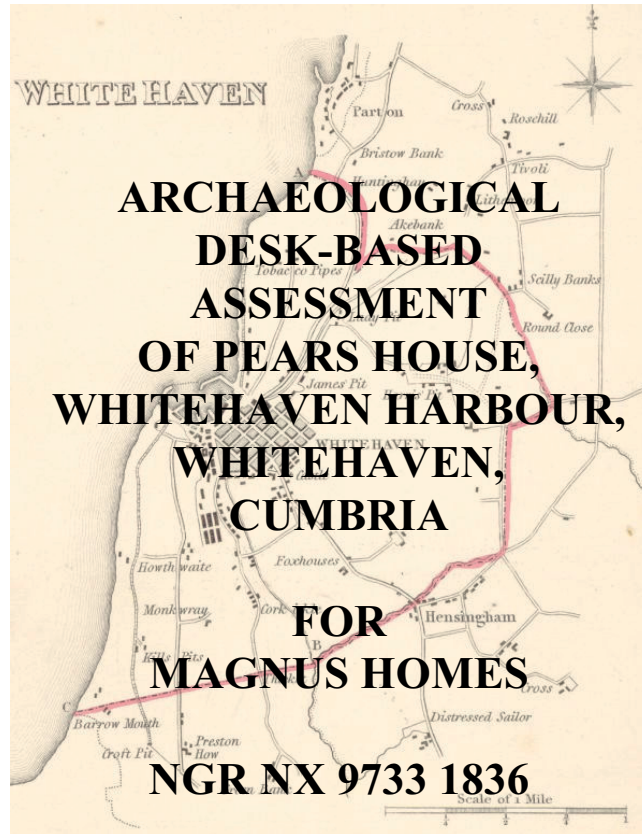


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EXECUTIVE SUMMARY

In August 2007, North Pennines Archaeology Ltd were commissioned by Magnus Homes, to undertake an archaeological desk study in advance of demolition of extant buildings on site, as part of the proposed redevelopment of land at Pears House, Whitehaven Harbour, Whitehaven, Cumbria (NGR NX 9733 1836).

The study involved the examination of all pertinent documents and cartographic sources held in the Cumbria Record Offices at Whitehaven and Kendal, as well as their local studies and library sections, and the consultation of the Historic Environment Record (HER) of Cumbria held at Kendal. The HER includes the locations and settings of Scheduled Ancient Monuments, Listed Buildings, Parks and Gardens and other, non-designated archaeological remains. In addition, an on-line search was undertaken of records held by the Archaeology Data Service, managed by York University. A number of published sources and several relevant web sites were also consulted to provide background information.

The desk-based assessment located a total of 49 sites from the HER within 500m radius of the development site, 13 of which were listed buildings, and within 150m of the site. Of most significance is No. 4 Duke Street, the small three-storey dwelling within the development site, proposed for demolition. This building has been designated as a Grade II Listed Building, and this designation is also of group value, which includes the Co-Operative Store, Whittler Furniture Store, The Globe Hotel and Nos. 105 and 105a Duke Street. As the building is listed, it is recommended that it should be subject to an archaeological building recording prior to demolition. It is further recommended that the adjacent building, an unusual L-shaped industrial building which dates to between 1925 and 1938, should also be recorded.

Sub-surface, foundations relating to Post Medieval and Modern structures may survive at the site, and the Cumbria County Council Historic Environment Service (CCCHES) have already advised that a further phase of mitigation to involve a field evaluation of the site post-demolition will be required.

ACKNOWLEDGEMENTS

North Pennines Archaeology Ltd would like to offer thanks to Magnus Homes for commissioning the project, and for their assistance throughout the work.

North Pennines Archaeology Ltd would also like to extend their thanks to Jo Mackintosh, HER Officer, and Arnie Webster, Aerial Photograph Officer of Cumbria Conservation Team and all the staff at the Cumbria Record Offices at Kendal and Whitehaven for their help during this project.

The desk-based assessment was undertaken by Cat Peters. The report was written by and the drawings were produced by Cat Peters. The project was managed by Martin Railton, Senior Project Officer for NPA Ltd. The report was also edited by Martin Railton.

1 INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 This archaeological desk-based study was undertaken, under the recommendation of Cumbria County Council Historic Environment Service (CCCHES), following the proposal for redevelopment located on land at Pears House, Whitehaven (NGR NX 9733 1836) (Figs 1 and 2). This study forms the first phase of the archaeological programme of works due to be undertaken, and will provide information regarding the likely archaeological features that may be encountered during the subsequent field evaluation, which forms the final phase of the archaeological mitigation associated with the development. This report outlines the results of the study, and will help to assess the archaeological potential of the site, and inform the location of the trenches due to be excavated during the field evaluation.
- 1.1.2 North Pennines Archaeology Ltd. (NPAL) were commissioned by Magnus Homes to undertake an archaeological desk-based assessment, to meet the requirements of the Copeland Borough Council development division and the CCCHES, and to meet professional archaeological standards and best practice.
- 1.1.3 The desk-based assessment comprised a search of both published and unpublished records held by the Historic Environment Record (HER) of this part of West Cumbria. A search was made of records held at the Cumbria County Record Offices at Whitehaven and Kendal, and local libraries in the vicinity, holding local historical information, as well as a search of the archives and library held by North Pennines Archaeology Ltd.
- 1.1.4 The principal objective of this assessment was to undertake sufficient work in order to identify and characterise the archaeological constraints associated with the development area, and in order to assess the archaeological and historical potential of the development site.
- 1.1.5 This report sets out the results of the work in the form of a short document outlining the findings, followed by a statement of the archaeological potential of the area, an assessment of the impact of the proposed development, and recommendations for locating the evaluation trenches, which form Phase 2 of the archaeological programme.

