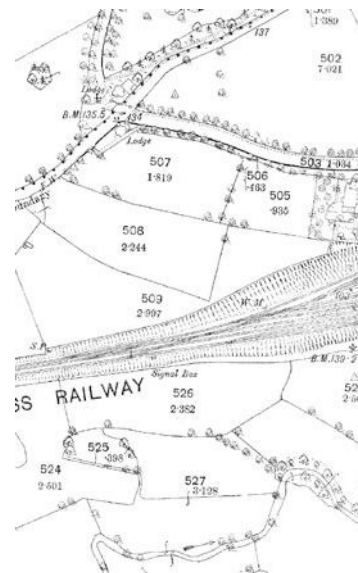


BEEHIVE BUSINESS CENTRE, OFF DALTONGATE, ULVERSTON, CUMBRIA

Heritage Assessment



Client: Rawdon Land Projects
Ltd

NGR: 328125 477936
(centre)

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June 2017



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Non-Technical Summary

Prior to the submission of a planning application for the creation of a new business centre as an adjunct to a 'Blue Light Hub', off Daltongate, Ulverston, Cumbria, Greenlane Archaeology was commissioned to carry out a heritage assessment of the site for inclusion with the eventual planning application. This was intended to establish at an early stage whether the area was likely to have any known sites of archaeological interest or whether there was any potential for as yet unknown sites to be present, as well as assess the potential impact of the development on any nearby heritage assets, based on previous assessments carried out in association with the construction of the 'Blue Light Hub'. The work, which included a site visit, was carried out in June 2017.

The 0.54 hectare site lies adjacent to the A590 where it heads westward out of Ulverston and is to the east of the 'Blue Light Hub'. Information contained in the Historic Environment Record revealed 18 sites of archaeological interest within a study area of 500m around the site. These range in date from the Neolithic to post-medieval periods. The earliest sites mainly comprise stray finds of axes and similar, and while most of these are poorly located some were found relatively close to the site as was a Bronze Age cremation. Finds of Roman date are also essentially just stray finds and the nature of any Roman occupation in the area is poorly understood, although it has been argued that the line of a Roman road passes close to the north of the proposed development area. The focus of the medieval settlement at Ulverston was some distance to the east although a possible wayside cross is recorded nearby. Maps of the area show that the site itself has been open fields since at least the mid-19th century, with finds of this date largely comprising domestic and industrial buildings relating to the town. The available Lidar data shows some possible ridge and furrow across the site as well as a possible palaeochannel immediately to the west of the proposed development area.

A site visit revealed that the land has been subject to general agricultural improvement but is otherwise relatively undisturbed. Previous archaeological work from within the study area has largely been concentrated on the recent redevelopment of Stone Cross mansion and for the new Blue Light Hub. In the former case this revealed post-medieval remains relating to a former weaving shed, and in the latter a geophysical survey revealed a number of anomalies of potential archaeological interest but nothing of significance was discovered in the subsequent evaluation, although this only examined a part of the area subject to geophysical survey.

In view of the evidence from the wider area, and taking into account the results of the site visit, there is some potential for remains of archaeological interest to be present, particularly of prehistoric date but also possibly Roman, while there is a possibility that outlying features relating to the medieval settlement or stray finds of medieval date could be present. The impact on statutorily protected sites nearby is relatively low although there is a Listed Building close to the east the site and so some screening might be suitable.

Acknowledgements

Greenlane Archaeology would like to thank Rawdon Land Projects Ltd for commissioning the project and their agent Tony Hills of Damson Design for information about the project. Additional thanks are due to Jeremy Parsons, Historic Environment Officer at Cumbria County Council, for providing information relating to the Historic Environment Record, and the staff of the Cumbria Archive Centre in Barrow-in-Furness (CAC(B)) for providing access to the archive material.

The project was managed by Dan Elsworth, who also carried out the heritage assessment. The report was written by Dan Elsworth and Tom Mace, the latter of whom also produced the illustrations, and the report was edited by Jo Dawson.

1. Introduction

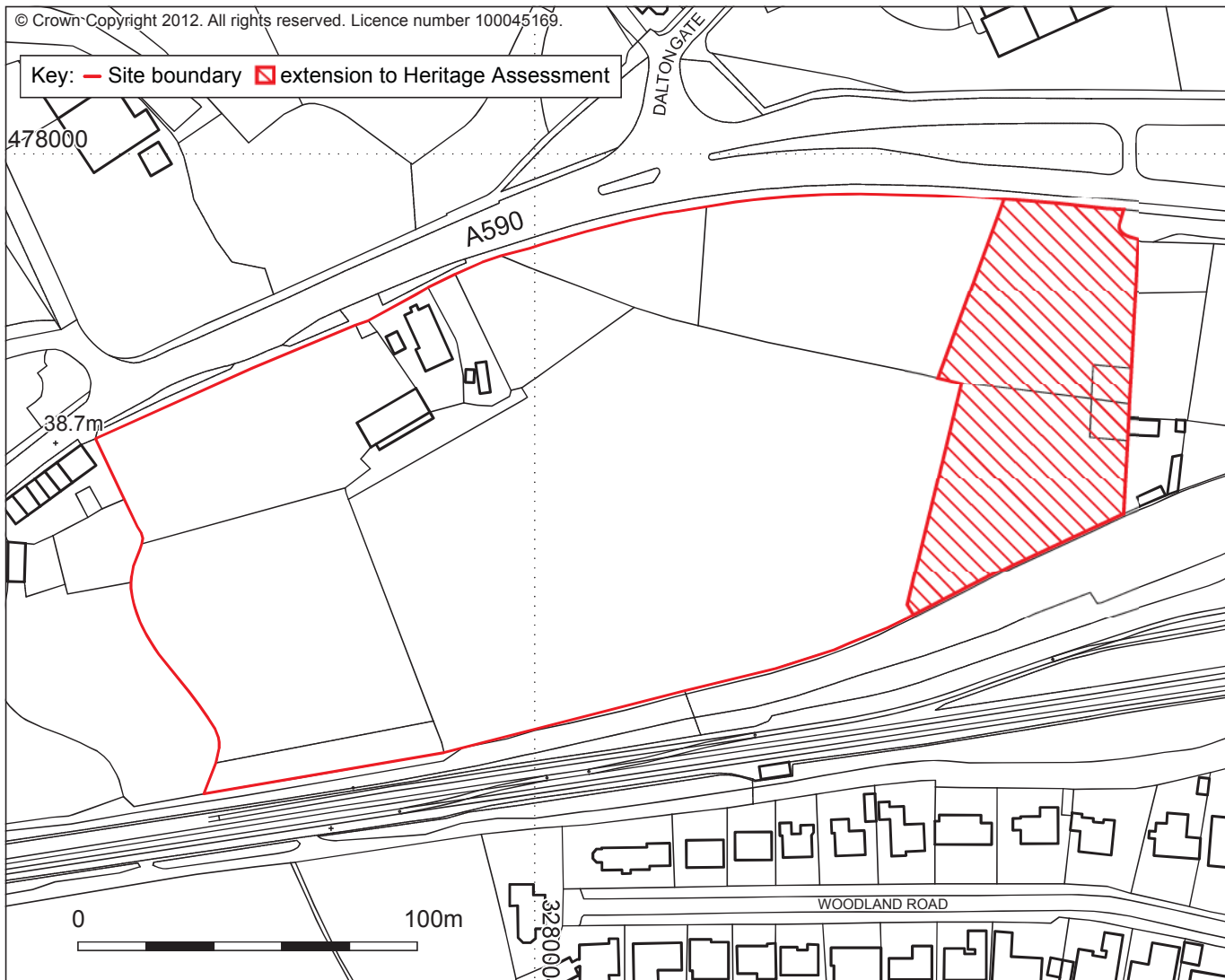
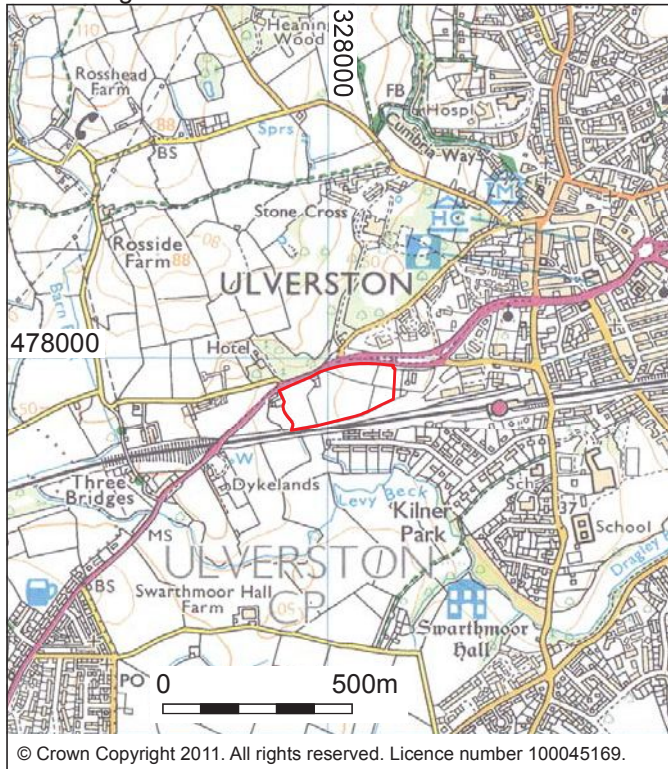
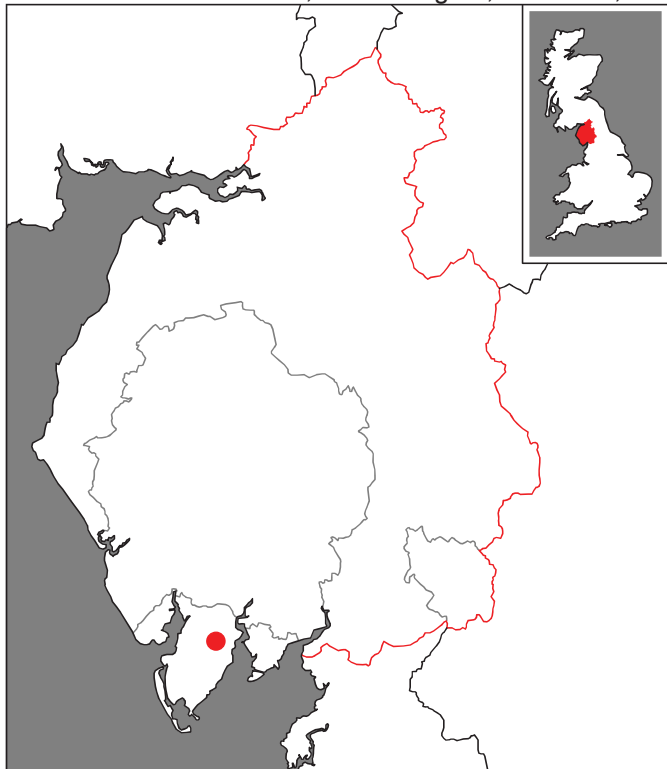
1.1 Circumstances of the Project

