

---

# **NORTH PENNINES ARCHAEOLOGY LTD**

---

**Project Designs and Client Reports No. CP/112/04**

**ARCHAEOLOGICAL  
ASSESSMENT  
FOR A PROPOSED  
DEVELOPMENT  
AT BUCKBOTTOM FARM  
BURGH-BY-SANDS  
CUMBRIA**

**FOR  
TAYLOR AND HARDY**

**NY 3270 5920**

C J Jones BA, MA, PIFA  
North Pennines Archaeology Ltd  
Nenthead Mines Heritage Centre  
Nenthead  
Alston  
Cumbria CA9 3PD  
Tel: (01434) 382045  
Fax: (01434) 382294  
Mobile: 07979 617882  
Email: C.Jones@nparchaeology.co.uk

28<sup>th</sup> June 2004



---

# CONTENTS

---

Page

List of Illustrations.....	iv
List of Tables.....	v
Executive Summary.....	vi
Acknowledgements.....	vii
<b>1 INTRODUCTION .....</b>	<b>8</b>
<b>2 ASSESSMENT TECHNIQUES AND METHODOLOGY .....</b>	<b>9</b>
2.1 GUIDELINES.....	9
2.2 REFERENCES.....	9
2.3 METHODOLOGY .....	9
2.3.1 Baseline Survey.....	9
2.3.2 Definition of Scales of Impact.....	10
2.3.3 Development of Mitigation Measures .....	10
2.3.4 Assessment of Impacts .....	11
2.3.5 Limitations to Surveys or Assessments.....	11
<b>3 THE BASE LINE CONDITIONS .....</b>	<b>12</b>
3.1 EXISTING BASELINE.....	12
3.1.1 Topography, Geology and Hydrology of the Study Area.....	12
3.2 THE ARCHAEOLOGICAL LANDSCAPE .....	12
3.3 LEGISLATIVE FRAMEWORK.....	14
3.3.1 National Policy Context.....	14
3.3.2 Statutory Designations.....	14
3.3.3 Non-Statutory Designations.....	15
3.3.4 Local Policy Framework .....	16
3.4 PREVIOUS WORK.....	18
3.4.2 Antiquarian Observations.....	18
3.4.3 Other Investigations.....	18
<b>4 HISTORICAL BACKGROUND.....</b>	<b>21</b>
4.1 PLACE NAME EVIDENCE.....	21
4.2 PREHISTORIC .....	21
4.3 ROMAN.....	21
4.4 MEDIEVAL .....	22
4.5 POST MEDIEVAL .....	22
<b>5 ASSESSMENT RESULTS.....</b>	<b>23</b>
5.1 INTERNATIONAL DESIGNATIONS .....	23
5.1.1 World Heritage Sites.....	23
5.2 NATIONAL DESIGNATIONS .....	23
5.2.1 Scheduled Ancient Monuments .....	23
5.2.2 Areas of Archaeological Importance .....	23
5.2.3 Listed Buildings .....	23
5.2.4 Building Preservation Notices .....	23
5.2.5 Battlefield Sites .....	23
5.3 LOCAL DESIGNATIONS .....	23
5.3.1 Conservation Areas.....	23
5.4 NON-DESIGNATED BUILDINGS AND SITES.....	24

---

## CONTENTS

---

<b>6</b>	<b>IMPACTS OF THE PROPOSED DEVELOPMENT .....</b>	<b>25</b>
<b>7</b>	<b>PROPOSED ARCHAEOLOGICAL MITIGATION .....</b>	<b>25</b>
<b>8</b>	<b>SUMMARY .....</b>	<b>25</b>
<b>9</b>	<b>BIBLIOGRAPHY .....</b>	<b>26</b>
9.1	<i>Primary Sources .....</i>	<i>26</i>
9.2	<i>Secondary Sources.....</i>	<i>26</i>
	<b>APPENDIX 1 LIST OF STATUTORY AND OTHER CONSULTEES .....</b>	<b>28</b>
	STATUTORY CONSULTEES .....	28
	<b>APPENDIX 2 LIST OF ARCHAEOLOGICAL SITES, MONUMENTS AND LISTED BUILDINGS .....</b>	<b>29</b>
	<b>APPENDIX 3 ILLUSTRATIONS .....</b>	<b>31</b>

