

CONISTON HALL, CONISTON, CUMBRIA

Archaeological Watching Brief



Client: The National Trust

NGR: 330442 496351

Planning Application No:
7/2019/5643

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February 2020



| The Site | |
|-------------------------------|-------------------------|
| Site Name | Coniston Hall, Coniston |
| County | Cumbria |
| NGR | 330442 496351 |
| Listed Building Grade and No. | Grade II*, 1119652 |

| Client | |
|--------------------------|--------------------------------|
| Client Name | The National Trust |
| Client's architect/agent | LSA Lewis Surveying Associates |

| Planning | |
|--|---|
| Pre-planning | No |
| Planning Application No. | 7/2019/5643 |
| Plans (e.g. conversion, extension, demolition) | Internal improvements |
| Condition number | - |
| Local Planning Authority | The Lake District National Park Authority |
| Planning Archaeologist | Eleanor Kingston/Louise Martin |
| Groundworks subject to watching brief | Excavation of trench for electrical cable |

| Archiving | |
|---|-----------------------------|
| Relevant Record Office(s)/Archive Centre(s) | Barrow-in-Furness |
| Relevant HER | Cumbria |
| Relevant museum | The Ruskin Museum, Coniston |

| Staffing | |
|---------------------------------|--------------------------------|
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| Date watching brief carried out | 19 th February 2020 |

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Non-Technical Summary

Following proposals to install a new electrical reply at Coniston Hall, Greenlane Archaeology was appointed by the client to carry out an archaeological watching brief on the groundworks, which was undertaken in February 2020.

While there is evidence for human activity in the wider area from the end of the last Ice Age onwards, Coniston Hall is considered to have medieval origins. It was probably the principal dwelling of le Flemings who acquired the manor of Church Coniston in the 13th century. It is not clear how much of what remains of Coniston Hall is medieval, although it has been postulated that the ruinous remains extending from the north-east end of the north-west corner represent the site of a medieval tower around which the rest of the building developed. The le Flemings seem to have abandoned the site by the late 17th century in favour of Rydal Hall and Coniston Hall was largely ruinous by the late 18th century. The earliest detailed map of the area, from 1732, shows the hall as comprising a large four-sided structure based around an open courtyard but it is not clear how accurate this is. Later maps and illustrations show that the site had reached approximately its current arrangement by the late 19th century, although there were evidently some substantial alterations in the 20th century.

The groundworks comprised the excavation of a single trench between the north-east end of the north-west elevation and the point in the road where the existing electrical cable is located. The line of the trench was expected to run across the projected lines of the wall of the possible tower at the north-east end of the elevation, but during the groundworks only a thin layer of overburden and a layer of probable demolition rubble containing largely 19th century finds was encountered and no foundations or evidence for a wall or floors were revealed. At the north-west end of the trench a wide deposit of green sand was encountered and this was found to be the fill of a large trench housing a ceramic drainage pipe, which was evidently 20th century in date.

Although relatively limited in scope and only revealing evidence of 19th century and later activity, the watching brief was quite useful in understanding the development of this part of the building. It seems to demonstrate that the lines projected by early antiquarian accounts are incorrect and that the north-east end of the north-west elevation did not form a tower. It is possible that the plan of 1732 is therefore accurate in its depiction, especially given an account of 1819, which describes wings on the north-west side having been recently removed at that time. The most efficient way to better understand the development of the building would be through more detailed investigation of the standing building.

Acknowledgements

Greenlane Archaeology would like to thank the National Trust for commissioning the project, and Tom Slater, Project Manager at the National Trust, for his help with the project. Special thanks are due to Charlie Black and colleagues for their assistance during the groundworks, and National Trust Ranger Chris Hutchinson who drove the excavator.

1. Introduction

1.1 Circumstances of the Project

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

1.2 Location, Geology, and Topography

1.2.1 Coniston Hall is located approximately 1.2km south of the centre of Coniston on the west shore of Coniston Water and lies at approximately 50m above sea level (Ordnance Survey 2011; Figure 1).

1.2.2 Coniston is located within the South Cumbria Low Fells, which is characterised by rugged uplands with rocky outcrops and more managed lowlands largely of improved pasture, as well as more designed landscapes associated with large country houses and their estates, especially around Windermere (Countryside Character 1998, 66). The solid geology is derived from a range of hard stone, with the area around Coniston dominated by slate of the Bannisdale group (Moseley 1978, fig 1). The drift geology underlying this derives largely from glacial activity and comprises clay till and boulders overlain by thin but fertile soils (Countryside Commission 1998, 66).

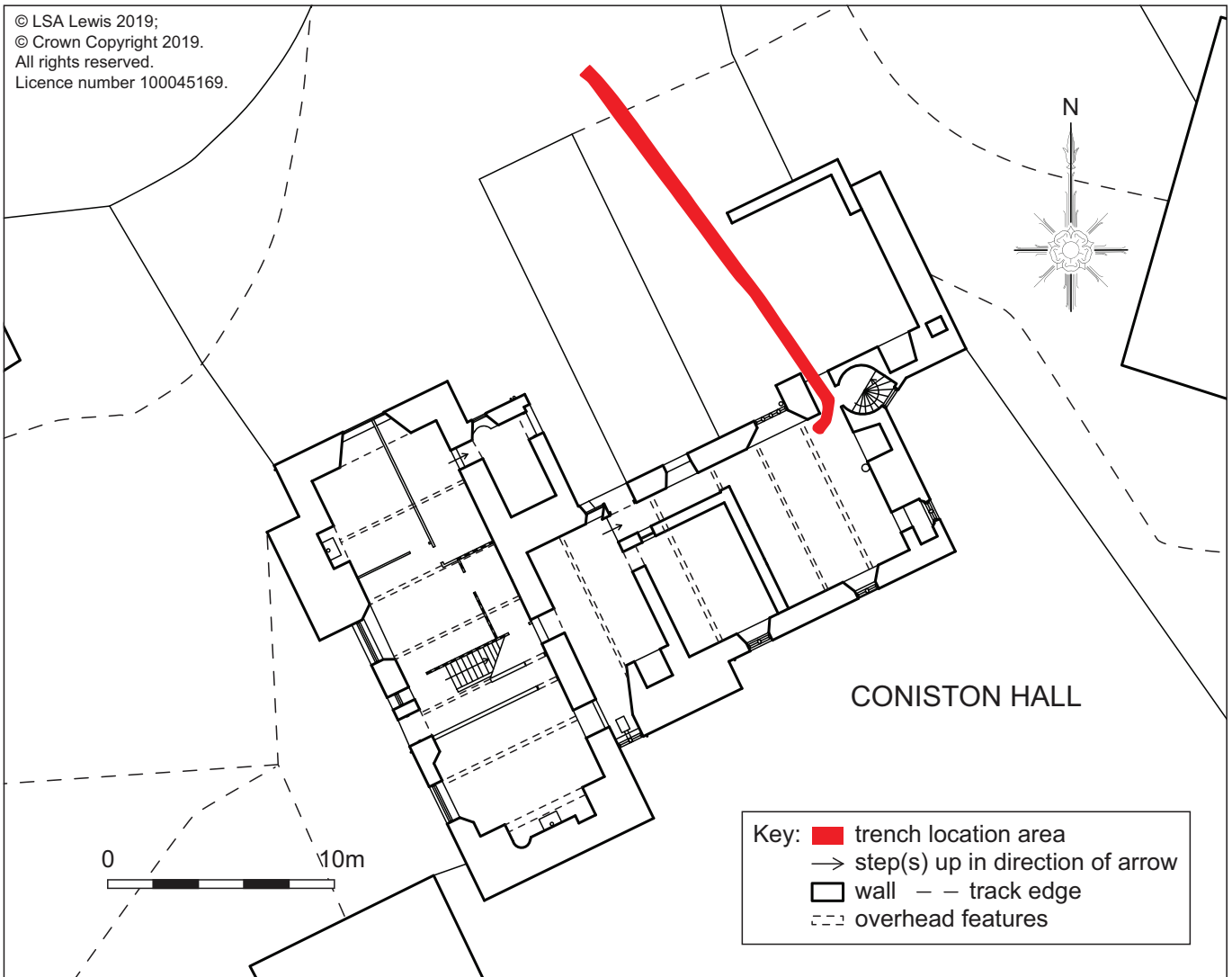
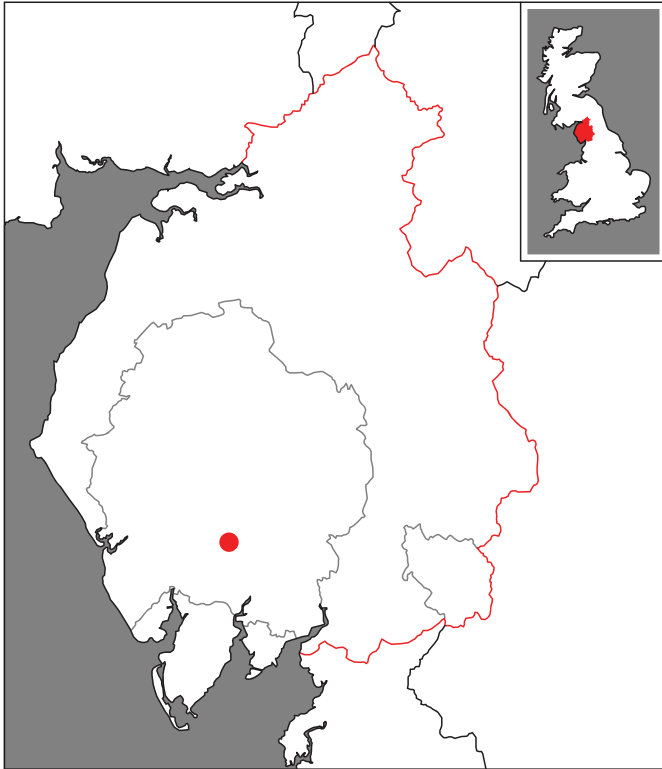