1.1.1 Prior to the submission of a planning application for the creation of the 'Beehive Business Centre', as an adjunct to a new 'Blue Light Hub', off Daltongate, Ulverston, Cumbria (NGR 328125 477936 (centre)), Greenlane Archaeology was commissioned by Rawdon Land Projects Ltd (hereafter 'the client'), via his agent Tony Hills of Damson Design, to carry out a heritage assessment. This was intended to establish at an early stage whether the area was likely to have any known sites of archaeological interest within it or whether there was any potential for as yet unknown sites to be present. This followed on from an earlier heritage assessment carried out as part of the initial 'Blue Light Hub' development (Mott MacDonald 2015), and was carried out in June 2017.

1.2 Location, Geology, and Topography

1.2.1 The proposed development area is immediately to the east of the new Blue Light Hub, which is located at the point where Daltongate meets the A590. The original area of the Blue Light Hub was approximately 3.7ha while the additional area comprises approximately 0.54ha. Both are located immediately to the south of the A590 and at approximately 40m-45m above sea level (Figure 1; Ordnance Survey 2011). The railway linking Ulverston to the West Coast Main Line at Lancaster is located immediately to the south of the site.

1.2.2 Ulverston is on the boundary between the West Cumbria coastal plain and the higher ground of the Furness Fells to the north. The solid geology is typically made up of Bannisdale slates (Moseley 1978, plate 1) and this is overlain by a drift geology made up of glacially-derived tills comprising gravels and clays (Countryside Commission 1998, 66). The local landscape is dominated by fields used for grazing and bounded by dry stone walls (*op cit*, 73).



Client: Rawdon Land Projects Ltd

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Figure 1: Site location

2. Methodology

2.1 Heritage Assessment

2.1.1 The heritage assessment was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014). This principally comprised the examination of early maps of the site and published secondary sources. A number of sources of information were used during the compilation of the heritage assessment:

- **Cumbria Archive Centre, Barrow-in-Furness (CAC(B))**: this was visited primarily in order to examine early maps of the site and other documentary sources, but published material, such as local histories, were also consulted;
- **Cumbria Historic Environment Record (HER)**: this is a list of all the known sites of archaeological interest within the county, which is maintained by Cumbria County Council and is the primary source of information for an investigation of this kind. All of the known sites of archaeological interest within approximately 500m of the edge of the proposed development area were examined; each identified site comes with a grid reference, description and source, and any additional information which was referenced was also examined as necessary;
- **Greenlane Archaeology library**: copies of the majority of the relevant maps and secondary sources are held by Greenlane Archaeology, and information on the historical and archaeological background to the site was taken from previous reports carried out by Greenlane Archaeology.

2.2 Site Visit

2.2.1 A rapid site visit was carried out, which comprised an examination of the affected area. This was in effect equivalent to a Level 1 survey as defined by English Heritage (English Heritage 2007). Across the site digital photographs showing the general arrangement of the landscape and any specific features of interest were taken and notes made based on these. Any areas where there were constraints to further archaeological work were noted.

2.3 Archive

2.3.1 A comprehensive archive of the project has been produced in accordance with the project design, and current CIfA and English Heritage guidelines (Brown 2007; English Heritage 1991). The paper and digital archive and a copy of this report will be deposited in the Cumbria Archive Centre in Barrow-in-Furness following the completion of the project. A copy of this report will be provided for the client, and a copy will be retained by Greenlane Archaeology. In addition, at a suitable time a digital copy will be provided to the Historic Environment Record Officer at Cumbria County Council, and a record of the project will be made on the OASIS scheme.

3. Results

3.1 Introduction

3.1.1 A total of 18 sites of archaeological interest are recorded within the study area in the Historic Environment Record (Figure 2); no additional sites were identified during the heritage assessment and site visit (*Appendix 1*; summarised in Table 1 below). The exact locations of the find spots (**Site 10**, **Site 11**, **Site 12**, **Site 13**, and **Site 17**) are not accurately recorded, so their significance to the study area is debateable. The sites range from Neolithic to post-medieval in date. Sites included in the gazetteer that relate to periods of the study area's history are individually mentioned in the site history (see *Section 4* below).