---

## LIST OF ILLUSTRATIONS

---

	<i>Page</i>
FIGURE 1 ROMAN AND NATIVE SITES AT BURGH-BY-SANDS .....	13
FIGURE 2 ARCHAEOLOGICAL WORK AT BURGH-BY-SANDS .....	18
FIGURE 3 SITE LOCATION .....	32
FIGURE 4 SCHEME PROPOSALS.....	33
FIGURE 5 HODSKINSON AND DONALD’S MAP OF CUMBERLAND 1774 .....	34
FIGURE 6 ORDNANCE SURVEY 1 <sup>ST</sup> EDITION .....	35
FIGURE 7 ORDNANCE SURVEY 2 <sup>ND</sup> EDITION .....	36
FIGURE 8 ORDNANCE SURVEY 3 <sup>RD</sup> EDITION.....	37

---

# LIST OF PLATES

---

	<i>Page</i>
PLATE 1    BURGH I FORT .....	31
PLATE 2    BURGH III FORT .....	31

---

## LIST OF TABLES

---

	<i>Page</i>
TABLE 1 SITES AND MONUMENTS.....	29
TABLE 2 LISTED BUILDINGS.....	30

---

## EXECUTIVE SUMMARY

---

In March 2004 North Pennines Archaeology Ltd was commissioned by Bob Taylor of Taylor and Hardy to undertake an archaeological desk study in advance of a small housing development at Buckbottom Farm, Burgh-by-Sands, Cumbria.

The study involved the collection of all readily available information regarding the archaeological landscape of the study area, including the locations and settings of Scheduled Ancient Monuments, Listed Buildings, Parks and Gardens and other, non-designated archaeological remains. The report also sets out priorities for further investigation in accordance with the guidance set out in the Cumbria and Lake District Joint Structure Plan and the Carlisle District Local Plan.

The development site falls within the village of Burgh-by-Sands, a designated Conservation Area. Buckbottom Farm and adjoining barn are Grade II Listed. The site also lies adjacent to the Roman Fort of Aballava and within the Hadrian's Wall World Heritage Site.

Owing to the high potential for surviving archaeological remains it is anticipated a programme of archaeological evaluation and building recording will be required prior to the commencement of construction on site.

The results described below are appropriate to the scheme as presented. Any changes to the scheme options will require revision of the results described in this report.

---

## ACKNOWLEDGEMENTS

---

Thanks are due to the following people and institutions who gave help and assistance during the compilation of this report: Jo Mackintosh of Cumbria County Council Historic Environment Record, Bob Taylor, Denis Perriam, Alan James, all the staff at the County Record Office, Carlisle.

The report was written by Chris Jones BA, MA, NPA Archaeologist and edited by Juliet Reeves, BA. Overall responsibility for the project rested with Frank Giecco BA, Dip Arch, NPA Principal Archaeologist.



## 1 Introduction

- 1.1 The Cultural Heritage can broadly be defined as the man made elements within a landscape, which make and contribute to an area's historic character. It is regarded as being an important national resource of value to future generations, but one that is subject to evolution and change. It is important that the knowledge of past land use informs future development in order to maintain the historic character of the area. Impacts upon the historic environment can affect its historic character as an entity in its own right and from the perspective of the local community, the latter being known as visual impact.
- 1.2 This section describes those cultural heritage elements on land at Buckbottom Farm, Burgh-by-Sands, Cumbria. This is limited in scope to a map of all designated sites and areas of potentially important archaeological remains within the proposed development area. In addition to a written description of the archaeological constraints of the proposals, an anticipated programme of further work and the extent and scope of such work and any time constraints on the development will also be included. The importance of the cultural heritage of the area is emphasised in the Cumbria and Lake District Joint Structure Plan, Policy E31 (CCC 2003, 10).
- 1.3 Buckbottom Farm is located within the village of Burgh-by-Sands, on the south side of the main road, which runs through the village (NY 3270 5920) and lies within the Carlisle District. The study area comprises an area of land approximately 700m<sup>2</sup> in extent. Additional impacts, such as visual impact upon the settings of nearby Scheduled Monuments, Listed Buildings and non-designated archaeological sites, will include all areas from which the site is visible and forms a significant visual element in local views. The site also lies within a designated Conservation Area, and within the Hadrian's Wall World Heritage Site. The area is shown in figure 3.
- 1.4 Hadrian's Wall and its associated forts, Milecastles, turrets and Vallum are scheduled ancient monuments and are protected under ancient monument legislation (Carlisle City Council 1997, 36).
- 1.5 The principal objective of this assessment is to undertake sufficient work in order to identify and characterise the archaeological constraints associated with the development area, in order to fully inform the proposed scheme.