2 METHODOLOGY

2.1 METHODOLOGY

- 2.1.1 North Pennines Archaeology Ltd was commissioned by the client to undertake a desk-based assessment on land at Pears House, Whitehaven Harbour, Whitehaven. All work undertaken, was consistent with the relevant standards and procedures of the Institute of Field Archaeologists (IFA), and generally accepted best practice.

2.2 DESK-BASED ASSESSMENT

- 2.2.1 Several sources of information were consulted, in accordance with accepted best practice and local council requirements. The study area consisted of a broad overall history of this area of Whitehaven, with an additional detailed 500m radius area, centred on the proposed development area, which was studied in more depth. The principal sources of information were the Historic Environment Record (HER), maps and secondary sources.
- 2.2.2 ***Historic Environment Record (HER):*** the HER in Kendal, a database of archaeological sites within the county, was accessed. This was in order to obtain information on the location of all designated sites and areas of historic interest and any other, non-designated sites within the study area, which included monuments, findspots, Listed Buildings and Conservation Areas. A brief record including grid reference and description was obtained for the various sites within the study area, and was examined in depth. Aerial photographs of the area were also studied. They also hold details and reports of previous archaeological work carried out in the area.
- 2.2.3 ***Cumbria Record Office, Whitehaven (CROW):*** the Archives at Whitehaven were searched for information on the study area. In particular, the First, Second, Third and Fourth Editions of the Ordnance Survey mapping were checked, and a search was made of the local history books and pamphlets held within their collections.
- 2.2.4 ***Cumbria Record Office, Kendal (CROK):*** several of the relevant records were located at Kendal, in particular, various local publications and documents outlining local history.
- 2.2.5 ***North Pennines Archaeology Ltd (NPAL):*** various publications and unpublished reports on excavations and other work in the region are held within the North Pennines Archaeology library and any, as yet, undeposited archives of the sites themselves were examined. An electronic enquiry was also made of English Heritage's National Monuments Record and the website of the Archaeology Data Service. This was in order to enhance and augment the data obtained from a search of the appropriate repositories.

2.3 ARCHIVE

- 2.3.1 A full professional archive has been compiled in accordance with the project design, and in accordance with current UKIC (1990) and English Heritage guidelines (1991).
- 2.3.2 North Pennines Archaeology and Cumbria County Council support the Online AccesS to the Index of archaeological investigationS (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological fieldwork. As a result, details of the results of this study will be made available by North Pennines Archaeology, as a part of this national project.

3 BACKGROUND

3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The development site lies within an urban context at the western edge of the settlement of Whitehaven, within the area of Whitehaven Harbour (Fig 1).
- 3.1.2 The site is bounded to the north-west by a pathway and dock; to the north-east by Williamson Lane and Government Offices; to the south-east by adjacent buildings; and to the south-west by Duke Street. The site at present, houses several buildings including the late 20th century Whitehaven Harbour and Marine Office, an early-mid 19th century three-storey townhouse and several early 20th century outbuildings (Fig 2).
- 3.1.3 The underlying geology is fairly complex and is crossed by a number of faults. The area is dominated by the Carboniferous Westphalian Coal Measures, which make up the Westmorland coal field. To the north is a small area of Carboniferous Namurian Limestone deposits comprising Millstone Grit, known as Hensingham Grit. The Coal Measures dip under Millstone Grit deposits just north-east of the assessment area, where there is a fault, known as the Ingwell Fault. The area to the east is dominated by Triassic Permian New Red Sandstone with few shales, known as St. Bees sandstone (OS Sheet 28, 1976).
- 3.1.4 The drift geology is dominated by glacial deposits. Glacial boulder clay overlies most of the survey area, with small deposits of glacial sands and gravels to the south. Generally the soils are deep well-drained coarse loamy brown earths, intermixed with gleyic brown earths and brown sands, derived from fluvio-glacial deposits. Small deposits of peat are recorded to the south of the survey area, concentrating in a number of hollows and shallow valleys around Scalegill Beck and Pow Beck (Hodgkinson *et al* 2000).

3.2 HISTORICAL BACKGROUND

- 3.2.1 This historical background is compiled mostly from secondary sources, and is intended only as a brief summary of historical developments around the study area. Site numbers in brackets refer to known archaeological features summarised in Appendix 1 and illustrated in Figure 3.
- 3.2.2 **Romano-British (c. AD 43- AD 410):** the earliest evidence for activity within the study area comes from a find of two roman coins of the reign of Constantine I (site 26). Unfortunately the exact location of the find is unknown, and there is no other evidence for Roman activity in the area.
- 3.2.3 **Medieval (c. AD 1066- AD 1485):** the medieval town of Whitehaven was first mentioned in 1202. It was a small fishing-based village, the centre of which lay some distance to the south of the development site. A medieval piscina (site 27) was discovered in the vicinity of the development site, in the gardens of the Church of St

Nicholas (site 14), although it predated the church and cannot have originated there. It is thought to date to the 13th or 14th century.