Site No.	Type	Period	Site No.	Type	Period
01	Listed Building (warehouse)	Post-medieval	10	Find spot (axe)	Bronze Age
02	Theatre	Post-medieval	11	Find spot (axe)	Neolithic
03	Listed Building (mansion house)	Post-medieval	12	Find spot (coin)	Roman
04	Town / settlement	Medieval	13	Find spot (spearhead)	Bronze Age
05	Reservoir / water works	Post-medieval	14	Listed Building (goods station)	Post-medieval
06	Barn	Post-medieval	15	Listed Building (railway station)	Post-medieval
07	Weaving mill	Post-medieval	16	Cremation burial	Bronze Age
08	Wayside cross	Medieval	17	Find spot (stone implement finds)	Bronze Age
09	Listed Building (house)	Post-medieval	18	Railway	Post-medieval

Table 1: Summary of sites of archaeological interest within the study area

3.2 Heritage Assessment

3.2.1 The results of the heritage assessment have been used to produce two separate elements. Firstly, all sites of archaeological interest recorded within the study area were compiled into a gazetteer (*Appendix 1*). The gazetteer is then used to assess the general type of historic landscape that makes up the study area, contribute to the compilation of the general history of the site (see *Section 4*) and, more importantly, identify sites that are likely to be affected by the proposed development. The significance of each of these sites and the degree to which they are likely to be affected is considered in *Section 5*.

3.2.2 The second purpose of the heritage assessment is to produce a background history of the site. This is intended to cover all periods, in part to provide information that can be used to assess the potential of the site (particularly for the presence of remains that are otherwise not recorded in the study area), but more importantly to present the documented details of any sites that are known (see *Section 4*).



Key:

- Study area (500m radius)
- Site boundary 14 ● Gazetteer site
- Conservation Area
- Gazetteer site extent (if known)
- ▨ extension to Heritage Assessment



Figure 2: Gazetteer site plan, showing Conservation Area

3.3 Map Regression

3.3.1 **Introduction:** early maps of the area tend to be relatively lacking in detail, the earliest useful maps are therefore only from the 19th century.

3.3.2 **Tithe map, 1850:** the area covered by this assessment is not included on the tithe map and so was presumably not subject to tithes (CAC(B) IR 30/18/316 1850; Plate 1). Only a small part of the area included as part of the previous assessments is actually included. It is labelled as plot 96 and listed in the apportionment as being owned and occupied by Elizabeth Boardman and named 'House Close' (CAC(B) IR 29/18/316 I-E 1849).

3.3.3 **Ordnance Survey, 1850:** this is the earliest detailed and complete map of the area and demonstrates that at this time the whole site occupied parts of six fields between Hill Top to the east, Hill Foot to the north, and Dykelands, to the west, on the western outskirts of Ulverston (Plate 2). An approximately north/south aligned track also passed through the west end of the site but nothing is shown in the area covered by this assessment.

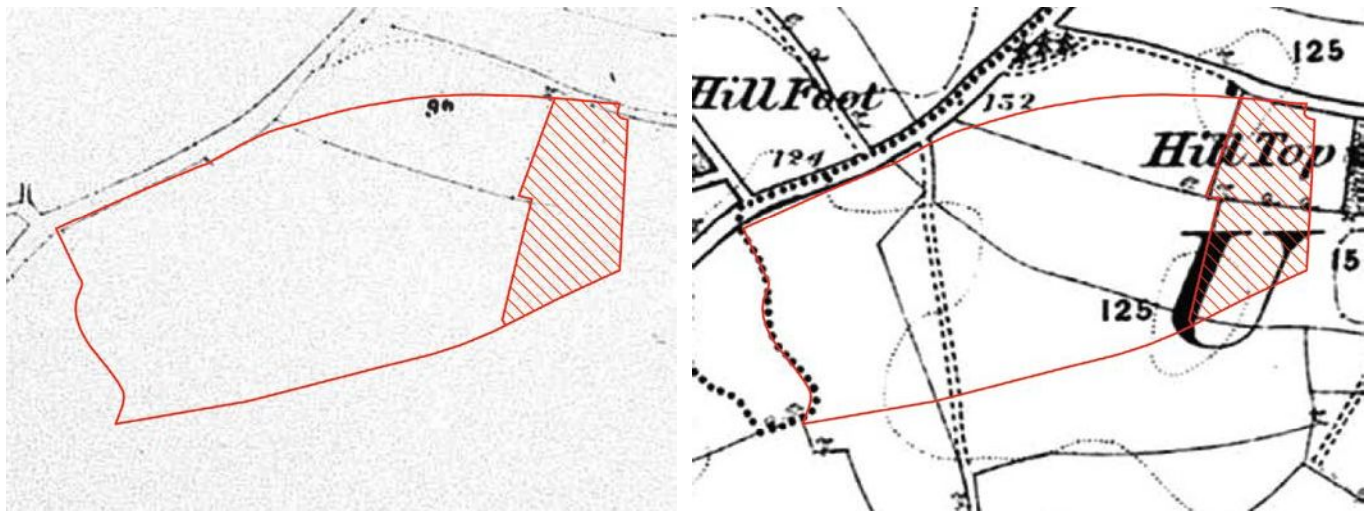


Plate 1 (left): Extract from the tithe map of 1850

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

3.3.4 **Ordnance Survey, 1894:** by this date the Furness Railway had been built, the route of which passes immediately to the south side of the site (Plate 3). Two small structures appear to be shown to the west of centre of the original part of site, to the west of the track shown on the earlier edition of the Ordnance Survey, and a lodge has been built outside the area to the north just east of the centre line of the original part of the site. The 'Beehive' public house has also been built just outside of the site to the west side at Pennington Lane End. No structures or other features are shown within the area of the current assessment.

3.3.5 **Ordnance Survey, 1912:** part of the north/south track present on the Ordnance Survey map of 1850 is possibly shown on this map at the north end and the small structures appear to have been removed but otherwise the site is unchanged (Plate 4). Again no structures or other features are shown within the area of the current assessment. This map also includes the Rating valuation numbers, of which 719 and 723 cover the area of the current assessment, and these reveal who owned and occupied the land and what it is recorded as containing (CAC(B) BT/IR 1/27 1910). This is summarised in Table 2 below:

Plot No.	Owner	Occupier	Description
719	JR Ashburner of Braddyll Terrace	William Edward Poultney	House and grounds called Hill Top
723	Furness Railway Co	Alfred Aslett	Land, houses, station and passenger and goods station

Table 2: Details contained in the rating valuation of 1910

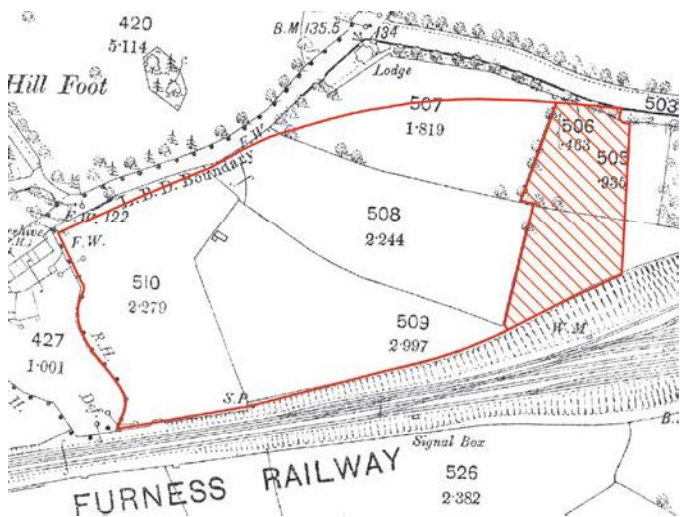


Plate 3 (left): Extract from the Ordnance Survey map of 1894

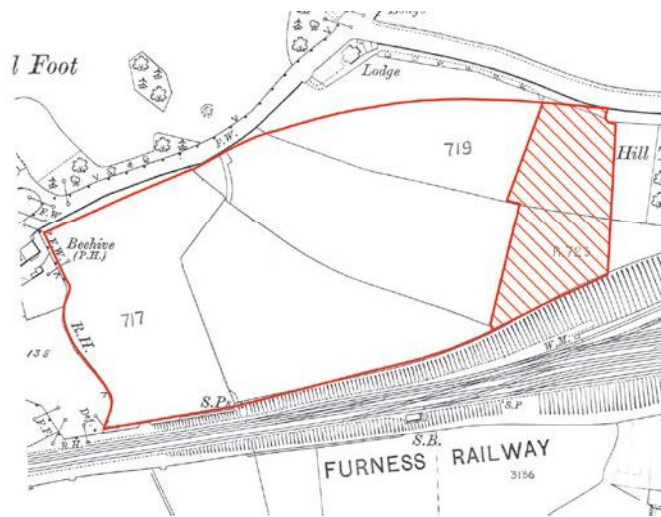


Plate 4 (right): Extract from the Ordnance Survey map of 1912

3.3.5 **Ordnance Survey, 1913:** the site is unchanged (Plate 5).