## **2 Assessment Techniques and Methodology**

### **2.1 Guidelines**

- 2.1.1 The methodology used for this assessment is based on guidance set out in the Cumbria and Lake District Joint Structure Plan (Cumbria County Council 2003) and the Carlisle District Local Plan (Carlisle City Council 1997).

### **2.2 References**

- 2.2.1 The Joint Structure and District Plans provide detailed guidance on the type of archaeological constraints to development appropriate to the Carlisle Region. Other guidance includes Planning Policy Guidance Note 15, *Planning and the Historic Environment* (DoE 1990) and Planning Policy Guidance Note 16, *Archaeology and Planning* (DoE 1990).

### **2.3 Methodology**

#### **2.3.1 Baseline Survey**

- 2.3.1.1 The Assessment involved the consultation of the Cumbria County Council Historic Environment Record. 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.
- 2.3.1.2 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.
- 2.3.1.3 Further documentary study was undertaken at the County Record Office, Carlisle, which involved the collection of all relevant historical maps and documents including surveys, Tithe and Enclosure Maps, Acts of Parliament and early Ordnance Survey maps.
- 2.3.1.4 The desk study was undertaken in accordance with the Institute of Field Archaeologists *Standards and Guidance for Archaeological Desk-Based Assessments* (IFA 1994).

### **2.3.2 Definition of Scales of Impact**

- 2.3.2.1 The impact upon the cultural heritage is defined by the presence or probable survival of archaeological remains both within the development area and its immediate environs. These remains constitute all designated and non-designated sites including: World Heritage Sites, Scheduled Ancient Monuments, Areas of Archaeological Importance, Listed Buildings, Registered Parks and Gardens and Battlefield sites and non-designated sites and includes above ground remains and buried archaeological remains. The scales of impact vary according to the importance of the site according to its designation, and its area in relation to the proposed scheme.
- 2.3.2.2 Potential impacts upon above ground archaeological remains, i.e. those clearly visible to the human eye, such as buildings, burial mounds and earthworks may also include visual impacts upon their landscape setting. Noise may also be a factor where the remains are open to public access. Buried remains are vulnerable to groundworks, including ploughing and construction works, which could directly destroy the archaeological remains.
- 2.3.2.3 Impacts upon the buried archaeology can include direct physical damage, changes in the water table due to cuttings or drainage measures, or by disturbance, which reduces the value of a site as a historical record, such as severance of a site from its landscape setting and linked features.
- 2.3.2.4 Archaeological remains can be damaged by mitigation planting, care therefore needs to be taken when deciding where to plant in respect of buried archaeology.

### **2.3.3 Development of Mitigation Measures**

- 2.3.3.1 According to Planning Policy Guidance Note 16 (PPG16, DoE 1990), Para A:8, “where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development, there should be a presumption in favour of their physical preservation” (DoE 1990).
- 2.3.3.2 Mitigation measures where there is a clear danger to the survival of archaeological remains could include:
- the siting of foundations and service trenches away from archaeological remains and their setting,
  - the design of the scheme’s vertical alignment and associated earthworks so that archaeological remains are not disturbed,
  - to provide for an excavation and recording of the remains prior to the start of earth-moving,
  - to provide for an archaeologist to be ‘on call’ so that any finds during construction can be recorded.

- 2.3.3.3 Reducing the impact of a development on archaeological remains is one of the factors to be considered when choosing foundation design and servicing options, conflicts can occur, such as raising vertical alignments may have a detrimental visual impact and increase noise for local people.