Figure 1: Site location

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2. Methodology

2.1 Desk-Based Assessment

2.1.1 A rapid desk-based assessment was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a). 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, a copy of a map previously obtained from the Northamptonshire Archives was also consulted;
- **Online Resources:** where available, mapping such as Ordnance Survey maps were consulted online;
- **Greenlane Archaeology:** Greenlane Archaeology's office 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 groundworks comprised the excavation of a single trench connecting the north-east end of the north-west elevation of the hall to an existing electricity cable in the road to the north-west (Figure 2). The watching brief therefore monitored the excavation of this, which involved digging down by up to 0.6m below the current ground level.

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 2014b) 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:** a plan of the watching brief area was produced at a scale of 1:100 based on a site plan supplied by the client.

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 or dried in the drying oven 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 digital copy of the report will be provided to the client and to the relevant Historic Environment Record, as detailed on the cover sheet of this report.

3. Site History

3.1 Site History

3.1.1 **Prehistoric Period:** while there is some limited evidence for activity in the county in the period immediately following the last Ice Age, this is typically found in the southernmost part on the north side of Morecambe Bay. Excavations of a small number of cave sites have found the remains of animal species common at the time but now extinct in this country and artefacts of Late Upper Palaeolithic type (Young 2002). Again, 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, but these are typically concentrated in the west coast area and on the uplands around the Eden Valley (Cherry and Cherry 2002). These discoveries demonstrate that further remains of similar date are likely to exist in the local area, and conform to the notion that river valleys, lakesides, and coastal areas are a common place for such remains to be discovered (Middleton *et al* 1995, 202; Hodgkinson *et al* 2000, 151-152). Mesolithic remains are relatively uncommon in the central part of Cumbria, but the area immediately to the north of Lake Windermere seems to be something of an exception, with flint artefacts of Mesolithic date having been discovered at a number of locations during excavations within the area of the Roman *vicus* (Burkett 1977, 179 – corrected by Fell 1979; Mann and Dunwell 1995, 82; OA North 2003; Finlayson 2004). The quantity and regularity of their discovery suggests that a relatively large amount of activity was taking place in the area during the Mesolithic period, but no settlement remains have yet been discovered.

3.1.2 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 to the north of the Ambleside (Hodgson and Brennand 2006, 45) and examples have been found across Cumbria. During the Bronze Age (c2,500 – 600 BC) monuments, particularly those thought to be ceremonial in nature, become more common still, with a particularly well examined example at Banniside Moor near Coniston excavated in 1909 (Collingwood 1910a). It is also likely that settlement sites thought to belong to the Iron Age have their origins in this period, and while there are various possible structures of this type in the Coniston area (summarised by Collingwood 26, 43) they have rarely been subject to detailed investigation or dated. A large enclosure at Allen Knott near Windermere is perhaps late prehistoric in origin and may be a 'hill fort', as might be a number of others in the wider locality (Elsworth 2014), including one at Skelmore Heads near Urswick, although evidence of Neolithic activity was also associated with this (Powell *et al* 1963). Stray finds of Bronze Age date are found throughout the county; although none are known with any certainty within close proximity to the site three stone objects found in the vicinity of the Roman fort at Ambleside, which were recorded in 1852 and variously described as 'hammer stones' and 'net sinkers' (Birley 1961), may well belong to this period. In addition, an important hoard of Bronze Age metal work comprising swords and a spear was also found at Ambleside in the 18th century (Fell and Coles 1965; Needham 1982) although the exact location is not known. An axe or palstave head of Bronze Age date is also recorded as having been found at Millans Park Ambleside some time before 1905 (Cowper 1905, 183). Sites that can be specifically dated to the Iron Age (c600 BC – 1st century AD) are very rare; the enclosures at Allen Knott, Ulverston, and Urswick may represent hillforts, a typical site of this period, but they have not been dated. At Levens, burials radiocarbon dated to the Iron Age have been discovered (OA North 2004), but these remain a rarity both regionally and nationally. There is, however, likely to have been a considerable overlap between the end of the Iron Age and the beginning of the Romano-British period; 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).

3.1.3 **Romano-British to Early Medieval Period (1st century AD – 11th century AD):** the closest and most substantial Roman activity to the site is the fort at Waterhead, Ambleside, at the north end of Lake Windermere, which was recorded as early as the 16th century (Drury and Dunwell 2004, 71) and described in some detail by the local antiquarian Thomas Machell in the late 17th century, who recorded numerous finds and an inscription built into a hoghous at Brownsrig (Ewbank 1963, 128-131). It was,

however, not until the beginning of the 20th century that detailed observations began to be made; excavation for a new sewage works revealed numerous features to the north of the fort including a well preserved timber corduroy road, walls and timber piles and numerous finds including evidence of metal working (Cowper 1902); further discoveries of Roman pottery from the area were also reported by the same author (Cowper 1905, 186-187). Subsequently, an extensive programme of excavation and investigation was carried out within the fort itself (Haverfield and Collingwood 1914; Collingwood 1915; 1916; 1921). Work carried out in the 1960s was largely restricted to small areas of excavation (Charlesworth 1966), and the limited observation of foundation trenches during building work (Burkett 1965; 1977), but these further established the extent of the *vicus* and also the probable presence of a cemetery immediately to the north-east of the fort. In addition, a possible temporary camp was identified as a crop mark to the north of the fort proper (Blake 1955), but this has never been tested archaeologically.