3.3.6 **Ordnance Survey, 1933:** the lodge to the north of the site had been relocated inside the area of the original assessment to the west side and one of the former field boundaries had been removed by this point (Plate 6). No structures or other features are shown within the area of the current assessment.

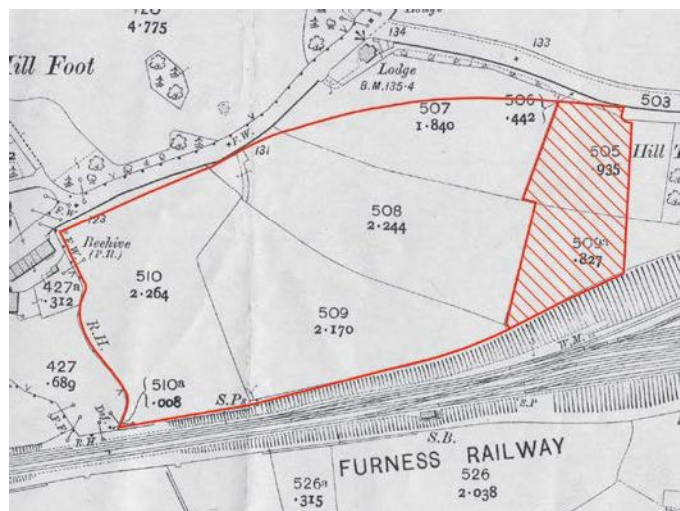


Plate 5 (left): Extract from the Ordnance Survey map of 1913

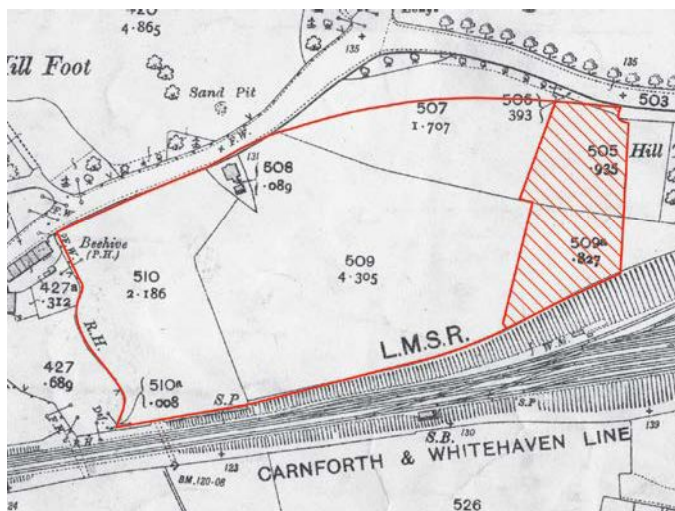


Plate 6 (right): Extract from the Ordnance Survey map of 1933

3.4 Lidar

3.4.1 Lidar imagery shows that the general area is undulating, with traces of ridge and furrow, following the alignment of the fields, although this is less apparent within the site boundary (Houseprices.io 2016; Plate 7). There is what appears to be a possible palaeochannel running approximately north/south immediately to the west of the area covered by the current assessment, within the area of the previous assessment for the Blue Hub Centre.



Plate 7: Lidar imagery of the site

3.5 Previous Archaeological Work

3.5.1 Eleven previous pieces of archaeological work have been carried out within the study area (Figure 3), including three relating to the previous assessment area for the Blue Light Hub (Figure 4). The results of this work can be summarised as follows:

- A watching brief was carried out by the Lancaster University Archaeology Unit at a site at the more north-eastern end of Daltongate in 2000 (LUAU 2000). No finds or features of archaeological interest were revealed;
- A rapid survey was undertaken in 2005 of all of the identifiable warehouses and warehouse-like buildings in Ulverston in order to identify how many of this type of building exist, what condition they are in, what uses they are put to, and their distribution within the town (Elsworth and Dawson 2005). A gazetteer of all of the sites was compiled, a photographic record was made, and a brief amount of analysis was carried out;
- Oxford Archaeology North carried out a desk-based assessment and evaluation on land to the rear of Sefton House Hotel, Queen Street in 2006 (OA North 2006). The finds assemblage was small and essentially domestic in nature, with the majority of the closely dateable artefacts dating to the late 18th to early 19th century;
- A watching brief was carried out relating to the Three Bridges waste water pumping station in 2009, which found no features or deposits of archaeological interest (OA North 2009);
- Oxford Archaeology North carried out a watching brief during groundworks associated with the Swarthmoor waste water treatment works in 2010, which found no features or deposits of archaeological interest (OA North 2010);

- A heritage appraisal was carried out by Headland Archaeology on the west end of the current site in December 2012 (Headland Archaeology 2012). This included a magnetometer survey to establish the presence/absence, character and extent of any archaeological subsurface remains, which was carried out by Archaeological Services WYAS in November of the same year. It was concluded that there was low to moderate potential for previously unrecorded cultural heritage assets to survive subsurface (Headland Archaeology 2012, 19). The results of the geophysical survey identified:
 - linear trend anomalies indicative of ploughing and a former field boundary;
 - linear anomalies that were interpreted as potentially archaeological, although an agricultural or modern origin was considered equally likely;
 - numerous discrete anomalies that were thought likely to be geological in origin. Two more extensive ones of these anomalies were ascribed a possible archaeological origin, although a geological or modern cause could not be discounted (*ibid*; Figure 5).
- A desk-based assessment was produced by Northern Archaeological Associates Ltd for Stonecross Mansion in 2013 (NAA 2013). Stonecross Mansion is a Grade II listed building, built in 1874 for Myles Kennedy, a prominent local businessman and ironmaster. The assessment identified a moderate to high potential of uncovering medieval and post-medieval archaeological remains on the site, through its connection with post-medieval housing and a weaving factory. Unnamed houses and a row of cottages, known as Stone Cross, associated with a weaving factory, dated to at least 1832, were located within the study area, but these were removed when the mansion grounds were laid out, probably in the early 1870s. The development boundary also included a number of garden features associated with the house and a stone post close to the recorded position of the medieval Stone Cross but believed to be a post-medieval cattle rubbing post. The site was subsequently subject to an archaeological evaluation, which revealed that structures corresponding to those shown on the early maps survived and these were subject to further excavation but the report is not yet available;
- A building recording was carried out by Minerva Heritage ahead of the cellar conversion at Flat 1, Cavendish House, Cavendish Street (Minerva Heritage 2013). Although some rooms had been extensively altered to provide living accommodation and many had been stripped entirely of fixtures and fittings, the cellar rooms retained much of their original appearance (Minerva Heritage 2013, 4);
- A Level 2 building recording was carried out by Greenlane Archaeology on the Old Freezer Centre in 2013 (Greenlane Archaeology 2013). The building was built before 1832, probably in the late 18th or early 19th century, and anecdotal evidence suggests that it was used as one of the town's first theatres. It was used as part of an aerated mineral water manufactory from the end of the 19th century until at least 1910, at which time it was also being used as a warehouse for the local operatic society, and has most recently been used as a fish, poultry, and game suppliers. The surviving structure retains some of its original fabric but has been substantially altered as a result of its most recent use, with new wall coverings, internal walls, and apertures added in the late 20th century;
- A further heritage assessment of the Blue Light Hub site area was undertaken by Mott MacDonald in 2015 (Mott MacDonald 2015);
- An evaluation was undertaken within the Blue Light Hub site area by CFA Archaeology Ltd in February 2016 (CFA Archaeology Ltd 2016). Eleven targeted trenches were excavated across to investigate anomalies identified by geophysical survey. No archaeological features were noted, apart from a shallow 19th or 20th century ditch near the northern boundary to the site, and all the artefacts recovered from the site were dated to the 19th or 20th century. The geophysical anomalies were accounted for by changes in the underlying natural geology.