- 3.2.4 Salt production along the Cumbrian coast was an important medieval industry after several abbeys were granted salt pans by noble benefactors (Tyson 1999, 195). A thin surface layer of salt-impregnated clay-like sand was scraped from shallow hollows on flat shores to create heaps of sleet. Water was then used to leach the salt into a clay-lined or timber trough until a fresh hen's egg could no longer float on the brine (*ibid*). The salt was extracted through evaporation in lead pans over peat fires. A summary of Cumberland's ports in 1561 noted that Whitehaven only had one 9 ton vessel which sailed to Chester or Liverpool with herrings and returned with salt. Parton had several at this time, and Ravenglass had four, so Whitehaven clearly had a low level of economic development (*ibid*).
- 3.2.5 An open creek on the north side of St Bees Head had been utilised as a harbour by monks for many years before development of the harbour at its present site (Todd 1981, 162). The place name itself, 'haven by the white headland' was given to it by Scandinavian mariners at some time prior to 1135 (*ibid*).
- 3.2.6 ***Post-Medieval (c. AD 1485- 1900):*** until the middle of the 17th century, Whitehaven was little more than a fishing village (Collier 1991, 1). In 1599, Thomas Wybergh bought the major part of the manor, and he conveyed half of the estate to a member of the Lowther family, to whom he was related by marriage, in 1600. It passed to Sir John Lowther in 1630, and on to Sir Christopher Lowther. The rapid growth of the port of Whitehaven can be seen from the time of Sir Christopher Lowther, who built a pier there in 1634 as a shelter for shipping (site 3). The Old Quay, which the Whitehaven Salt Pans utilised, was built in 1630, and the salt pans (site 6) were constructed in 1632-3 by Sir Christopher Lowther (Tyson 1999, 195). Although initial developments were undertaken by Sir Christopher, it was under his heir, Sir John Lowther who came of age in 1663, that the major expansion of the town began. The settlement was developed purely to serve the commercial interests of the Lowther family.
- 3.2.7 This sudden development of industry in a settlement, previously a fishing village, led to a dramatic rise in population in Whitehaven. In 1566 there were 6 householders, in 1667, 25, in 1667, 87 and in 1685 a total of 268 with a total population of 1089. By 1696 there was a population of 1696, in 1702, 1702, in 1762, 9063 and by the first census of 1801, 10628. The height of the population is estimated at 16,000, in 1785 (Collier 1991, 2).
- 3.2.8 The earliest documentary evidence for fortifications at Whitehaven is dated to 8th April 1639, when Sir Christopher Lowther determined to resist any attempt by Parliamentary forces to land there, and wrote to an acquaintance to say that he had bought 'two pieces of ordinance (2 sacres) of Captain Bartlett and his brother' and wanted two more as he proposed to 'make a fortification for them on the peere' (quoted in Hay 1965, 291). By the 18th century the Old Fort was the main defence point situated in the harbour area. Documentary sources indicate a construction date of 1741 (Taylor and Richardson 1979, 121). Although there had been an earlier battery located at the corner of the Old Quay in 1778 (when the American vessel 'Ranger' commanded by John Paul Jones during the American War of

Independence, attacked), there were only two defensive points in use, the Old Fort and the Lunette, or Half Moon Battery (*ibid*). Much has been written on the defences of the town elsewhere, so it is unnecessary to provide further details here.

3.2.9 During the 18th century, Whitehaven handled a volume of trade comparable to Bristol, Liverpool, Newcastle and Hull (Collier 1991, 2). It was a new industrial town with an economy founded on coal, and to a lesser extent salt, which were exploited there. Several related sites lay within 500m of the development site, and date to this period, including, Duke Pit, a Scheduled Ancient Monument (site 2), a Staithes Colliery (site 4), James Pit Colliery (site 8), James Pit Reservoir (site 16), Coal Hurries (site 10), Bransty Arch (site 12) and Bransty Saltworking site (site 36). Whitehaven was also a new port where these products were exported (Collier 1991, 2). Several minor industries relating to shipping and transportation also existed within 500m of the development site, including Old Quay Lighthouse (site 1), Brocklebank's Shipbuilding Yard (site 7), Catherine Street Sawmill and Granary Yard (site 15), Scotch Street Steam Mill (site 17), Scotch Street Linen Thread Manufactory (site 18), Scotch Street Tannery (site 19), a Patent Slip (site 20), Bransty Row Dyeworks (site 21), Wm Wilson & Co/ Kennedy Shipyards (site 22), Scott and Whitesides Shipbuilding Yard (site 28), Bransty Timber Yard (site 29), Littledales Ropery/ Brocklebank & Co Ropery (site 34) and Wm Wilson & Co. Timber Yard (site 35). Whitehaven differed from most towns in that not only was it a swift expansionist town, the whole town also lay in the hands of a single landowner, who happened to share the same interest as a portion of the elite of the late 17th century, town planning, and wanted to exploit the potential of his lands (*ibid*, 3). This unique combination resulted in "*the earliest post medieval planned town in England*" (Pevsner 1967, 203). This meant the demolition of crooked and cramped medieval buildings and streets for uniform buildings and wide straight streets.