3.1.4 Later interpretation of the whole site has, inevitably, relied heavily on these early pieces of investigation. Recent discussions (e.g. Drury and Dunwell 2004) have concluded that the fort can be identified with the *Gallava* named in the *Antonine Itinerary* and *Ravenna Cosmography* and that it was established quite early in the Roman conquest of the region, in the late 1st century, the first fort probably having been of timber and turf construction. A period of reconstruction in stone appears to have then occurred in the early 2nd century and the fort may have continued in use as late as the 4th century, although the evidence for this is uncertain (*op cit*, 73). More recent work, carried out since the 1980s, has continued to provide further evidence relating to the *vicus*, which has been demonstrated to extend some distance to the north of the fort along the extant Borrans Road (A593) (Godbert 1993; Leech 1993; Mann and Dunwell 1995; Drury and Dunwell 2004). Some of the most recent research has included a detailed survey of the earthworks of the fort and surrounding area (RCHME 1998), a reconsideration of a tombstone found during building work at Wanlass Howe in 1962 (Burkett 1965, 86-87) was published in 2002 (Thorley 2002), and extensive geophysical survey of the environs of the fort (OA North 2015). Further south two possible Roman forts are recorded near Newby Bridge (HER 13815), but these is as yet unproven.

3.1.5 The period following the end of effective Roman administration in Britain in the 5th century is not well represented in the archaeological record of the area, which is a common situation throughout the county. Fragments of Anglian cross-shaft found at church sites are often the only physical evidence of activity in the area, the example at Kendal is perhaps the closest (Collingwood 1904). There is also evidence for early Christian activity in the area found in documentary sources and place-names. An early monastery is recorded at Heversham in the 10th century, when the Abbot Tildred is said to have been fleeing eastwards in advance of the approaching Vikings (Sawyer 1978), and several *eccles* place-names are recorded in the area around Windermere, which again are indicative of post-Roman Christian activity (Elsworth 2011). Archaeological finds of this period are extremely rare, although a large stone, perforated at one end and considered to have been a pestle, was found at Bank Ground near the edge of Coniston Water (Cowper 1934, 99-100). It was considered at the time to be prehistoric in date, but it actually has the appearance of a large whetstone or hone of early medieval or perhaps later date. Across the wider region place-name evidence is particularly useful in terms of understanding the nature of local settlement, and it reveals a remarkably ethnically mixed population. Locally, Coniston probably derives from the Norse for 'king's town', although there is an Old English term that is the same, and suggests that the area around Conison formed part of a small Viking kingdom (Ekwall 1922, 215). Coniston Water, by contrast, was originally Thurstone Water, probably from a personal name (*op cit*, 192), although it is a possibility that it derives from 'Thor's Stone' and is a reference to one of the islands in the lake, although 'stane' is an Old English form.

3.1.6 **Medieval period:** the settlement at Coniston was in split ownership: one part, Monk Coniston, originally part of the property of the de Lancasters of Kendal and became part of the barony of Ulverston and later part of the lands held by Furness Abbey (Cowper 1888, 439; Farrer and Brownbill 1914, 365). The manor of Church Coniston descended via the Fitz Reinfreds and de Urswicks to the Flemings, who held it from the 13th century (Cowper 1888, 439; Farrer and Brownbill 1914, 365-366). While the town of Coniston is clearly at least medieval in origin and is recorded from the 12th century (Ekwall 1922, 215) the most relevant medieval feature to the site is of course Coniston Hall itself. This originated as the manor

house of Church Coniston and home of the le Flemings of Coniston until the 17th century (Cowper 1888, 439-440). The hall has been investigated in some detail on at least two occasions in the late 19th and early 20th century with associated articles subsequently published (Cowper 1888; Collingwood 1910b), and is also described in a more recent account (Perriam and Robinson 1998, 378-379). Later modifications and decay have made interpretation of the surviving structure difficult, but it has been suggested that the ruins of another structure in a field to the north of the west wing might represent the original hall (Collingwood 1910b, 355), although this seems to be based entirely on speculation. More recently it has been postulated that the, now largely ruinous, north-east wing was originally a tower onto which a later hall was presumably added (Perriam and Robinson 1998, 378-379). Opinions on the date of the hall vary, with anything from the 13th to 15th century suggested, and probable extensive improvements in the 16th, although the bulk of it is probably relatively late and has been substantially modified (see *Appendix 4* and *Section 3.1.8* below). Other particularly relevant sites of medieval date in the local vicinity are the bloomeries where iron was smelted from at least the medieval period, with one particularly close to Coniston Hall (Cowper and Collingwood 1899) and others recorded in the locality (Ellwood 1886). More recent work on similar bloomery sites in the Southern Lake District has demonstrated that they are typically medieval in origin.

3.1.7 Post-medieval Period: early in the post-medieval period Coniston became a focus of industrial activity through the exploitation of the local copper resources. While it is probable that copper mining in the area began as early as the Bronze Age there is very limited evidence for this. Indeed, it has been stated that *'Mining, by all accounts, commenced at Coniston in or around 1599'* (Holland 1989, 8). It is certain that in the late 16th century there was a considerable amount of investment put into the local mines, with German Miners commissioned by royal warrant to mine in the area during the reign of Elizabeth I, and this continued into the 17th century (Thompson and Andrews 2017, 138-139). Archaeological evidence for this period has been limited until recent excavations by *Time Team* in 2012 discovered early structures dating from at least the 17th century, and possibly earlier than the 16th century (*op cit*, 146-147). After this period copper mining in Coniston became much more widespread and extensive, with the remains of 19th century mines visible in many areas (Holland 1989).

3.1.8 Of more relevance to the site is the history of Coniston Hall itself during the post-medieval period, although information relating to this is surprisingly scarce. This is probably because the Fleming family had abandoned it during the 17th century in favour of the grander Rydal Hall (Cowper 1888, 439) and by at least the late 18th century it was described as *'though now abandoned, yet in its ruins has the air of grandeur and magnificence'* (West 1774, xxxiii), although part of it had clearly been converted into an agricultural building (Cowper 1888, 429). Early detailed descriptions of Coniston Hall are remarkably scarce, especially given the popularity of the area once tourism began in the 18th century and became established in the 19th century. One of the most useful is that made by William Green, a local artist and guidebook writer who specialised in views of historic buildings:

'Coniston Hall, an ancient family seat of the Flemings of Rydal, stands on the margin of the lake, about a mile from the church, on the right hand. It was, till lately, a splendid ruin, and is yet such when seen from the south and west, but the view from the north is frightful, and must effect with mixed feelings of disgust and sorrow every lover of the picturesque. By way of improvement, the projecting wings have been severed from the main body of the building, and without leaving "a wreck behind." All has, however, been scraped down and smoothed to as even a surface, as the rugged nature of the materials would allow, without going to the expense of mortar and whitewash;- half way between end and end has been erected in an inclined plane, a cart road from the ground to the huge doors of the granary, the chambers of this ancient hall being now used as a depository for corn' (Green 1819, 65).

3.2 Map and Image Regression

3.2.1 Introduction: plans which show the site in detail date generally date from the early 19th century onwards. Earlier, typically county-wide maps of the area tend to be insufficiently detailed to usefully show the site. However, there is a remarkably detailed map of the whole of Coniston Water dated 1732, which also shows Coniston Hall in some detail. A range of late 19th and early 20th century images of Coniston Hall showing the north side also exist and the most useful of these are included in the following sections, as are the plans produced during previous investigations in the late 19th and early 20th centuries.