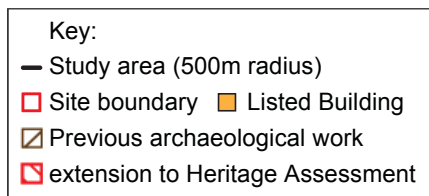
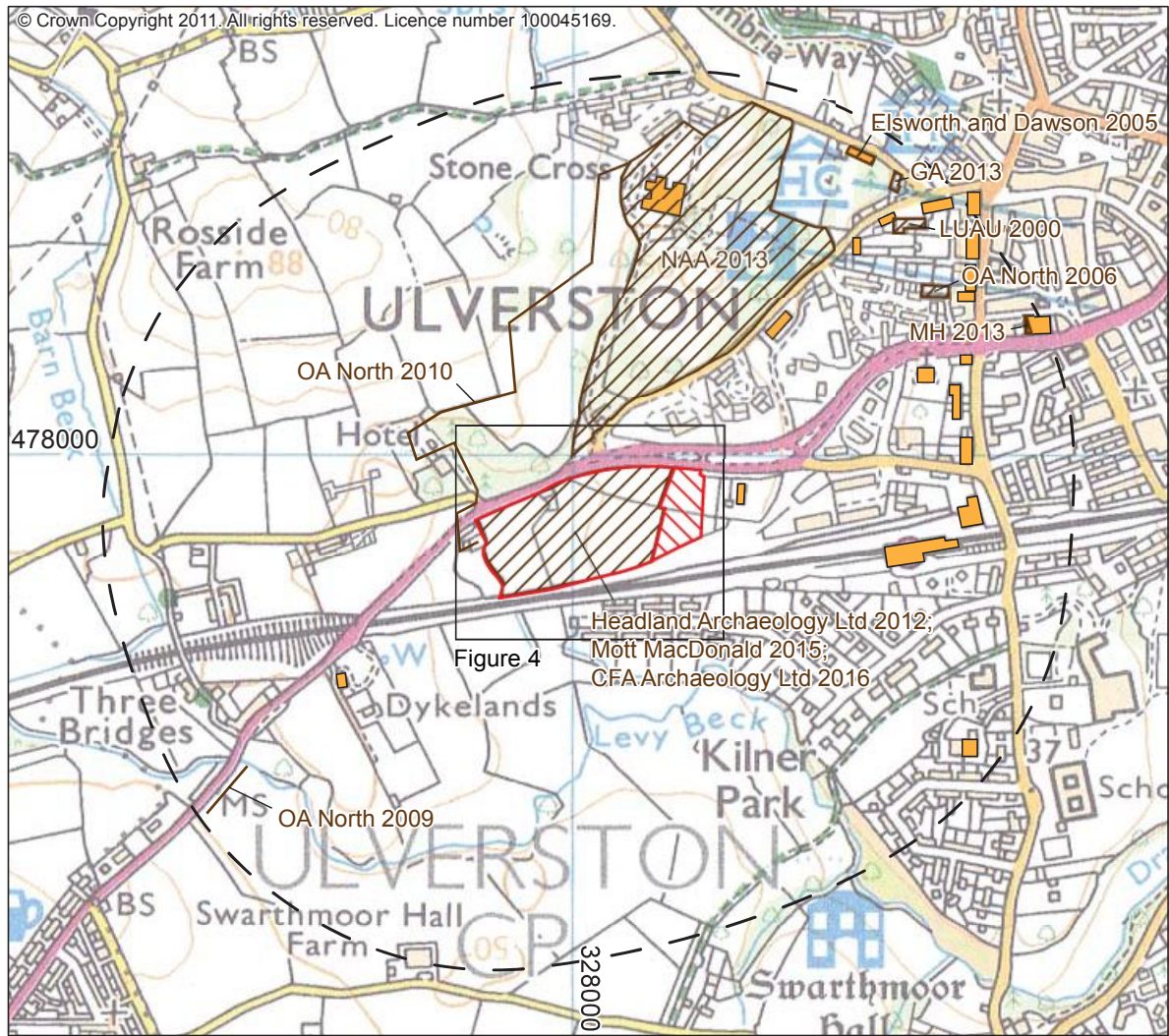
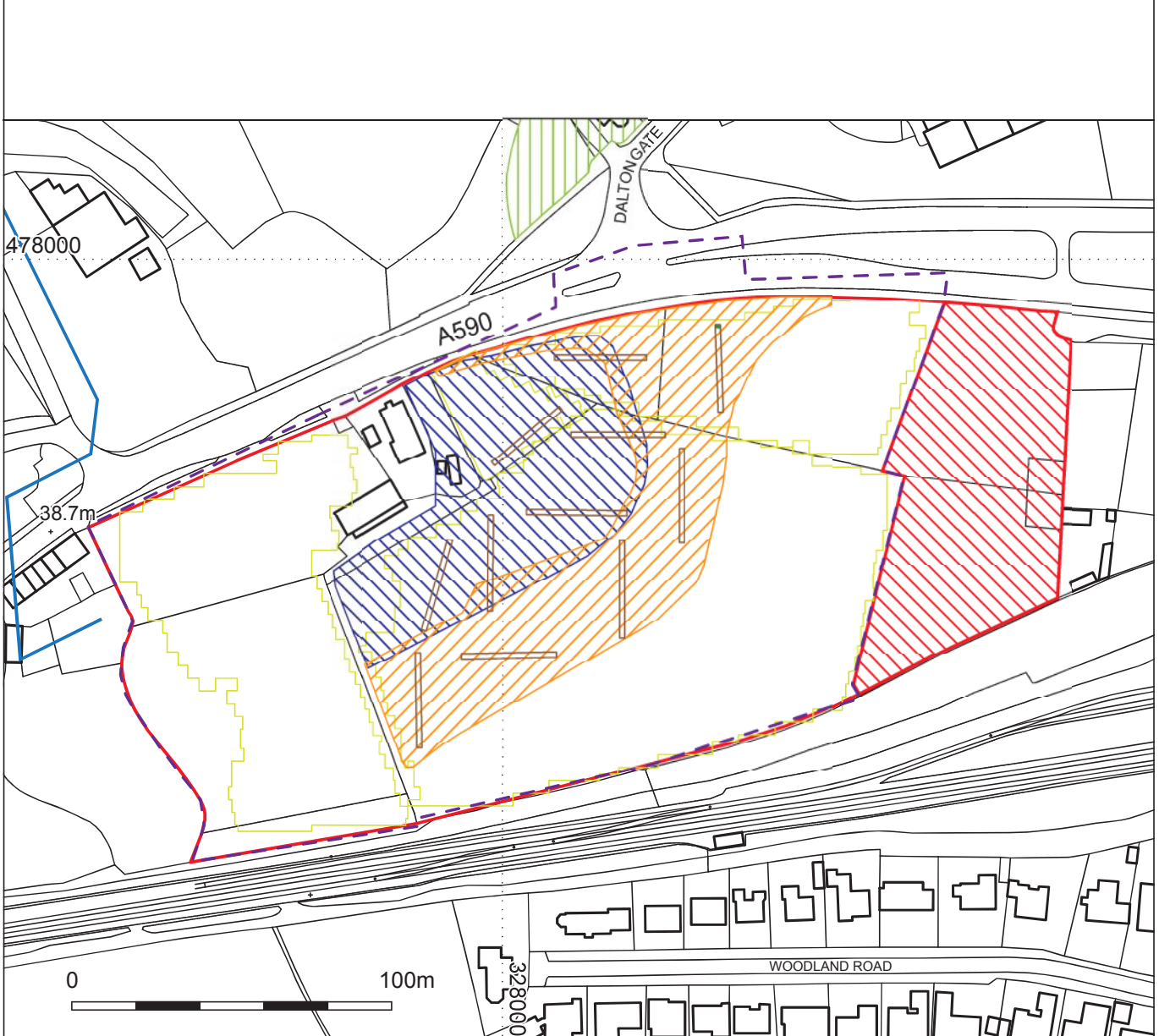