3.2.10 Prior to the mid 17th century, and based on tenancies recovered from a 1667 Court Roll, the centre of the settlement of Whitehaven was around the Market Place and Quay Street with Roper Street forming the easternmost boundary (CRO D/Lons/W2/1/2/6 June 1667). Duke Street followed the old line of the road to Hensingham, and by the side of it ran a beck which led to the water near the bulwark,

"we find the pavement of the bridge at the head of King Street to be broak, and the way to the south end of Tangier Row, not paved, as also the bridge broken down, and it belongs to the publicke. We do order the overseers of the highway to repair the same"(unknown quote, published in Jackson 1878, 9, but must predate 1716).

3.2.11 Tenancies off Tangier Street existed by 1685, but these were on the east side of the road, rather than the coast side (Collier 1991, 11; Figs 4-6). Tangier Street was named after Tangier House, which must have been the large house depicted on the corner of Duke Street and Tangier Street seen in a 1690 plan of Whitehaven (Fig 4). It is not clear when this was demolished, but it is known to have been sold in 1725 to Mr Giplin (Jackson 1878, 21), who may have been responsible for subsequent development in this area of town. By 1711, after the creation of the Harbour Trustees, and through fear of competition from a new pier, planned at Parton, work

on a further extension to the old pier at Whitehaven was undertaken, and a new bulwark was built at the end of Duke Street. This development encouraged new building near the harbour, with Sir James Lowther immediately opened up a new area of development above Duke Street (*ibid*, 15). In December 1706 there was a proposal for an old ropewalk from the line of Duke Street to be moved further back behind new tenancies to provide more room. By 1708, a major part of the north-east side of Duke Street together with the first tenancies on the northward extensions of Church Street and Queen Street had been granted. In addition to these developments, new land had been recovered from the sea, with the receding of the high water level and settlement of the new land began in 1715 with grants of building plots in the seaward side of East Strand above Lowther Street (*ibid*). This was followed in 1716 by a new line of houses opposite those already in existence on Tangier Street, and the following year by adding Mark Lane parallel to Lowther Street (*ibid*). This area of town was poorer with small houses and small business including a greengrocers, a tinsmith, several hairdressers and confectioners (Bulmer 1883, 258-260).

- 3.2.12 This increase in population meant that utilities and new facilities were needed in the town to serve the growing community. Several examples of these existed within 500m of the development site, including Somerset House (site 5), Whitehaven Gas Works (site 9), an Observatory (site 11), Trinity Church (site 13), Church of St. Nicholas (site 14), the Marine School (site 24), Whitehaven Police Station (site 25), Bransty House (site 30) and Bransty Station (Site 31).
- 3.2.13 Eventually, this expansion and population boom, could not be handled with constructing new houses fronting new streets. Loft and cellar dwellings were one manifestation of this increasing density of the town during the late 18th century, revealed by the 1801 census (Collier 1991, 60). In 1762, backhouses accounted for 20% of the total dwellings in the town and over a quarter of these were arranged in groups of 5 or more, which meant most backyards of complete terrace rows were built upon, turning them into ‘courts’ as seen in larger towns of the period (*ibid*). These were working-class dwellings for those employed by the coal, salt and shipping industries. Bacon Court, off Tangier Street and just to the east of the development site was one of these. These buildings were of poor quality, cramped, and swiftly erected, accounting for few survivors of the type in the town.
- 3.2.14 The early 19th century saw a major depression in the town, resulting in the failure of industry and an era of deprivation of the town, from which it has never fully recovered.
- 3.2.15 **Modern (1900- present):** the majority of industry in the town dates to the earlier period, but small-scale domestic related works did continue to thrive into the first half of the 20th century, including Beacon Mills/ Quaker Oats Ltd (site 32) and The North Shore Printing Works (site 32), both of which lay within 500m of the development site.
- 3.2.16 The deprivation in Whitehaven, which began in the late Post Medieval period, began to take a toll on the buildings in the town. Between 1979 and 1987 a major survey was undertaken to assess the importance and state of the buildings, and to suggest ways of maintaining them (Collier 1991, 5). As a result, several areas were

recommended for demolition, including about half of the buildings within the development site (Fig 14).

4 ASSESSMENT RESULTS

4.1 INTRODUCTION

4.1.1 The assessment results are based on primary documents, most notably maps, and on the secondary sources used in *Section 3.2*. The results are presented according to the archive from which they were consulted. There are 49 HER records, which include 13 Listed Buildings (within 150m radius) for the study area immediately around the site defined as a 500m radius, centred on the site. A full list of the sites identified by the assessment is given in the Gazetteer in Tables 1 and 2, *Appendix 1*.