3.2.2 **Survey of Thurston Water, 1732:** a remarkably detailed plan dated 1732 of the whole of Coniston Water (or Thurston Water as it is referred to) exists within a collection of plans and drawings relating to Furness held amongst the collection at the Northamptonshire Archives (NA Map/6057 18th century). While this cannot be reproduced for copyright reasons it is significant in that it shows Coniston Hall as comprising a square range of buildings set round a central courtyard. While it is uncertain how accurate this depiction is the rest of the plan appears to be extremely and reliably detailed.

3.2.3 **Ordnance Survey, 1851:** the earliest Ordnance Survey map of the area is the 1:10,560 scale map, published in 1851. The scale means it lacks detail, however, Coniston Hall and the boat house quay to the east are both clearly marked (Plate 1).

3.2.4 **Ordnance Survey, 1890:** the 1890 edition Ordnance Survey map was produced at a scale of 1:2,500 and shows the hall in considerably more detail (Plate 2; cf. Plate 1).

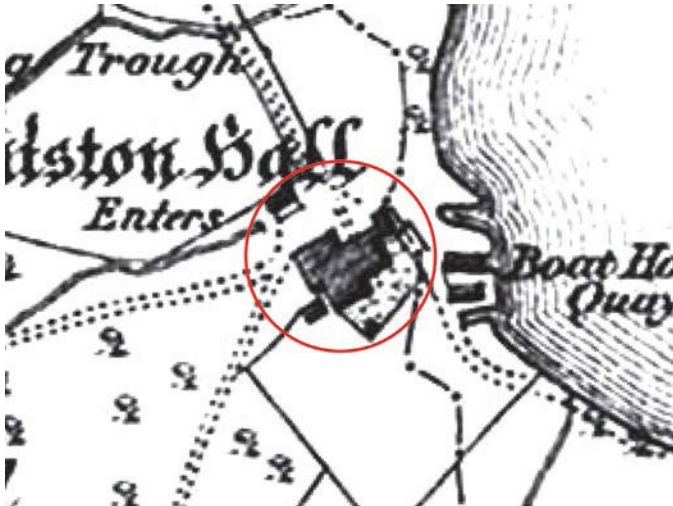


Plate 1 (left): Extract from the Ordnance Survey map of 1851



Plate 2 (right): Extract from the Ordnance Survey map of 1890

3.2.5 **Illustrations, 1888:** Cowper's article about Coniston Hall (Cowper 1888) includes a number of illustrations including a ground floor and first floor plan of the building, both probably by John Bell (Plate 3 and Plate 4), and a drawing of the north-west elevation (Plate 5). These plans are the first to show the projected line of a structure to the north of the north-west elevation, although while the drawing shows something in the location of the stub wall projecting north-west it is not clear what this is. It also shows an area of what appears to be raised or very tall timber fencing in the area to the north-east.

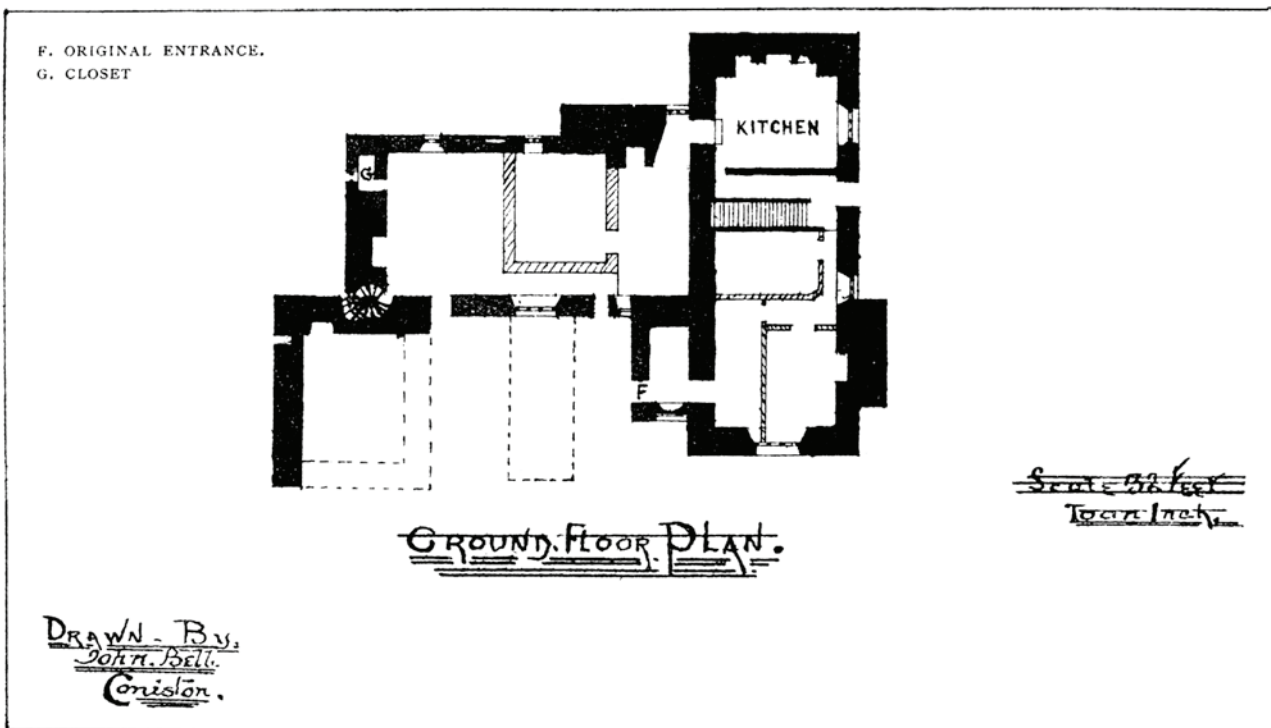


Plate 3: The ground floor of Coniston Hall illustrated by John Bell (after Cowper 1888)

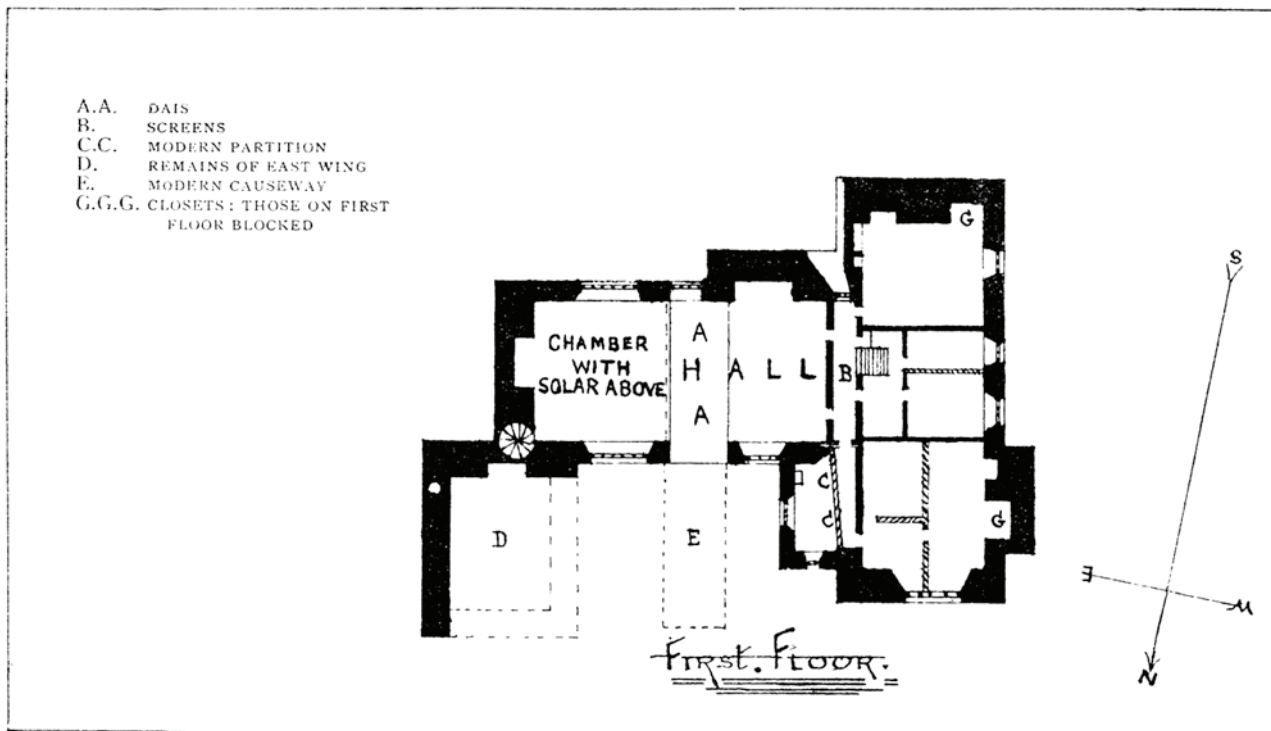


Plate 4: The first floor of Coniston Hall, probably illustrated by John Bell (after Cowper 1888)