#### **2.3.4 Assessment of Impacts**

- 2.3.4.1 The assessment of impacts upon the archaeological remains is based upon the importance of the site which is itself based upon the criteria set out in the Ancient Monuments and Archaeological Areas Act 1979 (HMSO 1979). It is likely that further survey will be required before the full impact of the scheme can be understood.

#### **2.3.5 Limitations to Surveys or Assessments**

- 2.3.5.1 The aim of this assessment is to provide a map of the study area showing the archaeological constraints within the site of proposed development, and to provide a statement describing those constraints, detailing which areas may require additional surveys.

### **3 The Base Line Conditions**

#### **3.1 Existing Baseline**

##### **3.1.1 Topography, Geology and Hydrology of the Study Area**

3.1.1.1 The study area is situated on low-lying ground, which forms part of the Carlisle Plain, approximately 18m AOD. It is located approximately 7km west of the Historic City of Carlisle, and 2km south of the Solway Firth within a rural environment of primarily pastoral land use, within the Carlisle District.

3.1.1.2 The solid geology of the area consists of reddish sandstones, siltstones and mudstones of Permo-Triassic strata, which are mostly concealed beneath drift deposits consisting primarily of boulder clay or till. This gives rise to typically low relief countryside (English Heritage 2002, 3). West of Burgh-by-Sands lie the silts and clays along the margins of the Solway, with boulder clay on the higher ground (Ibid.).

3.1.1.3 There are a number of smaller feeder streams known as Becks, such as Powburgh Beck, which traverse across the village in a northerly direction, flowing into the Solway Firth. To the north of the village of Burgh-by-Sands lies Burgh Marsh, on the south side of the Solway Firth. The closest principal river is the Eden, which flows into the mouth of the Solway 3km east of the study area.

#### **3.2 The Archaeological Landscape**

3.2.1 The study area lies within a landscape of high significance, within a designated conservation area and also within the Hadrian's Wall World Heritage Site. Buckbottom farmhouse and adjoining barn are Grade II listed. The village (with the exception of Amberfield) lies within a Conservation Area since 1978 and the north half of the village lies within the Solway Coast Area of Outstanding Natural Beauty.

3.2.2 The village of Burgh-by-Sands is situated on the remains of the Roman fort and vicus of *Aballava*, the earliest known settlement. Two earlier forts have also been identified to the south and west of the village, the earliest fort dating to the late 1<sup>st</sup> century AD. The main axis of the settlement lies between the line of Hadrian's Wall and the Vallum, and extensive remains dating to the Roman period have been found (Figure 1). The site of Buckbottom Farm lies immediately west of *Aballava*, or Burgh II Fort, the south of the site overlies the course of the Vallum and there is a strong probability of surviving archaeological remains on site.

3.2.3 The Church of St Michael, a Grade I listed building, is situated close to the main crossroads through the village, on the putative site of the original baronial house. The church is the oldest surviving stone built structure and is of late 12<sup>th</sup> century origin. There are surviving examples of 17<sup>th</sup> century domestic clay buildings within Burgh-by-Sands, including Buckbottom Farmhouse. These buildings, or 'dabbins' are a strong feature of the architecture of the region and there are a number of Grade II listed buildings.