4.2 HISTORIC ENVIRONMENT RECORD (HER)

4.2.1 **HER:** there were a total of 36 HER records within the study area (not including 13 Listed Buildings within 150m radius), which has been defined as a c. 500m radius around the site (Fig 3). These include one entry of Romano-British date (coin findspot; site 26), one site of medieval origin (priscina findspot; site 27), thirty two sites of post medieval date (relating to the expansion of the town industrially during the post medieval period; sites 1-25, 28-36) and two entries of modern date (Beacon Mills/Quaker Oats Ltd and The North Shore Printing Works; sites 32 and 33). A full summary can be found in Table 1, *Appendix 1*.

4.2.2 **Listed Buildings:** the listed building records, listed in Table 2 of Appendix 1, show that a large number of listed buildings within 500m of the development site. As a result, only those likely to be affected directly by developments on-site (i.e. within 150m of development site) have been included. These listed buildings include Nos. 1-2 College Street (site 37), No. 10 College Street (site 38), Nos. 4-5 Duke Street (site 39), the Co-Operative Store (site 40), Whittler Furniture Store, Duke Street (site 41), Nos. 96-97 Duke Street (site 42), Nos. 105-105a Duke Street (site 43), Globe Hotel, Duke Street (site 44), Nos. 39-42 Lowther Street (site 45), Nos. 44-47 Lowther Street (site 46), No. 48 (Strand House) (site 47), No. 35 Tangier Street (site 48) and the Waverley Hotel, Tangier Street (site 49). All are designated Grade II, considered of local importance. Of most significance is Nos. 4-5 Duke Street (site 39). No. 4 Duke Street is the small three-storey dwelling within the development site, proposed for demolition. This designation is also of group value, which includes the Co-Operative Store (site 40; incidentally, wrongly located on the HER map, it should be on the corner of Duke Street and Tangier Street, not on the L-shaped building within the development site), Whittler Furniture Store (site 41), the Globe Hotel (site 44) and Nos. 105 and 105a Duke Street (site 43). This is of particular concern as the building is proposed for demolition. A full summary of the Listed Buildings can be found in Table 2, *Appendix 1*. The site also lies within a Conservation Area, so development on-site must be tailored to the surroundings, and the overall character of the area.

4.3 CUMBRIA RECORD OFFICE, WHITEHAVEN (CROW)

4.3.1 Whitehaven Record Office, Archives and Local Studies Centre, holds a comprehensive series of Ordnance Survey Mapping of Whitehaven and a good

library of books based on the local history of Furness. All of these were checked whilst undertaking the research for this report.

4.4 CUMBRIA RECORD OFFICE, KENDAL (CROK)

- 4.4.1 Kendal Record Office holds a wealth of historic and geographic information on the county as a whole, and its holdings were checked as part of the research for this report. As the area lies in the old county boundary of Cumberland, not Westmorland, the majority of the relevant records were found at Whitehaven.

4.5 CARTOGRAPHIC SOURCES

- 4.5.1 A search of maps recording Whitehaven was carried out. Only those that reveal the area around the development site, and of direct relevance have been included. As has been seen in 3.2, Whitehaven was a small farming and fishing village until the mid 17th century. No maps or plans were found pre-dating the Lowther's ownership of the land.
- 4.5.2 *Plan of Whitehaven, c. 1690 (after Jackson: Fig 4):* this early plan is a simplified overview of the settlement at this time. One large house is depicted on the south-east side of Tangier Street, presumably Tangier House. The street was not yet a street, and lay to the north-east of the centre of Whitehaven.
- 4.5.3 *Plan of Whitehaven, c.1699 (by A. Pellin: Fig 5):* this plan shows the beginnings of the Lowther's changes at Whitehaven, with buildings adhering to the celebrated grid system of the town. Small buildings have since been constructed adjoining Tangier House to the north-east. Nothing has yet been constructed within the development site.
- 4.5.4 *Plan of Whitehaven, c.1705 (by A. Pellin: Fig 6):* this plan is very similar to Pellin's earlier plan of 1699, but the row, now known as Tangier Street, had since been officially named Tangier Row.
- 4.5.5 *Prospect of Whitehaven, 1736 (by M. Read: Fig 7):* this projection drawing of Whitehaven is an interesting illustration. The angle of the image makes it difficult to ascertain real detail, but a small building to the right of the section shown in Fig 7 could be within the development site, which appears to be predominantly open space, or perhaps tenement gardens associated with the dwellings on Tangier Row.
- 4.5.6 *Plan of Whitehaven, 1770 (engraved by Hodkinson: Fig 8):* this plan is the earliest to depict houses on the north-western side of Tangier Street (formerly Tangier Row). By 1770 building has only been carried out on the south-western end of the street, fronting Tangier Street and Duke Street, and the small lines on the north-western side of the road. One of these buildings appears to extend into the south-eastern corner of the development site.
- 4.5.7 *Plan of Whitehaven, 1790 (published in Hutchinson, 1794: Fig 9):* this plan shows development within the site between 1770 and 1790 in the form of back buildings within backyards, suggesting extensive populating of the area at this time.