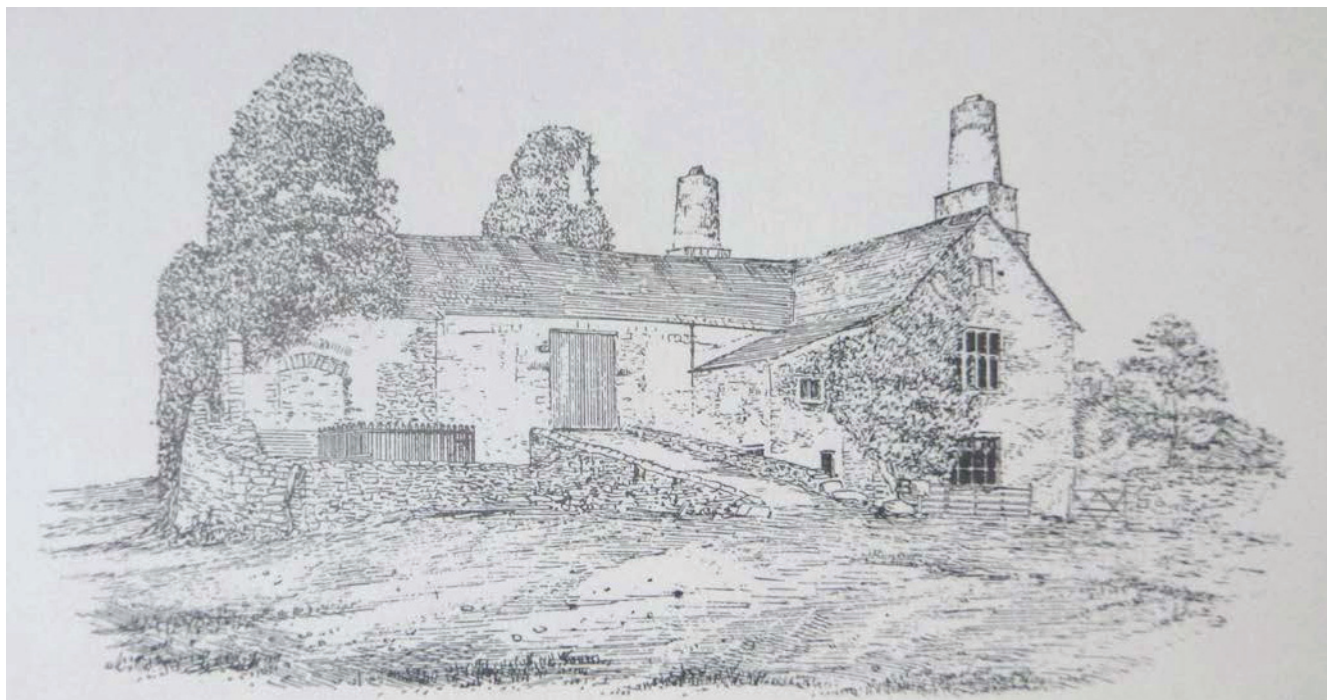


Plate 5: The north-west elevation of Coniston Hall in 1888 (after Cowper 1888)

3.2.6 **Illustrations, 1910:** ground and first floor plans were also produced to accompany Collingwood's article of 1910 (Plate 6). While these show an essentially similar arrangement to Cowper, Collingwood has indicated the position of a door and windows in the projected section to the north of the north-east end of the north-west elevation. These are evidently speculative, however, as nothing remained of these elements at that time.

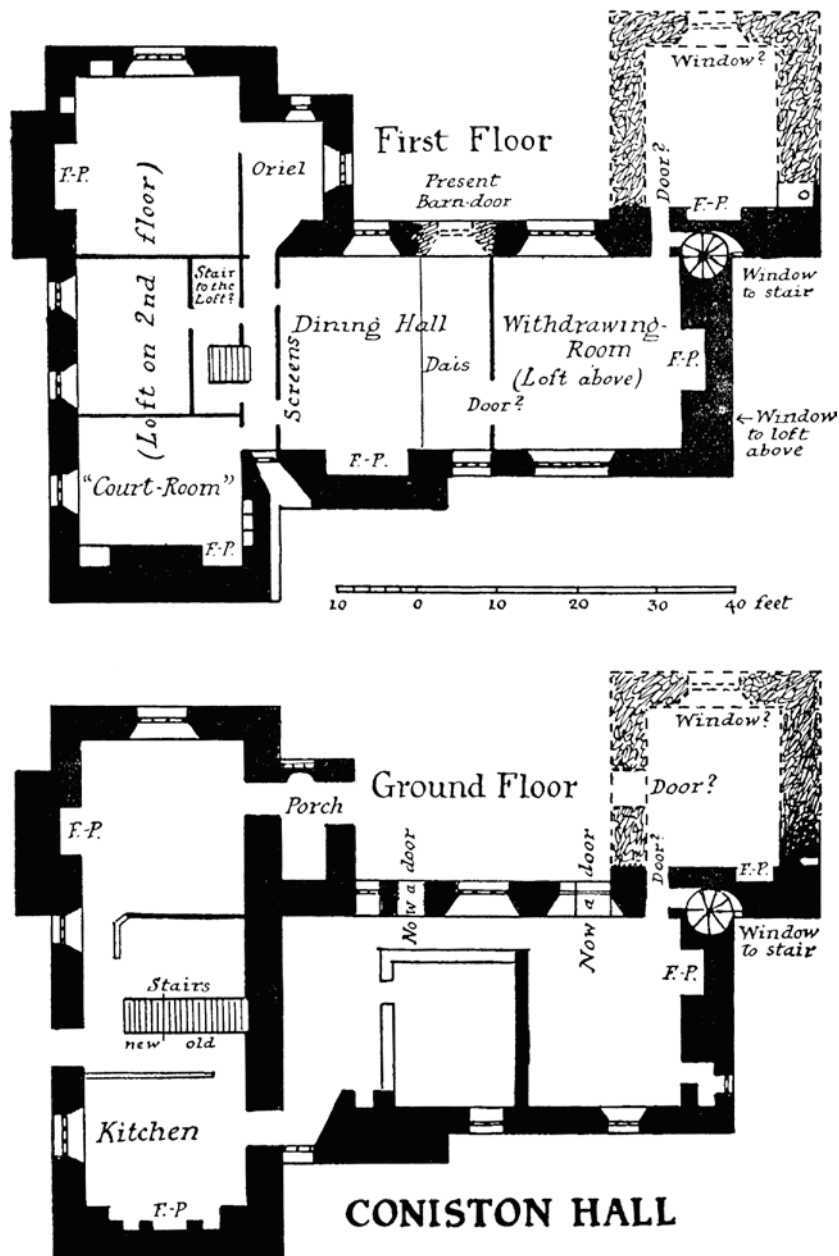


Plate 6: Ground and first floor plans of Coniston Hall (after Collingwood 1910, 357)

3.2.7 **Illustration, 1910:** another illustration (Plate 7), by Jenny Wylie and dated 1910, of the north-west side of the hall was reproduced the relevant volume of the *Victoria County History of Lancashire* (Farrer and Brownbill 1914, 366). This shows a similar arrangement to the earlier view of 1888, but with less vegetation covering the north-east end.

