archaeological projects. She has extensive experience of both planning and pre-planning projects, and has undertaken assessments of all sizes. Since establishing Greenlane Archaeology in 2005 she has managed numerous projects in south Cumbria, including desk-based assessments and evaluations. She currently mainly carries out quality control of reports and post-excavation assessments. She is an Associate member of the Chartered Institute for Archaeologists.

1.3.4 **Specialists:** Greenlane Archaeology have a range of outside specialists who are regularly engaged for finds and environmental work. Engagement is dependent upon availability, but specialists typically engaged are as follows:

Specialism	Specialist
Animal bone	Naomi Sewpaul
Ceramic building material, medieval and Roman	Phil Mills
Conservation	York Archaeological Trust
Clay tobacco pipe	Peter Davey (or Tom Mace in house for smaller assemblages)
Flots	Headland Archaeology, Edinburgh
Human bone	Malin Holst
Industrial residue	Gerry McDonnell
Medieval pottery	Chris Cumberpatch for assemblages from the North East of England
Miscellaneous find types, for example Roman glass and medieval and earlier metalwork	Chris Howard-Davis
Prehistoric pottery	Blaise Vyner
Radiocarbon dates	Scottish Universities Environmental Research Centre
Roman pottery	Ruth Leary
Samian	Gwladys Monteil
X-ray of metal finds	York Archaeological Trust

2. Objectives

2.1 Desk-Based Assessment

2.1.1 Where an archaeological desk-based assessment has not already been carried out in a previous phase of work, the objective will be to examine early maps of the site and any other relevant primary and secondary sources in order to better understand its dating and development, and set it in its historic context.

2.2 Watching Brief

2.2.1 To carry out an archaeological watching brief on the relevant areas of groundworks, in order to identify any and record surviving any archaeological remains that are revealed.

2.3 Report

2.3.1 To produce a report detailing the results of the watching brief.

2.4 Archive

2.4.1 Produce a full archive of the results of the project.

3. Methodology

3.1 Desk-Based Assessment

3.1.1 Where an archaeological desk-based assessment has not already been carried out in a previous phase of work, an examination of various sources, particularly early maps and plans relating to the site, will be carried out, including other relevant primary and secondary sources. The sources that will be used as part of the desk-based assessment will include:

- **Record Office/Archive Centre:** the majority of original and secondary sources relating to the site are deposited in the relevant Record Office(s) or Archive Centre(s), as specified in the cover sheet of this project design. Of principal importance are early maps of the site. These will be examined in order to establish the development of the site, date of any structures present within it, and details of land use, in order to set the site in its historical, archaeological, and regional context. In addition, any details of the site's owners and occupiers will be acquired where available;
- **Online Resources:** where available, mapping such as Ordnance Survey maps and tithe maps will be consulted online;
- **Greenlane Archaeology:** Greenlane Archaeology's office library includes maps, local histories, and unpublished primary and secondary sources. These will be consulted where relevant, in order to provide information about the history and archaeology of the site and the general area.

3.2 Watching Brief

3.2.1 The relevant area of groundworks will be monitored, with one archaeologist on site. If there are several areas being excavated concurrently it may be considered necessary to have more than one archaeologist on site.

3.2.2 The watching brief methodology will be as follows:

- All excavation will be carried out under supervision by staff from Greenlane Archaeology;
- All deposits of archaeological significance will be examined by hand if possible in a stratigraphic manner, using shovels, mattocks, or trowels as appropriate for the scale;
- The position of any features, such as ditches, pits, or walls, will be recorded and where necessary these will be investigated in order to establish their full extent, date, and relationship to any other features. If possible, negative features such as ditches or pits will be examined by sample excavation, typically half of a pit or similar feature and approximately 10% of a linear feature;
- All recording of features will include detailed plans and sections at a scale of 1:20 or 1:10 where practicable or sketches where it is not and photographs in both colour print and colour digital format. In addition, photographs will also be taken of the site before work begins and after completion;
- All deposits, drawings and photographs will be recorded on Greenlane Archaeology *pro forma* record sheets;