- 4.5.8 ***Plan of Whitehaven, 1830 (by J. Wood; Fig 10):*** this early 19th century plan shows the same layout of buildings as the 1790 plan, and shows the area to the north-east of the site as being owned by William Wilson and Co as a shipbuilding yard. It is possible therefore that buildings in the vicinity may have been utilised by associated small-scale industries or poorer dwellings. The small lane immediately to the north-east of the site is now known as Williamson Lane.
- 4.5.9 ***Ordnance Survey Map 1874, First Edition, 25" to 1 mile, sheet 67.2 (Fig 11):*** the First Edition Ordnance Survey Mapping, the first plan of the area to be surveyed accurately, shows a total of 15 buildings extending within the development site. The majority of these were also depicted on earlier mapping (1790, Fig 9; 1830, Fig 10) but one square building at the south-west of the site is new, as is a grey building depicted at the south-western corner of the site, which may represent an industrial outbuilding associated with the shipbuilding yard.
- 4.5.10 ***Ordnance Survey Map, 1899, Second Edition, 6" to mile (not illustrated):*** only the 6" Ordnance Survey map of 1899 was located, so individual buildings within the site were not decipherable. The overall shape of the buildings on site appeared to be the same as the 1874 edition. Adjacent to the development site, a railway has been constructed running just to the north and west of the development site on a north-east to south-west alignment, and one of the sidings appears to extend into the north-eastern edge of the development site. As well as the appearance of a railway, Queens Dock has also since been constructed to the north-west of the development site since 1874, and the shipbuilding yard no longer exists.
- 4.5.11 ***Ordnance Survey Map, 1925, Third Edition, 25" to 1 mile, 67.2 (Fig 12):*** several minor changes have occurred within the development site between the publication of the First Edition Ordnance Survey map of 1874 and the Third Edition map of 1925. Four new buildings have been constructed in the northern part; two buildings have been removed within the eastern part; and three buildings have been extended, in the south-eastern part.
- 4.5.12 ***Ordnance Survey Map, 1938, Fourth Edition, 25" to 1 mile, sheet 67.2 (Fig 13):*** by 1938, the range of small buildings, which existed within the development site, had been replaced by several larger buildings. The small narrow building in the south-eastern corner of the site remains the same, and appears to have remained such since 1790 (Fig 9), and perhaps longer. Although this is not necessarily representative of the same building surviving on-site, but it could be that an earlier building was replaced by a later one, which occupied the same plot. The range of buildings which previously surrounded it in the south-eastern part of the site have been replaced by a large L-shaped building. The dock-side of the L-shaped building depicts a series of three smaller buildings, the two north-eastern ones first appeared on the third edition map of 1925, whilst the south-western one first appeared on the First Edition of the Ordnance Survey map. The two narrow buildings adjacent to the L-shaped building first appeared on the Ordnance Survey mapping of 1925. The large square building within the north-east of the development site appears to replace an earlier narrow building first depicted in 1925.

4.6 AERIAL PHOTOGRAPHY

- 4.6.1 The photograph collections held by the Cumbria County Council Historic Environment Service (CCCHES) were checked for any relevant to the development site and study area. None were located.

4.7 ARCHAEOLOGICAL INVESTIGATIONS

- 4.7.1 An on-line search of the archaeological resource, Archaeological Data Service (ADS), hosted by York University at www.ads.ahds.ac.uk revealed a series of previous archaeological investigations within a 500m radius of the development site. A search was also made of the records at the Cumbria HER at Kendal for known archaeological works, and these have been incorporated with the ADS data. The following table is a summary of these works:

CODE	LOCATION	DETAIL	TYPE OF INVESTIGATION
ADS: NMR- NATINV- 8460	Whitehaven Old Fort Coastal Battery (1639 or 1741 origin). NX 9683 1836)	Scheduled Ancient Monument excavated in 1978 when an almost complete ground plan was recovered	Excavation
ADS: EHNMR- 652258	Priestgill Farm, post medieval farmhouse NX 00 18	In 1990 Lancaster University Archaeological Unit excavated trial trenches after demolition of extant buildings. Results published in: CBA Arch Group 3, Newsbulletin 14/1990/16; MA 35/1991/138-9; TCWAAS 97/1997/190	Excavation
HER: 04/04/1331	Tesco Development, North Shore Road NX 97410 18612	In 2004 CgMs Consulting Ltd undertook a desk-based assessment for Tesco Stores Ltd.. No further work was recommended, although post-medieval buildings were shown by cartographic sources (CgMs Consulting Ltd 2004)	Desk-Based Assessment
HER: 04/06/1597	83 Catherine Street, Whitehaven NX 97000 18000	In 2005 AOC Archaeology Group undertook a desk-based assessment and evaluation. Two trenches were excavated, revealing garden deposits relating to the 18 th century (AOC Archaeology 2005)	Desk-Based Assessment and Evaluation
HER 04/06/1542	1-2 Howgill Street, Whitehaven NX 97000 18000	In 2005 Oxford Archaeology North undertook a desk-based assessment and evaluation. They encountered structural remains including fireplaces, floor surfaces and foundations and one of the cellars was in-filled, and fully excavated (Jefferson and Clarke 2005)	Desk Based Assessment and Evaluation

NB: CBA= Council for British Archaeology; MA= Medieval Archaeology: the Journal of the Society for Medieval Archaeology; TCWAAS= Transactions of the Cumberland and Westmoreland Antiquarian and Archaeological Society.