3.2.8 **Ordnance Survey, 1913:** the hall is essentially unchanged (Plate 8).

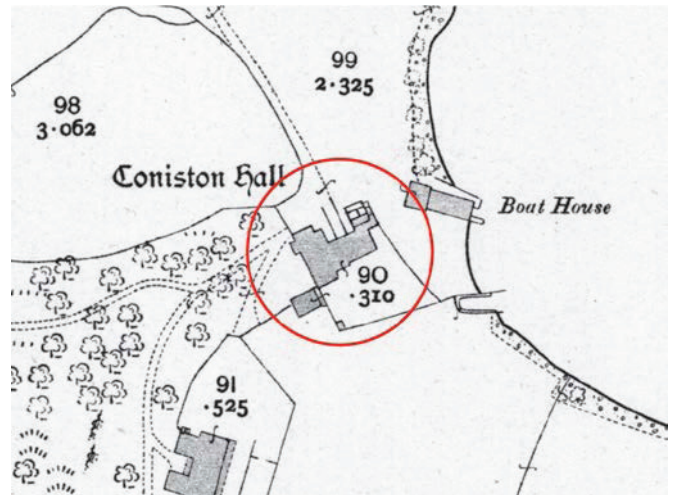


Plate 7 (left): The north-west elevation of Coniston Hall dated 1910 (after Farrer and Brownbill 1914, 366)

Plate 8 (right): Extract from the Ordnance Survey map of 1913

3.2.9 **Summary:** the earliest detailed map of the site apparently shows Coniston Hall with a completely different plan, with four sides around a central courtyard, but it is not clear how accurate this depiction is. Later maps show that the footprint of the hall had reached essentially its current form by the mid-19th century and remained essentially unchanged from that date. More importantly there are several apparently open structures marked in the area of the watching brief from at least the late 19th century, although the origin of these unsure. Early views and plans show this part of the building partly as it is today, but it is not apparent how much the stub wall that now exists was present at this time and it is clear that some rebuilding has taken place in this area, as well as the opening out of old windows immediately to the south-west.

4. Watching Brief

4.1 Introduction

4.1.1 The groundworks comprised the excavation a single trench for a new electricity supply dug from the north-east end of the north-west elevation (Plate 9) and running approximately 20m on a north-west/south-east alignment to the existing electricity cable in the road (Plate 10). The trench was 0.4m wide and up to 0.6m deep, and excavated with a small tracked excavator, with the exception of the turf, which was removed by hand.



Plate 9 (left): The site prior to excavation of the trench (marked by the blue rope), viewed from the north-west



Plate 10 (right): The existing cable exposed in the road to the north-west, viewed from the south-east

4.2 Results

4.2.1 The removal of the turf revealed an upper deposit of loose stone rubble (with some roof slate) and pea gravel, with lots of lime where it met the building at the south-east end, in a dark brown sandy matrix up to 0.2m thick (**100**) (Plate 11). Below this across the south-eastern half of the trench was a deposit up to 0.4m thick of loose mid to dark greyish brown sandy clay with very frequent rounded and sub-angular cobbles, occasional boulders and pieces of roofing slate and slate flag (**101**) (Plate 12). Below this was the natural, which comprised a firm mid-orangey brown sandy clay with 75% rounded gravel (**104**). The north-west end of the trench, beyond the return of the wall to the south-east, immediately below the uppermost deposit (**100**), was a c4m wide patch of soft green coarse sand (**102**). It subsequently became apparent that this was actually the fill of a very wide cut with shallow sides, at least 0.4m deep but not fully bottomed, in the centre of which was a wide-bore red earthenware drainage pipe with a plastic sheet on top [**103**] (Plate 13). To the north-west of cut **103** natural **104** evidently rose up and there was no equivalent deposit to **101**. Another possible feature of interest was two apparently edge-set slabs uncovered where the trench entered the building, that perhaps formed part of a simple drain for what had evidently been a cow house inside (Plate 14).

4.2.2 After the trench was excavated the ducting for the new cable was put in place and the trench backfilled, with a layer of clean sand and marker tape placed on top of the ducting (Plate 15).



Plate 11 (left): Deposit 100 following the removal of the turf, viewed from the north-west

Plate 12 (right): Typical sequence of deposits in the south-east end of the trench, viewed from the south-east