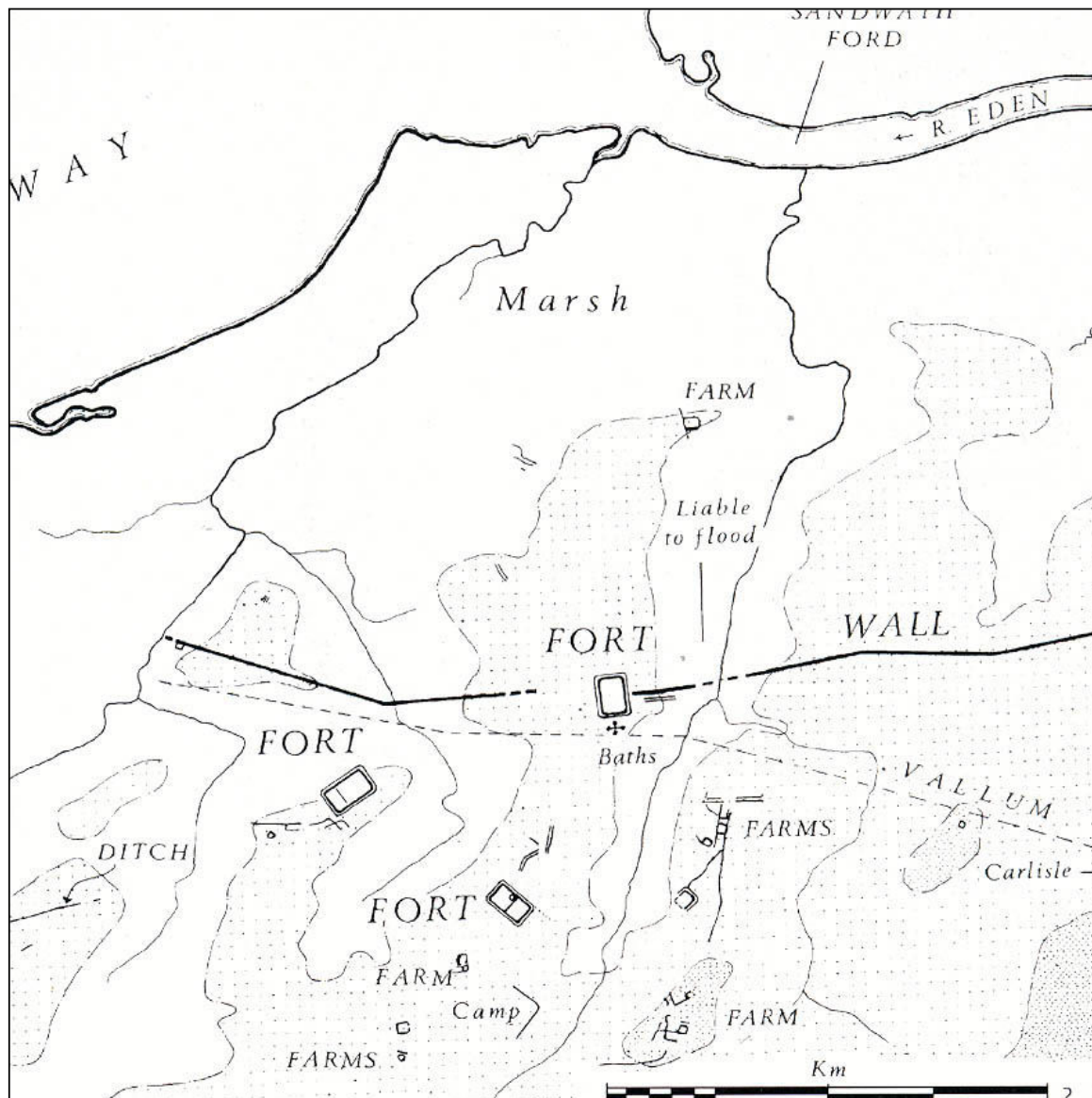


Figure 1: Roman and 'Native' Settlements, centred on Burgh-by-Sands. (From Jones and Woolliscroft 2001)

### **3.3 Legislative Framework**

#### **3.3.1 National Policy Context**

- 3.3.1.1 Department of Environment's (DoE) Planning Policy Guidance Notes 15 'Planning and the Historic Environment' and 16, 'Archaeology and Planning' (PPG 15, 16; DoE 1990) underlines the national importance of many archaeological sites and the need for their preservation. PPG16 advises that archaeological remains should be seen as a finite and non-renewable resource, in many cases highly fragile and vulnerable to damage and destruction. It states that care must be taken to ensure that archaeological remains are not needlessly destroyed. They contain irreplaceable information about our past and the potential for an increase in future knowledge. The policy guidance notes makes it clear that where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development, there should be a presumption in favour of their physical preservation (DoE 1990).