- All finds will be recovered during the watching brief for further assessment as far as is practically and safely possible. Should significant amounts of finds be encountered an appropriate sampling strategy will be devised;
- All faunal remains will also be recovered by hand during the watching brief as far as is practically and safely possible, but where it is considered likely that there is potential for the bones of fish or small mammals to be present appropriate volumes of samples will be taken for sieving;
- Deposits that are considered likely to have, for example, preserved environmental remains, industrial residues, and/or material suitable for scientific dating will be sampled. Bulk samples of between 20 and 60 litres in volume (or 100% of smaller features) where possible, depending on the size and potential of the deposit, will be collected from stratified undisturbed deposits and will particularly target negative features (e.g. gullies, pits and ditches) and occupation deposits such as hearths and floors. An assessment of the environmental potential of the site will be undertaken through the examination of samples of suitable deposits by specialist sub-contractors, who will examine the potential for further analysis. All samples will be processed using methods appropriate to the preservation conditions and the remains present;
- Any articulated human remains discovered during the watching brief will be left *in situ*, and, if possible, covered. The client will be immediately informed as will the local coroner. Should it be considered necessary to remove the remains this will require a Home Office licence, under Section 25 of the Burial Act of 1857, which will be applied for should the need arise;
- Any objects defined as 'treasure' by the Treasure Act of 1996 (HMSO 1996) will be immediately reported to the local coroner and securely stored off-site, or covered and protected on site if immediate removal is not possible;
- Should any significant archaeological deposits be encountered during the watching brief these will immediately be brought to the attention of the Planning Archaeologist so that the need for further work can be confirmed. Any additional work will be carried out following discussion with the Planning Archaeologist and subject to a new project design, and the ensuing costs will be agreed with the client.

3.3 Report

3.3.1 The results of the watching brief will be compiled into a report, which will provide a summary and details of any sources consulted. It will include the following sections:

- A front cover including the appropriate national grid reference (NGR);
- A concise non-technical summary of results, including the date the project was undertaken and by whom;
- Acknowledgements;
- Project Background;
- Methodology, including a description of the work undertaken;
- Results of the watching brief, including finds and samples;;
- Discussion of the results including phasing information;
- Bibliography;
- Illustrations at appropriate scales including:
 - a site location plan related to the national grid;
 - a plan showing the location and extent of the area subject to archaeological watching brief;
 - plans and sections of any features discovered during the watching brief;
 - photographs of any features encountered during the watching brief;
 - copies of selected historic maps and plans of the site relevant to the understanding of its development.

3.4 Archive

3.4.1 The archive, comprising the drawn, written, and photographic record of any deposits of archaeological interest and/or working shots identified during the watching brief, formed during the project, will be stored by Greenlane Archaeology until it is completed. Upon completion it will be deposited with the relevant Record Office or Archive Centre, as detailed on the cover sheet of this project design, together with a copy of the report. The archive will be compiled according to the standards and guidelines of the ClfA (ClfA 2014b). In addition details will be submitted to the Online Access to the Index of archaeological investigations (OASIS) scheme. This is an internet-based project intended to improve the flow of information between contractors, local authority heritage managers and the general public.

3.4.2 A copy of the report will be provided to the client and a copy will be provided for the relevant Historic Environment Record, as detailed on the cover sheet of this project design.

4. Work timetable

4.1 Greenlane Archaeology will be available to commence the project on the date specified on the Order Form, or at another date convenient to the client. It is envisaged that the elements of the project will be carried out in the following order:

- **Task 1:** rapid desk-based assessment (where this has not already been carried out as a previous phase of archaeological work);
- **Task 2:** archaeological watching brief;
- **Task 3:** production of draft report including illustrations;
- **Task 4:** feedback on draft report, editing and production of final report;
- **Task 5:** finalisation and deposition of archive.