Plate 13: Cut 103 at the north-west end of the trench, viewed from the south

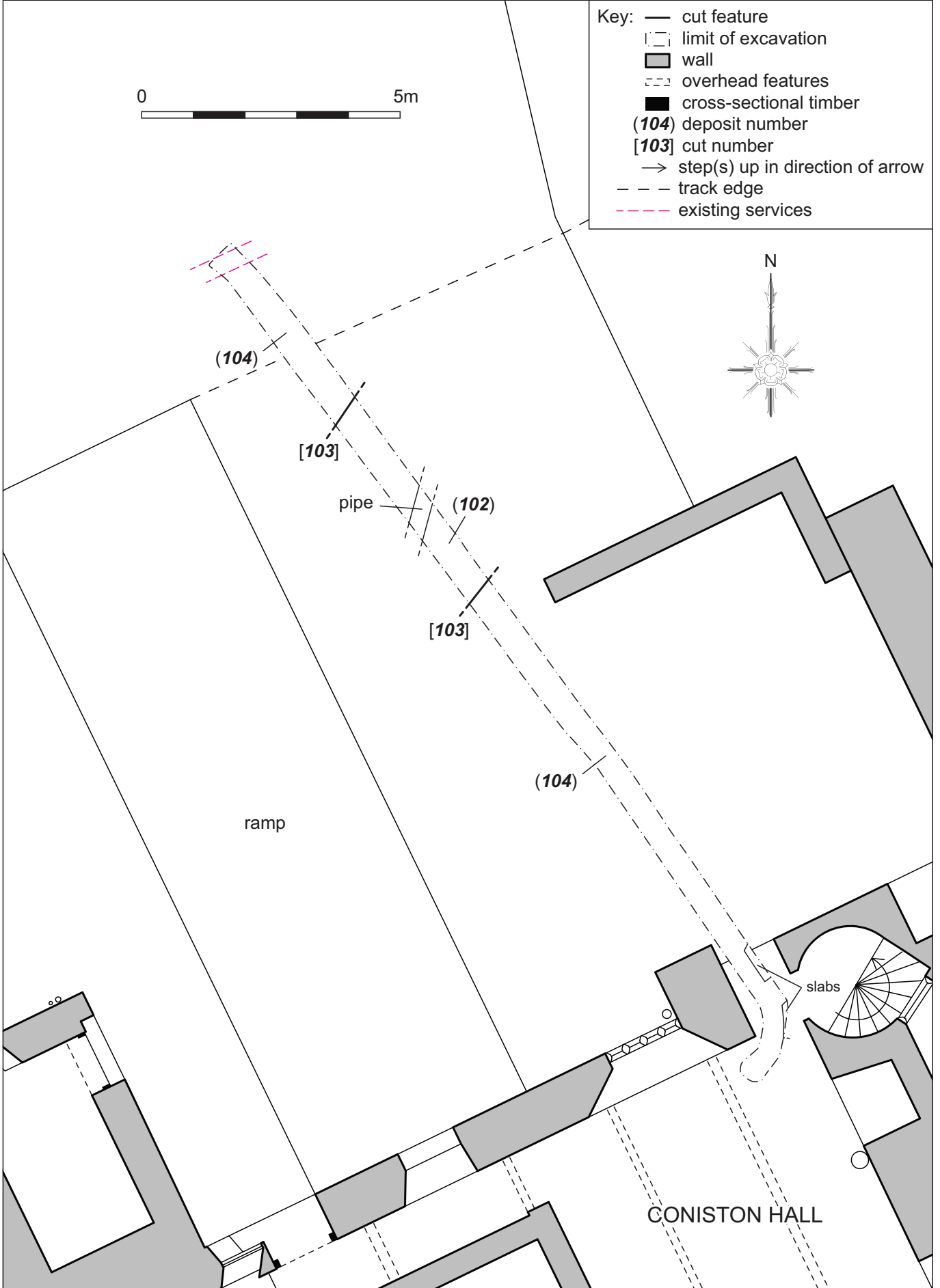


Figure 2: Plan of the watching brief area, showing the location of the trench

Client: The National Trust

© Greenlane Archaeology Ltd, February 2020

4.3 Finds

4.3.1 **Introduction:** a total of 91 finds were recovered during the watching brief, the majority of which (72 fragments) was pottery. All finds were post-medieval in date. The finds are catalogued in *Appendix 3*, and are listed below by find type.

4.3.2 **Pottery:** the assemblage of 72 fragments of post-medieval pottery comprised typical domestic wares. The coarsewares (brown-glazed and black-glazed red earthenwares) can be broadly dated to the late 17th to early 20th century, with the white-slip-coated vessels being dated to the 19th to early 20th century. White earthenware, dating from the 19th to early 20th century, is the most numerous fineware fabric present, and includes transfer-printed patterns Willow, Broseley, Mayfield, and Asiatic Pheasants. It is notable that none of the finds can be dated to any earlier than the 19th century.

4.3.3 **Glass:** in total, seven fragments of glass bottles and vessels were recovered, dated to the 19th and 20th centuries.

4.3.4 **Ceramic building material:** three fragments of ceramic building material from drains and possibly chimney pots were recovered, dated to the late 19th century onwards.

4.3.5 **Clay tobacco pipe:** a plain stem fragment was recovered from **100**. The bore diameter is narrow (4/64"), which might suggest that the pipe dates to the late 18th or 19th century (following Davey 2013), however, the assemblage is much too small to make chronological judgments from stem-bore analysis alone. The absence of a maker's mark or bowl profile adds uncertainty, but given the suggested date ranges of some of the other material assemblages from the same context, such as the pottery and ceramic building materials, perhaps a 19th century date is most likely for the piece.

4.3.6 **Industrial residue:** a single lump of undiagnostic ironworking slag was recovered from deposit **101**. It is difficult to determine its origin and it could have resulted from smithing or smelting iron from a range of periods. Such a small quantity is also relatively insignificant; it might suggest that iron working was taking place nearby but since such material is virtually indestructible and was often used as hardcore in roads and tracks, and it could have come from some distance away. The bloomeries nearby could also suggest that it derived from a similar structure somewhere in the immediate vicinity of Coniston Hall.

4.3.7 **Plastic, metal, and composite:** the plastic and metal items are all very late in date and most likely late 20th century. They are most likely to represent accidental losses or rubbish.

4.3.8 **Animal bone:** a fragment of an unidentified cattle-size long bone of uncertain date was recovered from **100**.

5. Discussion and Conclusion

5.1 Discussion

5.1.1 Despite the relatively limited nature of the groundworks and the lack of evidence relating to the structure of the hall the watching brief did produce some interesting, if unexpected, results, which can be tied into the historical evidence to at least some extent.

5.1.2 **Phase 1 – Natural:** throughout the trench the earliest deposit comprised the underlying natural; a firm gravelly clay (**104**). This is likely to have been deposited as a result of the last Ice Age over 10,000 years ago.

5.1.3 **Phase 2 – 19th century – 20th century:** in the south-eastern half of the trench a thick deposit containing large amounts of rubble was encountered (**101**). This is likely to represent material from the collapsed and deliberate partial demolition of the north-east wing. The finds suggest that this had taken place by the 19th century and that this area was also used to some extent for the dumping of domestic rubbish. What is remarkable is that no evidence for the postulated return of the wall (see Cowper 1888; Collingwood 1910), either on a north-west/south-east alignment (continuing from the existing stub wall projecting from the north-west elevation of the hall) or on a north-east/south-west alignment (on the line of an extant former boundary wall) was discovered. In addition, no remains of floors or other features denoting the interior of a postulated building were discovered. While it is evident that there must be a north-west/south-east return of the wall, to match that still partially standing to the north-east, it is not apparently in the area of investigation, unless the footings had been totally removed. This potentially suggests that the north-east wing was in fact originally much larger in both directions, and perhaps that the depiction in 1732 is accurate, meaning that the hall at one time had four wings forming a large square structure with a central courtyard.

5.1.4 **Phase 3 – late 20th century:** at the north-west end of the trench a wide but shallow ditch (**103**) had been cut through the underlying deposits, largely removing them in the case of **101**. This had evidently been excavated to facilitate the installation of a relatively modern water pipe. Finds recovered from the sand filling the ditch (**102**) included some earlier and evidently residual pottery but also plastic and an aluminium *Coca Cola* can be dated to c1970. This undoubtedly provides the date at which this work was carried out, and probably relates to the period shortly after the National Trust acquired the site in 1971; they are recorded as having done extensive work on the barn to the north in 1974-5 (Tyson 1979, 94) and so it seems likely that some work was carried out at the hall at this time too.

5.1.5 **Phase 4 – late 20th century/modern:** the overlying deposit throughout the trench comprised a thin layer of gravelly topsoil (**100**). This too contained a range of finds, some evidently of 19th century date and presumably residual or disturbed during the excavation for ditch **103**, but the latest finds included a piece of plastic-coated wire and a plastic cigarette lighter, demonstrating that this deposit was essentially modern.

5.2 Conclusion

5.2.1 The investigation, although relatively limited, has made some interesting discoveries, even though they are not at all what was expected on the basis of previous investigations into the site. The principal of these is the fact that the projected line of a north-west/south-east wall running from the stub wall was not encountered and there was no evidence that such a wall ever existed. This not only suggests that the earlier reconstructions suggested by Cowper and followed by Collingwood are wrong but that the plan of 1732, which apparently shows a much larger square building of four wings, is accurate. An examination on site of the stub wall showed that it is a largely modern construction bonded with cement (Plate 16) and very regularly laid compared to the wall to the north-east. In addition, the excavation of the trench alongside it revealed that it has virtually no footings, when a wall of this size (over 1m thick) and supposed age ought to have massive boulders at its base.



Plate 16 (left): The fabric of the stub wall projecting from the north-west elevation of the hall, viewed from the north-east



Plate 17 (right): The footings of the stub wall projecting from the north-west elevation of the hall, viewed from the north-east

5.2.2 Ultimately a piece of work of this scale will not be able to answer very many of the outstanding questions regarding the understanding of Coniston Hall. What would be essential, in order to put these results into context, would be a more extensive investigation into the fabric of the whole building.