#### **3.3.2 Statutory Designations**

- 3.3.2.1 Under the Ancient Monuments and Archaeological Areas Act 1979, the Secretary of State for Culture, Media and Sport and the Executive Offices in Wales and Scotland can designate any building, structure or other work above or below ground which appears to be of national importance because of its historical, architectural, traditional, artistic or archaeological importance. This designation does not affect the ownership of the monument, but is binding to successive owners. No work can take place on a scheduled site without application for Scheduled Monument Consent to English Heritage, the statutory body for Historic Buildings and Monuments, in accordance with the Ancient Monuments (Application for Scheduled Monument Consent) Regulations 1981 and the Ancient Monuments (Class Consent) Order 1994.
- 3.3.2.2 The list of Scheduled Ancient Monuments is a selective example of the nation's Cultural Heritage and as such differs from a more comprehensive list of buildings of special architectural or historic interest compiled under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Buildings are classified according to grades (Grade I being the most important and reserved for buildings of exceptional interest, through Grades II\* and II to Grade III which is a non-statutory grade employed by some local planning authorities to indicate local significance). The most common form of listing is Grade II. In addition to the listing of buildings of historic interest, in cases of non-listed buildings of particular architectural or historic interest in danger of demolition or alteration, the local planning authority may serve a Building Preservation Notice. Such notices are effective for 6 months during which time the building may be listed or a decision taken not to do so.
- 3.3.2.3 Listed buildings are afforded protection as an extension of planning control, and as such cannot be demolished, altered or extended in any such way that affects its architectural or historic character, unless listed building consent has been obtained from the local planning authority.

- 3.3.2.4 Unlisted buildings in Conservation Areas are also protected from demolition, and conservation area consents must be sought from the local authority before demolition can proceed.
- 3.3.2.5 In addition to the designation of Scheduled Ancient Monuments, as part of the Ancient Monuments and Archaeological Areas Act 1979, Part II, the historic town centres of Canterbury, Chester, Exeter, Hereford and York were designated as Areas of Archaeological Importance (AAI's).
- 3.3.2.6 Further to the statutory designations, the National Trust's land is inalienable by Act of Parliament, and cannot be removed from the ownership of the Trust without consent. The Trust was established "to promote the permanent preservation, for the benefit of the nation, of lands and buildings or historic national interest or natural beauty."

### **3.3.3 Non-Statutory Designations**

- 3.3.3.1 English Heritage maintains a non-statutory Register of Parks and Gardens of Special Historic Interest. The main purpose of this register is to ensure that 'highway and planning authorities, and developers, know that they should try to safeguard them when planning new road schemes and new developments generally' (DoE Circular 8/87). Inclusion on the register does not involve new restrictions on development, nor does it affect the statutory listing or planning controls on any listed building within a registered park or garden but is a material consideration for planning purposes.
- 3.3.3.2 English Heritage also maintains a non-statutory Register of Historic Battlefields, which includes 43 of the country's most significant landscapes where armed conflict took place. The register is a planning tool, designed to highlight the importance of those places that we wish to protect from inappropriate development (English Heritage 2003). There is also a Buildings at Risk Register, published annually, which brings together information on all Grade I and II\* listed buildings, and scheduled ancient monuments (structures rather than earthworks), known to English Heritage to be 'at risk' through neglect and decay, or vulnerable to becoming so. In addition, the Grade II listed buildings in London, which are considered at risk, are included (English Heritage 2003).
- 3.3.3.3 Local authorities may designate a section of land or buildings as Conservation Areas. This is a local, non-statutory designation where the area is of special architectural or historic interest, 'the character or appearance of which it is desirable to preserve or enhance'. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires authorities to have regard for the fact that there is a conservation area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.



### 3.3.4 Local Policy Framework

3.3.4.1 The study area falls within the jurisdiction of Carlisle City Council, the Local Planning Authority for the City of Carlisle, and is subject to the policies enshrined in the Cumbria and the Lake District Joint Structure Plan and Carlisle District Local Plan. The policies for the Historic Environment have the principal objectives:

- Policy E31 - Development and other land use changes in areas or features of national or international conservation importance, or within their settings, which are detrimental to their characteristics will not be permitted. Exceptions will only be made where: there is an over-riding need for development required to meet local infrastructure needs which cannot be located elsewhere and which is sited to minimise environmental impacts and meets high standards of design. These areas are defined as: World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty (AONB), Special Protection Areas, Ramsar Sites, Special Areas of Conservation, Limestone Pavements protected by Order, National Nature Reserves, Sites of Special Scientific Interest (SSSI), Grade I or Grade II\* Listed Buildings, Grade I or Grade II\* Registered Parks and Gardens, Scheduled Ancient Monuments and Battlefields.
- Policy E34 – Measures will be taken to identify, record, protect, conserve or enhance areas, sites, buildings and settings of archaeological, historic and architectural importance, Proposals which fail to preserve or enhance the character or appearance of Conservation Areas or which damage, obscure, or remove important archaeological sites or other historic features or are detrimental to the character or setting of a listed building will not be permitted unless the harm caused to their importance and intrinsic interest is clearing outweighed by the needs of development.