5. Other matters

5.1 Access and clearance

5.1.1 Access to the site will be organised through co-ordination with the client and/or their agent(s). It is assumed that the watching brief will be able to be undertaken without obstruction. Greenlane Archaeology reserves the right to increase the price if problems with access result in delays to the work.

5.2 Health and Safety

5.2.1 Greenlane Archaeology carries out risk assessments for all of its projects and abides by its internal health and safety policy and relevant legislation. Health and safety is always the foremost consideration in any decision-making process.

5.3 Insurance

5.3.1 Greenlane Archaeology has professional indemnity insurance to the value of **£1,000,000**. Details of this can be supplied if requested.

5.4 Environmental and Ethical Policy

5.4.1 Greenlane Archaeology has a strong commitment to environmentally and ethically sound working practices. Its office is supplied with 100% renewable energy by Good Energy, and uses ethical telephone and internet services supplied by the Phone Co-op. In addition, the company uses the services of The Co-operative Bank for ethical banking, Naturesave for environmentally-conscious insurance, and utilises public transport wherever possible. Greenlane Archaeology is also committed to using local businesses for services and materials, thus benefiting the local economy, reducing unnecessary transportation, and improving the sustainability of small and rural businesses.

6. Bibliography

ClfA, 2014a *Standard and Guidance for an Archaeological Watching Brief*, Reading

ClfA, 2014b *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives*, Reading

Appendix 2: Context List

Context	Type	Description	Interpretation
100	Deposit	Angular cobbles, some brick and concrete in loose sandy matrix, c0.2m thick	Demolition rubble
101	Deposit	Dumped deposit of stone and brick rubble in loose dark grey silt matrix, up to 0.4m thick	Dumped deposit
102	Structure	Two parallel sections of brick wall footing, 1-2m long, running north-west/south-east. Two bricks thick. Bricks machine made and frogged, marked 'FURNESS BRICK CO LTD BARROW'	Footings for internal wall?
103	Deposit	Loose pale grey rounded gravel and sand, covering area up to 4m long by 3m wide, orientated north-east/south-west	Soakaway?
104	Structure	Concrete footing, 0.4m wide, orientated north-west/south-east, turning at the south-east end to the south-west to meet a standing building	Footing for boundary wall of pub
105	Deposit	Mid brown loose silty clay, 0.1m thick	Buried soil
106	Structure	Rough rounded cobble construction with some lime mortar, 0.8m diameter and 2.5m deep with 0.6m of standing water in the bottom. Capped with large slate flag and with another to the north-east	Well
107	Deposit	Fairly loose mid orange sandy clay, 75% rounded and angular cobbles, with mottled patches of mid grey sand	Natural

Appendix 3: Summary Finds List

Context	Type	Qty	Description	Date range
101	Pottery	1	Pearlware blue transfer-printed Willow plate base	Early 19 th century
101	Pottery	2	White earthenware bowl base and blue transfer-printed Willow plate rim	19 th century
101	Glass	1	Brown bottle, complete, with internal screw top closure, punt marked 'S / 1261A'	20 th century
105	Pottery	1	Brown-glazed grey-bodied stoneware hollowware fragment	Late 18 th – early 20 th century
105	Pottery	3	Factory-produced glazed buff-bodied earthenware with slip stripes, including jug body and bowl rim	Late 18 th – early 20 th century
105	Pottery	12	White earthenware, including blue transfer-printed patterns (Willow x 3, Asiatic Pheasants x 1, landscape pattern x 1, smalt blue floral pattern x 3), and late blue shell edge plate rim	19 th – early 20 th century
105	Pottery	1	Glazed white stoneware with blue slip stripes	19 th – early 20 th century
105	Pottery	1	Bone china hollowware rim	19 th – 20 th century
105	Glass	2	Dark green bottle base fragments	18 th – 19 th century
105	Animal bone	1	Mostly intact but unfused long bone; thought to be a femur, probably avian, possibly chicken	Not closely dateable