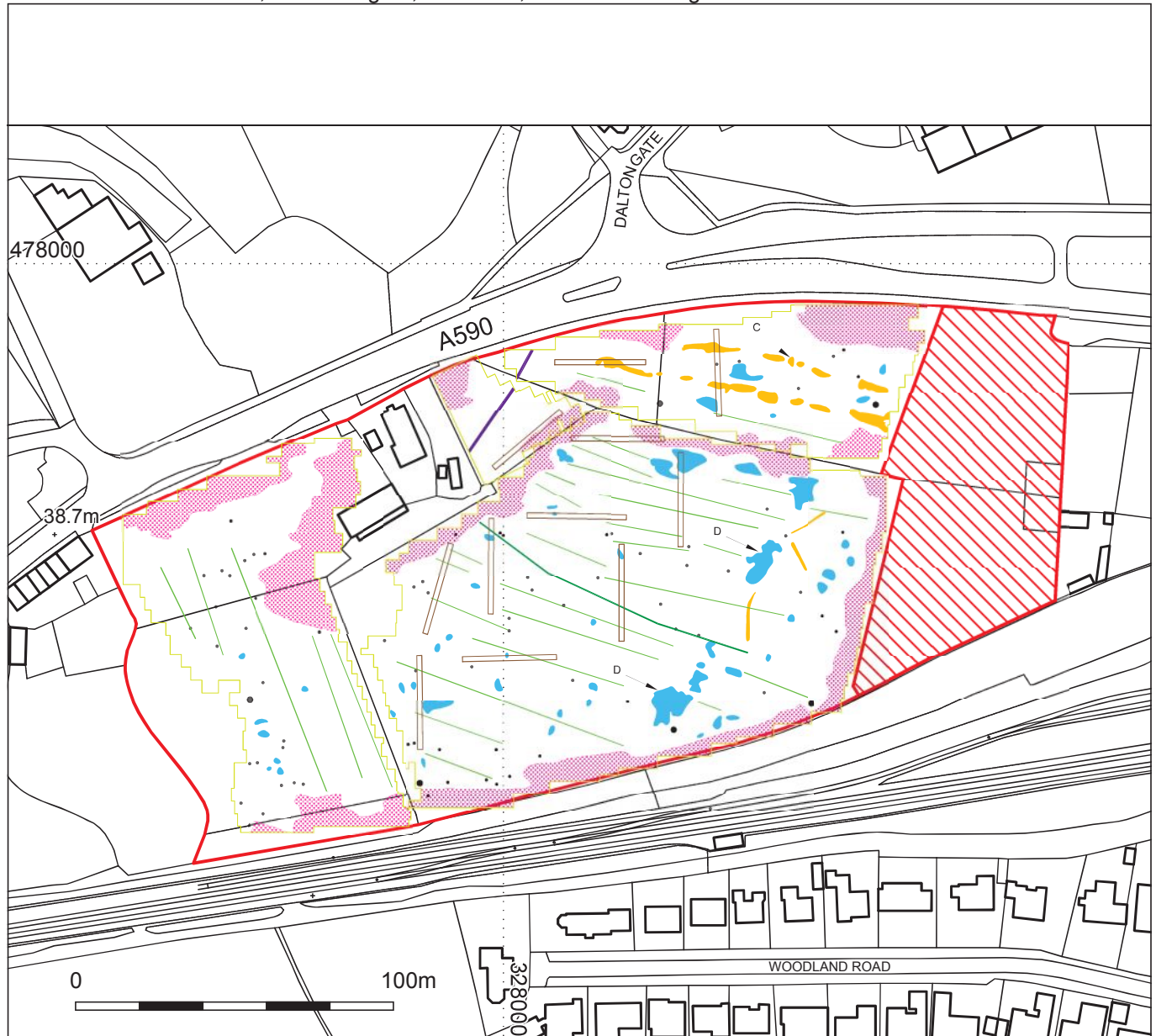
Figure 3: Areas of previous archaeological work and Listed Buildings within the study area



Key:

- Site boundary
- ▭ extension to Heritage Assessment
- Watching brief (OA North 2010)
- ▭ Evaluation trench (CFA Archaeology Ltd 2016)
- ▭ Heritage assessment (Mott MacDonald 2015)
- ▭ Blue light hub indicative works area
- ▭ Access road indicative works area
- ▭ Archaeological feature
- ▭ Desk-based assessment (NAA 2013)
- ▭ Geophysical survey (Headland Archaeology Ltd 2012)

Figure 4: Areas of previous archaeological work within the Blue Light Hub site area



- Key:
- Site boundary
 - ▨ extension to Heritage Assessment
 - ▭ extent of geophysical survey (Headland Archaeology Ltd 2012)
 - dipolar linear anomaly / interpretation: service pipe
 - dipolar isolated anomaly / interpretation: ferrous material
 - ▨ magnetic disturbance / interpretation: ferrous material
 - ▨ magnetic enhancement / interpretation: geology
 - 'linear' / interpretation: archaeology? / topographical
 - 'trend' / interpretation: agricultural
 - 'trend' / interpretation: former field boundary
 - ▭ Evaluation trench (CFA Archaeology Ltd 2016)

Figure 5: Interpretation of magnetometer data, showing location of evaluation trenches within the Blue Light Hub site area

3.6 Site Visit

3.6.1 A brief site visit was carried out on the 20th June 2017. This revealed that the site was divided into two separate fields by a timber fence, which further formed two smaller enclosures where it met the eastern boundary. There were no other structures present, apart from a light weight timber structure, presumably a stable, and the other boundaries, to the east, west, and south comprise hedges and walls, with a considerable drop evident to the west, perhaps representing a continuation of the possible palaeochannel visible in the lidar data (see *Section 3.4* above). Both fields are currently used as grazing for a variety of animals and slope down towards the field boundary to the south. There were no obvious constraints to any further archaeological work, nor signs of recent disturbance, with the exception of a pile of loose soil in the south-east corner, although it was not clear where this originated. In addition, no obvious sites of archaeological interest were identified.



Plate 8: General view of the site from the west

3.7 Conclusion

3.7.1 The available mapping shows that the whole area has been open fields since at least the mid-19th century. A north/south aligned track or footpath cut across the Blue Light Hub site area at that date, but this is not shown after the 1890s apart from possibly the far north end. Two small structures are shown in one of the fields to the west side of the area in 1894, which were built at some point after 1850 but these are not marked on the Ordnance Survey map of 1913. The route of the Furness Railway, which was completed in 1857, passes to the south side of the area and the Beehive public house (after which the business centre is named) was built just outside the area to the west between 1850 and 1890. The lodge to the north of the area was built at around the same time and was relocated just inside the area assessed for the original Blue Light Hub site between 1913 and 1933, apparently reoriented and with the addition of another small building to the south. Some changes were made to the field boundaries between 1913 and 1933 and further changes have been made to the field boundaries since then. Various changes have also been made to the repositioned lodge since 1933 and the junction of Daltongate and the road along the north side of the site have also changed since the construction of the A590.