*Cumbria and the Lake District Joint Structure Plan (2003)*

- Policy E25 – Development will not be permitted where there is an unacceptable adverse effect on the Hadrian's Wall World Heritage Site.
- Policy E28 – Development will not be permitted where there is an unacceptable adverse effect on scheduled and other nationally important ancient monuments and their settings.
- Policy E29 – On other known sites and monuments of archaeological significance, permission for development will only be granted provided the applicant can demonstrate that the site will be either satisfactorily preserved or appropriate arrangements for excavation and recording have been made. These cases will be judged against: the importance of the archaeological features; the effects of the proposal on archaeological features; the need to retain and, where possible, enhance the features which have a particular archaeological and/or landscape significance; the applicants arrangements for in situ preservation of the features.

- Policy E30 – On all scheduled and other nationally importance monuments, sites of archaeological significance and other sites of high archaeological potential the City Council will ensure that the archaeological aspects of development proposals are examined and evaluated before planning applications are determined. Planning permission will not be granted without adequate assessment of the archaeological implications.
- Policy E31 – On land for which there is no archaeological information, but where there are reasonable grounds for believing remains to be present, the City Council will ensure that the archaeological aspects of development proposals are examined and evaluated before planning applications are determined. Planning permission will not be granted without adequate assessment of the archaeological implications.
- Policy E32 – The City Council will encourage proposals, which enhance major archaeological sites.
- Policy E35 – Proposals for new development which adversely affect a listed building or its setting will not be permitted. The City Council will seek to encourage any new development to be sympathetic in scale, character and materials.

*Carlisle District Local Plan (1997), Chapter 2: Archaeology.*

### 3.4 Previous Work

- 3.4.1 There has been no previous archaeological assessment undertaken within the study area. However, there have been a number of assessments and interventions undertaken within the environs of the site and the archaeological importance of Burgh-By-Sands is well attested. Evidence from a number of archaeological investigations suggests a series of forts and auxiliary outposts (known as Burgh I, II and III) which vary in location, size and importance from the Trajanic/Hadrianic period to the late 3<sup>rd</sup> or 4<sup>th</sup> century (Reeves 1999b).

#### 3.4.2 Antiquarian Observations

- 3.4.2.1 There have been some observations made within Burgh-by-Sands prior to the 20<sup>th</sup> century, including Horsley's observations of Milecastle 72 in the 1730s, and the recovery of a number of smoke-blackened stone blocks which were found during excavations for the Carlisle Canal in the mid 19<sup>th</sup> century (Whellan 1860).