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Appendix 1: Project Design

Archaeological Watching Brief Cover Sheet and Project Design

| The Site | |
|-----------|-------------------------|
| Site Name | Coniston Hall, Coniston |
| County | Cumbria |
| NGR | 330442 496351 |

| Client | |
|--------------------------|--------------------|
| Client Name | The National Trust |
| Client's architect/agent | - |

| Planning | |
|--|---|
| Pre-planning? | No |
| Planning Application No. | 7/2019/5643 |
| Plans (e.g. conversion, extension, demolition) | Internal improvements |
| Condition number | - |
| Local Planning Authority | The Lake District National Park Authority |
| Planning Archaeologist | Eleanor Kingston/Louise Martin |
| Groundworks subject to watching brief | Excavation of trench for electrical cable |

| Archiving | |
|---|-----------------------------|
| Relevant Record Office(s)/Archive Centre(s) | Barrow-in-Furness |
| Relevant HER | Lake District National Park |
| Relevant museum | Ruskin Museum, Coniston |



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. Should the excavation technique utilised be deemed liable to have an adverse effect on any archaeological deposits that might be present an alternative method will be sought, where feasible;
- 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 loose human bones discovered during the watching brief will be retained and removed from site for specialist assessment before being returned in order to be reinterred;
- 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. It is considered unlikely in this case that the excavation will be deep enough to reach the significant archaeological deposits encountered during a previous period of archaeological investigation.

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: Summary Context List

| Context | Type | Description | Interpretation |
|------------|---------|---|---|
| 100 | Deposit | Loose angular rubble and pea gravel, with lime and some roofing slate, in dark brown or grey matrix, up to 0.2m thick | Overburden/top soil |
| 101 | Deposit | Firm rounded and sub-angular cobbles in dark greyish brown sandy clay with some roofing slate and flags up to 0.4m thick | Demolition and dumped material |
| 102 | Deposit | Soft dark green sand, at least 0.4m thick | Sand deliberately used to backfill trench for drainage pipe |
| 103 | Cut | Linear cut, up to 4m wide, approximately north/south, at least 0.4m deep, with ceramic pipe covered with plastic sheeting in base | Trench for drainage pipe |
| 104 | Deposit | Firm mid-orangey brown sandy clay with 75% rounded gravel | Natural |

Appendix 3: Summary Finds List

| Context | Type | Quantity | Description | Date range |
|---------|---------------------------|----------|--|--|
| 100 | Pottery | 1 | Brown-glazed red earthenware coarseware | Late 17 th – early 20 th century |
| 100 | Pottery | 6 | Brown-glazed red earthenware coarseware with white slip-coated interior, including pancheon rims x 2 | 19 th – early 20 th century |
| 100 | Pottery | 1 | Rockingham-type ware tea (?) pot lid rim | Late 18 th – early 20 th century |
| 100 | Pottery | 24 | White earthenware including blue transfer-printed patterns (Mayfield refitting x 2, Asiatic Pheasants x 4, Broseley x 1, small blue early 20 th century pattern x 1), painted (hotelware red band and stripe x 3, red and ochre stripe cup rim & handle terminal x 1), industrial slipware x 1, and relief-moulded x 2. The other fragments are undecorated, including a base with part of a maker's mark '[I]RONSTONE CH[INA] / COCKSON & SEDD[...]' | 19 th – early 20 th century |
| 100 | Pottery | 9 | Bone china teaware fragments including refitting transfer-printed teacup fragments x 2 | 19 th – early 20 th century |
| 100 | Glass | 2 | Very light turquoise refitting bottle fragments | 19 th century |
| 100 | Glass | 4 | Colourless bottle or vessel glass | 20 th century |
| 100 | Glass | 1 | Colourless bottle/vessel glass with thin layer of pink glass inside | 19 th – early 20 th century |
| 100 | Ceramic building material | 2 | Brown-glazed fireclay drain/chimney pot fragments | Late 19 th – 20 th century |
| 100 | Clay tobacco pipe | 1 | 45mm long plain stem fragment, with 7-8mm wide, slight oval-shaped section and central 4/64" diameter borehole | Late 18 th – 19 th century |
| 100 | Plastic | 2 | White screw top bottle lid fragment, and small buff-coloured sheet fragment | Late 20 th – early 21 st century |
| 100 | Composite | 2 | Cigarette lighter (clear turquoise plastic with plastic and metal mechanism), and plastic/rubber-coated multi-strand electrical wire with metal loop end | Late 20 th – early 21 st century |
| 100 | Animal bone | 1 | Unidentified, cattle-size long bone fragment. The fragment was unburnt and there were no obvious butchery marks or signs of gnawing | Uncertain |
| 101 | Pottery | 3 | Brown-glazed red earthenware coarseware | Late 17 th – early 20 th century |
| 101 | Pottery | 10 | Black-glazed red earthenware coarseware | Late 17 th – early 20 th century |
| 101 | Pottery | 1 | Red earthenware coarseware, no glazed surfaces present | Late 17 th – early 20 th century |
| 101 | Pottery | 4 | Brown-glazed red earthenware coarseware with white slip-coated interior, including pancheon rim | 19 th – early 20 th century |
| 101 | Pottery | 8 | White earthenware: blue transfer-printed (Willow x 3, Mayfield x 1, landscape pattern x 1), industrial slipware x 2, relief-moulded x 1 | 19 th – early 20 th century |
| 101 | Pottery | 1 | Factory-produced glazed buff-coloured earthenware | Late 18 th – early 20 th century |
| 101 | Ceramic building material | 1 | Fireclay drain fragment | Late 19 th – 20 th century |
| 101 | Industrial residue | 1 | Undiagnostic lump of iron working slag, very light and aerated | Not closely dateable |
| 102 | Pottery | 4 | Brown-glazed red earthenware coarseware with white slip-coated interior | 19 th – early 20 th century |

| | | | | |
|------------|-----------|---|-----------------------|---|
| 102 | Aluminium | 1 | Coca Cola can | c1970 (Chan 2013) |
| 102 | Plastic | 1 | White T-section strip | Late 20 th – early 21 st century |

Appendix 4: Listed Building Description

CONISTON

HAWS BANK

18.5.53 SD 39 NW 5/82

Coniston Hall

II*

Large house, now part farmhouse, part used by sailing club, part ruined. Late C16, but south-west wing possibly earlier. Stone rubble with slate roof. T-plan with ruins of wing adjoining north-east angle. Entrance facade of 4 bays with gable end of ruined wing to left, the 4th bay projects under gable with re-entrant 2-storey porch under lean-to roof. Windows mostly have wooden chamfered-mullioned frames. Earth ramp with stone retaining walls to 2nd bay dates from C18 conversion to barn. Ground floor has 4-light window to 1st bay; casement to 3rd bay and 4th-bay casement with iron opening lights. 1st floor has 5- and 4-light mullioned windows with transoms flanking inserted barn entrance; 4th bay has 4-light transomed window. Entrance in re-entrant porch with 2-light window. Blocked 3-light attic window. Ruined wing has footings of walls; gable-end has ground floor fireplace with bressummer and 1st floor fireplace with 4-centred head; blocked entrances to 3 floors to right. In thickness of wall to left a garderobe with seat, now exposed. Right return has projecting lateral stack with round shaft on square base; windows with small-paned casements. Rear has gable-end and lateral stacks, as above. Ground floor 2-light windows; 1st floor has 2-light window to 1st, gabled, bay and 2-light window in deep recess to left of stack; end 2 bays have 4- and 5-light transomed windows. Left return has projecting stair turret in angle, with 2-light windows; gable-end stacks, that to ruined wing truncated. Interior: ground floor has stopped chamfered beams; 4-centred arch to fireplace; spiral stair has oak treads on stone; 1st floor has arch-braced collar trusses, one originally with partitions; deeply moulded architraves to panelling at upper end, late C16; 2 fireplaces with 4-centred heads. Farmhouse has plank and muntin partitions and panelled door possibly from screens. Property of The National Trust.

Listing NGR: SD3044596345