- 4.7.2 As shown by the table above, the majority of archaeological investigations carried out in the vicinity of the development site have concentrated on other sites in Whitehaven. No archaeological investigations have yet been undertaken within the boundary of the development site itself, and none of those carried out in the vicinity shed any light on any likely encounters within the development site, although they do show the survival of sub-surface archaeological deposits in Whitehaven.

4.8 SITE WALKOVER SURVEY

- 4.8.1 The site was visited on Thursday 30th August 2007 to assess whether any as-yet unknown archaeological features were visible within the boundaries of the proposed development, and to assess the impact any development may have on known archaeological, historical and cultural features in the vicinity. As the proposed development also lies within an area targeted for redevelopment as part of the regeneration of Whitehaven, any developments on-site must tie in with the emerging character of the area.
- 4.8.2 A quick assessment was made of the extant buildings on-site (Fig 15). As the site was predominantly built-over, no new archaeological features were discernible. There was a total of seven surviving buildings on-site, and each are discussed below.
- 4.8.3 **Building A:** building A was the north-easternmost building within the development site, and was a cement-faced brick building of a roughly triangular shape. The north-east facing elevation, fronting Williamson Lane, included a bricked up window, and a white-washed lower roofline, suggesting that a building once adjoined it on this side. According to cartographic sources, the earliest depiction of a building on this part of the site was in 1925, evidenced by the Second Edition Ordnance Survey Mapping (Fig 12), where a building may have adjoined its north-eastern face. Therefore it must date to the late 19th or early 20th century. Its close proximity to the railway siding at this date is suggestive of a railway outbuilding of sorts.
- 4.8.4 **Building B:** building B was a steel-roofed brick garage-style building, set back from the harbour frontage with a yard at its foreground. Although cartographic sources reveal a building on this site in 1925 (Fig 12), the building depicted is much smaller, and the building extant on-site must post-date the Fourth Edition Ordnance Survey Mapping of 1938 (Fig 13).
- 4.8.5 **Building C:** building C was a small brick-built outhouse with a collapsed roof, and appeared to be used by the same occupants of Building B, as a storage space. As it does not correspond with any earlier buildings on-site, it must also post-date 1938.
- 4.8.6 **Building D:** building D was a cement-faced brick-built garage-style building with a north-east sloping roof and a timber door on its north-east elevation. Its shape and position appears to correspond with a building depicted on the Third Edition Ordnance Survey Mapping of 1925 (Fig 12), so must date to the late 19th or early 20th century.

- 4.8.7 **Building E:** building E was an office building for Whitehaven Harbour and Marine Office, and was a modern brick-built building with numerous glass windows. Although buildings do appear on this site on earlier mapping, it is likely, due to the nature and style of the building, that this was part of the development site that was effected by the demolition proposals following the 1979-87 building survey of Whitehaven (Collier 1991, 5; Fig 14), and that any earlier buildings were replaced at that time by this modern building.
- 4.8.8 **Building F:** building F was a large L-shaped building fronting Duke Street but extending north-east, and south-west across the centre of the development site. Its frontage was an elaborate whitewashed sandstone, betraying its somewhat less ornate interior (Fig 15). A swift glance at the interior revealed small-scale industrial use, although it had been long-since vacant. A building matching this shape and position first appears on the Fourth Edition of the Ordnance Survey Mapping of 1938 (Fig 13), and therefore must date to between 1925 and 1938. It is of potential further interest. Buildings represent one of the best resources for evaluating social context through their architecture and special arrangements, which can provide information and affiliations of owners and benefactors (Gould 1999).
- 4.8.9 **Building G:** building G was a narrow three-storey dwelling house, currently vacant and in need of repair. Collier states that dwellings were built on the north-west side of Tangier Street in 1716 (Collier 1991, 15), and the new bulwark was added, with the extension of Duke Street north-westwards by 1711, and it could be that houses were constructed fronting Duke Street at around this time. Read's Prospect of Whitehaven (Fig 7) does appear to show three-storey townhouses in this area, and it could be that the one surviving is one of these. A plan of 1770 (Fig 8) certainly shows a building on this plot within the development site, and Hutchinson's plan of 1790 (Fig 9) gives a clearer depiction of a building matching the surviving building's size and location. The HER, however, dates this building to the early-mid 19th century, so it could be that it replaced an earlier building, adhering to the same footprint. The fact that it has survived the 1970s and 80s demolition scheme, and it is listed as Grade II, suggests that it is at least worthy of a photographic recording if it is to be demolished. A recent report outlining the future of archaeology in the region stresses the importance of developing a better understanding of the nature of lower status houses of the post medieval period, stating that "there is a need to examine well-preserved, and if possible, well-documented, house sites" (Newman and McNeill 2007, 117).

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 ARCHAEOLOGICAL POTENTIAL

- 5.1.1 The potential for archaeological remains surviving on the development site pre-dating the Medieval period is slight. The potential for medieval deposits surviving sub-surface is medium, based on the medieval centre of Whitehaven lying to the south and east of the development site. There is the possibility, however, that any early archaeological deposits that once existed within the development site may have since been truncated by post medieval or modern developments in the area.
- 5.1.2 The potential for Post Medieval and Modern archaeological remains surviving on the development site is high. There are two buildings extant on site, one three-storey dwelling house which dates to the early-mid 19th century, and which, furthermore, is a listed building, and one modern industrial building which dates to between 1925 and 1938, which may need further archaeological work in the form of photographic building recording prior to demolition. Sub-surface remains of these periods are also likely to survive on-site, relating to poor dwelling houses and small-scale industry.