3.7.2 The site visit did not reveal any additional sites of archaeological interest, or constraints to any further archaeological work.

4. Site History

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

4.1.1 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). At least one of these is recorded in the study area (**Site 11**), although the exact location is unknown. 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, with one (**Site 16**) recorded close to the site. 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, as yet, uncertain. Stray finds of Bronze Age date are found throughout the county, with a spear head (**Site 13**), axe (**Site 10**), and stone axe hammers of Neolithic or Bronze Age (**Site 17**) date recorded in the study area, although their exact findspots are uncertain, and a large enclosure identified on Hoad, to the north of town, is considered 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.

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

4.2.1 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 (e.g. **Site 12**), 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 (Elsworth 2007). 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*).

4.2.2 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; however, there are none within the study area. 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 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 Ecgrith 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 however. 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 'Wulfhere', under the influence of the Norse pronunciation, although it has also been suggested that it was vill of the manor of Hougoun (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).

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

4.3.1 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 (**Site 04**) 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, although a possible wayside cross is recorded within the study area (**Site 08**).

4.4 Post-medieval Period (16th century AD – present)

4.4.1 During the post-medieval period Ulverston's prosperity increased, mainly as a result of its connections to the 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 (**Site 18**) replaced the canal, and as a result the town expanded and was subject to regular improvements and expansion (*op cit*, 8-9). Other post-medieval sites recorded within the study area include a warehouse (**Site 01**), a possible theatre (**Site 02**), houses (**Site 03** and **09**), a barn (**Site 06**), a weaving shed (**Site 07**) and other elements relating to the railway (**Site 14** and **15**), and are testament to the town's growth in the period and its generally industrial nature.

5. Discussion

5.1 Introduction

5.1.1 The discussion of the results of the heritage assessment is intended to determine the archaeological significance and potential of any known remains (above or below ground) and the potential for any as yet unidentified remains being present. The system used to judge the significance of the remains identified within the development area, or those thought to have the potential to be present within the development area, is based on the criteria used to define Scheduled Monuments (DoE 1990, Annex 4; *Appendix 2*). Of the 18 known sites of archaeological interest identified within the study area none lies within the proposed development area. However, the exact locations of the all of the find spots are not known so these cannot be considered in *Section 5.2*, but are considered in *Section 5.3* below.

5.2 Significance

5.2.1 There are no Scheduled Monuments within the study area. These would be automatically considered to be of national significance.

5.2.2 Various buildings within the study area recorded in the HER are also Listed (e.g. **Site 01**, **Site 03**, **Site 09**, **Site 14**, and **Site 15**) although there are numerous others are also present within the study area but not individually recorded in the HER (see Figure 2). All of these are considered to be of local significance and are statutorily protected but none are in close proximity to the proposed development area, with the exception of Hill Top, which is located immediately to the east of the proposed development site. The southern end of the Conservation Area lies within the study area although at some distance to the east of the proposed development area; this too is again of local significance and statutorily protected.

5.2.3 All of the remaining sites of archaeological interest recorded within the study area should be considered undesignated heritage assets. They too are therefore of local significance.

5.3 Potential for Unknown Archaeological Remains

5.3.1 The likelihood of as yet unidentified archaeological remains being present is based on the known occurrence of such remains within the proposed development area and elsewhere in the study area and local environs (see *Section 4*). Where there are no remains known within the study area the potential is based on the known occurrence within the wider local area. The degree of potential is examined by period and the results are presented in Table 3 below; in each case the level of potential is expressed as low, medium, or high.

Period	Present in study area?	Potential
Late Upper Palaeolithic	N	L
Mesolithic	N	L
Neolithic	Y	L
Bronze Age	Y	M
Iron Age	N	L
Roman	Y	L
Early Medieval	N	L
Medieval	Y	L
Post-medieval	Y	M

Table 3: Degree of potential for unknown archaeological remains by period

5.3.2 In consideration of Table 3 it is worth noting that the presence of Neolithic finds in the study area is highly conjectural as the locations given are very vague. Similarly one of the three Bronze Age finds spots is equally poorly located, but the others are more reliable meaning that finds of this date are perhaps more likely. The presence of a possible palaeochannel, which seems to connect to the Levy Beck to the south beyond the railway (see Plate 7), does increase the potential for finds of Mesolithic, Neolithic and Bronze Age date being present as the former are often located near watercourses

(Middleton *et al* 1995, 202; Hodgkinson *et al* 2000, 151-152) and other examples of palaeochannels have produced material from these periods (eg OA North 2011; Williams and Holgate 2015).

5.3.4 The single Roman period find from the study area is also not well located and the suggested presence of a road of this date to the north of the site is as yet unproven so the likelihood of material of this date being found remains low. Similarly, material of early medieval date is very rare in the region as a whole and none is present within the study area so this too has a low probability of being present.

5.3.3 The heart of the modern town was probably the original focus of the medieval settlement (the area occupied by **Site 04**), and is some distance to the north-east of the site, so finds from this date are perhaps unlikely. Post-medieval sites are well represented within the study area, and finds and possibly features of this date are also likely to be present within the proposed development site, although most probably resulting from agricultural activity.

5.4 Disturbance

5.4.1 The site visit did not identify any significant disturbance to the site, although general agricultural improvement, by means of ploughing, is likely to have also caused some damage to any below-ground archaeological remains that might be present.

5.5 Impact

5.5.1 It is likely that any construction work and associated landscaping on site would substantially impact upon any archaeological remains that might be present, although nothing specific is known other than the possible palaeochannel shown in the lidar imagery. Given the manner in which the land slopes down towards this channel it is conceivable that this might be infilled as part of the groundworks, in which case it would be essentially preserved. It is also the current intention to leave the northern section of the field boundary that continues this line essentially untouched so this area too would be unaffected. While there are several Listed Buildings within the study area (see Figure 2) only one is in close proximity to the proposed development area and so is likely to see any substantial impact on its setting. The edge of the Conservation Area (see Figure 2) is some distance to the east of the proposed development area and is essentially hidden by higher ground so the impact on this is likely to be minimal.

5.6 Conclusion

5.6.1 While the site is located in an area surrounded by archaeological remains of various periods there are no known sites that are certainly present within the proposed development area, with the exception of a possible palaeochannel shown in the lidar imagery that runs along part of the western edge. It is noteworthy that the earlier geophysical survey showed a number of features in the area of this feature, none of which were investigated by the earlier evaluation.

5.6.2 There is in general some potential for as yet previously unknown archaeological remains to be present within the site, which would be impacted upon by any proposed development so further archaeological work to assess the presence or absence of such remains might therefore be considered necessary. The impact on any statutorily protected sites or areas nearby is relatively minimal, but still needs to be taken into consideration, and further screening along the east side to minimise the impact on the nearest Listed Building might also be considered beneficial.