5.2 RECOMMENDATIONS

- 5.2.1 This report forms phase one of the scheduled programme of archaeological works due to be undertaken on-site, and a further phase, consisting of a field evaluation has been advised after the demolition of extant structures on-site. However, due to the interest value of the three-storey dwelling house within the development site, and the fact that it is a designated Grade II listed building, it is further recommended that prior to demolition, this structure undergoes a photographic survey for future records. In addition, it would be advisable to record the adjacent unusual industrial structure, the L-shaped building, as it is of interest architecturally to little-known early 20th century developments in Whitehaven.

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APPENDIX 1: GAZETTEER OF SITES

Table 1: HER Sites (within 500m radius of development site)

Site No.	HER No.	Site	National Grid Reference	Period
1	1669	Old Quay Lighthouse	297030 518430	1730
2	4166	Duke Pit, Scheduled Ancient Monument	296970 518060	Post Medieval
3	4218	Old Quay	296970 518300	Post Medieval
4	4873	No. 2 Howgill Staithes Colliery	296940 518200	1705
5	5459	Somerset House, Duke Street	297680 518120	Post Medieval
6	5554	Whitehaven Pier Salt Works	246900 518300	Early Post Medieval
7	11956	Brocklebank's Shipbuilding Yard	297300 518550	Post Medieval
8	11957	James Pit Colliery	297700 518500	Unknown (Post Med)
9	11959	Whitehaven Gas Works	297430 518840	Post Medieval
10	12836	Coal Hurries, West Strand	296960 518230	Post Medieval
11	12837	Old Observatory, Wellington Row	297600 518500	Victorian
12	12838	Bransty Arch	297430 518470	Post Medieval
13	12845	Trinity Church	297450 517920	Post Medieval
14	12846	Church of St Nicholas	297373 517891	Post Medieval
15	12847	Catherine Street Sawmill and Granary Yard	297510 517900	Post Medieval
16	12849	James Pit Reservoir	297770 518420	Post Medieval
17	12850	Scotch Street Steam Mill	297590 518210	Post Medieval
18	12851	Scotch Street Linen Thread Manufactory	297740 518320	Post Medieval
19	12852	Scotch Street Tannery	297720 518350	Post Medieval
20	12853	Patent Slip	297150 518210	Post Medieval
21	12854	Bransty Row Dyeworks	297470 518500	Post Medieval
22	12855	Wm Wilson & Co./ Kennedy Shipyards	297370 518410	Post Medieval
23	12866	Whitehaven Workhouse	297720 518290	Georgian
24	12883	Marine School	297720 518400	Founded 1817
25	12884	Whitehaven Police Station	297070 518160	Victorian
26	19102	Coin Find- 2 coins of Constantine I	297000 518000	Roman
27	40290	Piscina Find, St Nicholas Church	297440 518190	Medieval
28	41158	Scott and Whitesides Shipbuilding Yard	297350 518650	Post Medieval
29	41159	Bransty Timber Yard	297395 518770	Post Medieval
30	41160	Bransty House	297460 518550	Post Medieval
31	41245	Bransty Station	297450 518700	1840s
32	41247	Beacon Mills/ Quaker Oats Ltd	297300 518600	Early 20 th century
33	41349	The North Shore Printing Works	297400 518700	Early 20 th century
34	41350	Littledales Ropery/ Brocklebank & Co. Ropery	297460 518706	Georgian
35	41351	Wm Wilson & Co. Timber Yard	297400 518490	Georgian
36	41708	Bransty Saltworking Site	297300 518800	Post Medieval

Table 2: Listed Buildings (within 150m radius of development site)

Site No.	HER No.	Listed Building No.	Site	Status	National Grid Reference	Date
37	26185	75915	Nos. 1-2 College St.	Grade II	297391 518238	18 th century
38	26186	75917	10 College St.	Grade II	297386 518215	18 th century
39	26190	75921	Nos. 4-5 Duke St.	Grade II	297351 518333	Early-mid 19 th century
40	26191	75922	Co-Operative Store, Duke Street	Grade II	297341 518351	Late 19 th century
41	26192	75923	Whittler Furniture Store, Duke St.	Grade II	297378 518317	1889
42	26199	75931	Nos. 96-97 Duke St.	Grade II	297429 518245	Early 19 th century
43	26201	75933	Nos. 105-105a Duke St.	Grade II	297384 518285	Early-mid 19 th century
44	26202	75934	Globe Hotel, Duke St.	Grade II	297353 518297	Mid 19 th century
45	26266	75995	Nos. 39-42 Lowther St.	Grade II	297232 518223	18 th century
46	26267	75996	Nos. 44-47 Lowther St.	Grade II	297255 518245	18 th century
47	26268	75997	No. 48 (Strand House)	Grade II	297266 518236	c. 1730
48	26333	429197	No. 35 Tangier St.	Grade II	297406 518428	c. 1905
49	26335	76057	Waverley Hotel, Tangier St.	Grade II	297398 518329	18 th / 19 th century

APPENDIX 2: FIGURES