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Appendix 1: Site Gazetteer

Site Number: 01**NGR:** 328372 478416**HER No:** 41237**Sources:** HER; Elsworth and Dawson 2005; Historic England 2017c**Designation:** Listed Building (Grade II)**Site Type:** warehouse**Description:** Stockbridge Lane warehouse; the early to mid-19th century house of two storeys plus attic and three bays. Part of a Grade II Listed property.**Period:** post-medieval

Site Number: 02**NGR:** 328433 478369**HER No:** 43957**Sources:** HER; Greenlane Archaeology 2013**Designation:** none**Site Type:** Georgian theatre; Victorian mineral water factory; modern warehouse**Description:** The former 'Old Freezer Centre' was built as a barn-like structure, perhaps a purpose-built theatre in the early 19th century, before being used as an aerated water manufactory and warehouse.**Period:** post-medieval

Site Number: 03**NGR:** 328126 478342**HER No:** 18262**Sources:** HER; Historic England 2017d**Designation:** Listed Building (Grade II)**Site Type:** mansion house, office, and school**Description:** Stone Cross Mansion built in 1874 in Gothic/Scottish Baronial style, currently undergoing conversion into housing. It is said to be by Paley and Austin, but drawings by JW Grundy of Ulverston survive. It has many later additions and alterations, although the interior includes original decorative highly moulded and detailed window frames with Gothic-carved panelling, marble fireplaces with tiled metal surrounds, coffered ceilings, and tiled encaustic mosaic floors. Other notable features are leaded lights and panelled doors. The surface and capitals are lavishly embellished with foliate and floral casing to blind arcading with quadripartite vaulting.**Period:** post-medieval

Site Number: 04**NGR:** 328713 478457**HER No:** 16774**Sources:** HER**Designation:** none**Site Type:** town/settlement**Description:** Ulverston medieval town.**Period:** medieval

Site Number: 05

NGR: 327902 478297

HER No: 18263

Sources: HER

Designation: none

Site Type: reservoir/water works

Description: the site of the Hill Foot Reservoir/Ulverston Water Works.

Period: post-medieval

Site Number: 06

NGR: 328506 478219

HER No: 40874

Sources: HER

Designation: none

Site Type: barn

Description: a barn to rear of 32 Queen Street.

Period: post-medieval

Site Number: 07

NGR: 328214 478193

HER No: 18261

Sources: HER

Designation: none

Site Type: weaving mill

Description: the site of a weaving mill in the grounds of Stone Cross, Daltongate.

Period: post-medieval

Site Number: 08

NGR: 328230 478170

HER No: 2209

Sources: HER

Designation: none

Site Type: cross

Description: possible site of a wayside cross suggested by the place-name 'Stone Cross'.

Period: medieval

Site Number: 09

NGR: 328519 478082

HER No: 19056

Sources: HER; Historic England 2017b

Designation: Listed Building (Grade II)

Site Type: house

Description: Belle Vue House and Mayfield, 10 Prince's Street; two early to mid-19th century houses, now offices and a house of two storeys plus attic. Bellevue is of five symmetrical bays and has a plinth, pilaster strips to left and right, a first floor sill band, an eaves band, and a stone cornice gutter. The windows are glazing bar sashes with very narrow surrounds. Number 10 (Mayfield) is of one bay, treated similarly but with slightly lower storeys and without glazing bars in the sashes.

Period: post-medieval

Site Number: 10**NGR:** 328000 478000**HER No:** 2230**Sources:** HER; Cowper 1888, 204**Designation:** none**Site Type:** find spot**Description:** a bronze 'celt', presumably meaning an axe, found at 'Kirkdale' near Ulverston before 1888 although the exact location is uncertain.**Period:** Bronze Age**Site Number: 11****NGR:** 328000 478000**HER No:** 2232 and 2237**Sources:** HER; Cowper 1888, 204**Designation:** none**Site Type:** find spot**Description:** at least one stone axe of Neolithic date was found 'in the Ulverstone district' prior to 1888.**Period:** Neolithic**Site Number: 12****NGR:** 32800 478000**HER No:** 1686 and 2231**Sources:** HER; Shotter 1989**Designation:** none**Site Type:** find spot**Description:** a number of coins of Roman date are recorded in the Ulverston area.**Period:** Roman**Site Number: 13****NGR:** 328000 478000**HER No:** 2233**Sources:** HER; Cowper 1907, 39-40**Designation:** none**Site Type:** find spot**Description:** a looped and socketed bronze spearhead thought to be from the Ulverston area.**Period:** Bronze Age**Site Number: 14****NGR:** 328533 477925**HER No:** 44297**Sources:** HER; Historic England 2017a**Designation:** Listed Building (Grade II)**Site Type:** goods station**Description:** former goods station, store and house built in 1854 for the Furness Railway Company, now a car showroom, workshops, and offices.**Period:** post-medieval

Site Number: 15**NGR:** 328460 477868**HER No:** 5531**Sources:** HER; Historic England 2017e**Designation:** Listed Building (Grade II)**Site Type:** railway station

Description: Ulverston Railway Station, now forming the station with vacant part at ones end, which was formerly a nightclub. It was rebuilt in 1873 by Paley and Austin for the Furness Railway. It has squared coursed red sandstone with yellow sandstone dressings, and a limestone plinth and ground-floor sill band. A two-storey block of square plan has a four-stage clock tower at its north-east corner. A single storey range extends towards the west parallel with the platform and terminates with a gabled cross-wing. To the east a screen wall extends parallel with the platform and terminates with a two-storey tower, now a bike repair/rental shop with cafe. Towards the west end of the station buildings a 20th century glass-walled extension to the former nightclub extends onto the platform.

Period: post-medieval**Site Number: 16****NGR:** 327580 477790**HER No:** 2362**Sources:** HER; Barnes 1954, 5-6**Designation:** none**Site Type:** find spot

Description: Middle Bronze Age cinerary urn containing cremated bone was found by workman during the construction of an electrical sub-station.

Period: Bronze Age**Site Number: 17****NGR:** 327850 477800**HER No:** 2210**Sources:** HER; Cooper 1918, 105**Designation:** none**Site Type:** find spot

Description: three 'large and perfect stone hammers' were reputedly found, alongside 'many other stone implements' during the construction of the Furness Railway 'in a cutting west of the station' at Ulverston. The dating of these is uncertain but they were perhaps perforated axe hammers of Bronze Age type.

Period: Bronze Age**Site Number: 18****NGR:** 338202 477563**HER No:** 43835**Sources:** HER**Designation:** none**Site Type:** railway

Description: The line of the Ulverston and Lancaster Railway/Furness Railway.

Period: post-medieval

Appendix 2: Significance Criteria

After DoE 1990, Annex 4: 'Secretary of State's Criteria for Scheduling Ancient Monuments'

- i) *Period*: all types of monuments that characterise a category or period should be considered for preservation;
- ii) *Rarity*: there are some monument categories which in certain periods are so scarce that all surviving examples which retain some archaeological potential should be preserved. In general, however, a selection must be made which portrays the typical and commonplace as well as the rare. This process should take account of all aspects of the distribution of a particular class of monument, both in a national and regional context;
- iii) *Documentation*: the significance of a monument may be enhanced by the existence of record of previous investigation or, in the case of more recent monuments, by the supporting evidence of contemporary written records;
- iv) *Group Value*: the value of a single monument (such as a field system) may be greatly enhanced by its association with related contemporary monuments (such as a settlement and cemetery) or with monuments of different periods. In some cases, it is preferable to protect the complete group of monuments, including associated and adjacent land, rather than to protect isolated monuments within the group;
- v) *Survival/Condition*: the survival of a monument's archaeological potential both above and below ground is a particularly important consideration and should be assessed in relation to its present condition and surviving features;
- vi) *Fragility/Vulnerability*: highly important archaeological evidence from some field monuments can be destroyed by a single ploughing or unsympathetic treatment; vulnerable monuments of this nature would particularly benefit from the statutory protection which scheduling confers. There are also existing standing structures of particular form or complexity whose value can again be severely reduced by neglect or careless treatment and which are similarly well suited by scheduled monument protection, even if these structures are already listed historic buildings;
- vii) *Diversity*: some monuments may be selected for scheduling because they possess a combination of high quality features, others because of a single important attribute;
- viii) *Potential*: on occasion, the nature of the evidence cannot be specified precisely but it may still be possible to document reasons anticipating its existence and importance and so to demonstrate the justification for scheduling. This is usually confined to sites rather than upstanding monuments.