#### 3.4.3 Other Investigations (Figure 2)

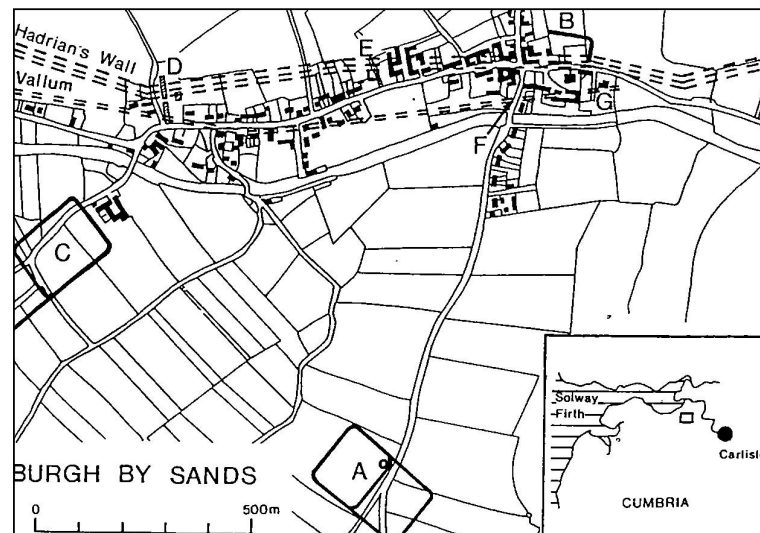


Figure 2. Location plan of Burgh village. A. Burgh I Fort (Jones 1978), B. Burgh II (Collingwood 1922-3), C. Burgh III (Jones 1984), D. West End excavations (CEU 1986). E. Milecastle 72 excavations (CEU 1989). F. Trial trench across Vallum ditch (CEU 1978). G. Vicarage Garden excavations (Jones 1980, 1982). (Source Austen, P. 1994).

- 3.4.3.1 Excavations in 1922 by Collingwood within the fort of *Aballava* confirmed the locations of the east wall and gateway and the stone footings of the barrack blocks. A Roman altar was found at Beaumont in 1934, showing that in the 3<sup>rd</sup> century the fort was garrisoned by Aurelian Moors (AM Schedule). Excavations in 1948 by Simpson at Dykesfield Turret 72B revealed this to be of normal Turf-Wall type with the later Stone Wall butted against it. The turret was located in the north east corner of the field north of Rindle House from the original Turf Wall series and it project 1.2m north of the line of the later Stone Wall (Simpson 1952).

- 3.4.3.2 A programme of aerial reconnaissance to the east of the vicarage gardens was undertaken by Dr St Joseph in or before 1951 (Reeves 1999b). The remains of structures were identified as cropmarks, and their position north of the Vallum together with a lack of 2<sup>nd</sup> century pottery from Collingwood's excavation suggests a 3<sup>rd</sup> century date for this part of the vicus (Ibid.).
- 3.4.3.3 Bartle located the site of Milecastle 72 during excavations in 1960, suggesting this was similar to Milecastle 79, which was 57.5 ft square internally. Most of the pottery recovered dated to the 2<sup>nd</sup> century (Bartle 1961).
- 3.4.3.4 In October 1976 English Heritage's Central Excavation Unit maintained a watching brief in a field around the east side of the fort of Aballava. The work expected to cross the remains of Hadrian's Wall, although only dispersed masonry was found. The free-standing statuette of a genius was found in the topsoil close to the north east corner of the fort (CEU 1976). In 1978 a trial excavation, which aimed to locate the course of the Vallum, west of the fort, was undertaken. The ditch was located either side of the hedge in the two fields immediately west of the unclassified road running south from Burgh Head (CEU 1978).
- 3.4.3.5 In 1979 Professor Barri Jones of Manchester University excavated a fort approximately 2 miles south of the known fort on the line of Hadrian's Wall, thought to be part of the Stanegate frontier. This revealed the fort of approximately 4.6 acres, which included a gate tower, small defensive palisade, rampart and intervallum road. A circular feature in the north-east corner of the enclosure appeared to be a watch-gate tower dated to the early 2<sup>nd</sup> century (Jones 1979).
- 3.4.3.6 In 1985 the Central Excavation Unit undertook a watching brief during under-drainage of field 2693 to the south and east of the Greyhound Inn. No archaeological features or deposits were identified during the work (CEU 1985). The CEU also undertook excavations west of Fulwood House in 1986, which revealed that Milecastle 72 was constructed on a raft of cobbles 6.2m wide (CEU 1989).
- 3.4.3.7 In 1993, Lancaster University Archaeological Unit undertook an archaeological evaluation at Ludgate Hill, Amberfield, Burgh-by-Sands, east of the present site. This revealed the presence of potential cobble yard surfaces, timber constructed buildings belonging to the vicus adjacent to the fort of Aballava. The finds included quern fragments, Samian ware and mortaria and jewellery dating to the 2<sup>nd</sup> century (LUAU 1993).
- 3.4.3.8 In 1993, excavations confirmed the primary line of the wall ditch at Demesne Farm, 6m wide and 2.2m deep, later infilled and buildings associated with the fort constructed on clay and cobble foundations (Flynn 1993).
- 3.4.3.9 In 1997 Carlisle Archaeology Ltd undertook a field evaluation prior to a small housing development at West End, which revealed no features of archaeological importance (Reeves, pers comm.).

- 3.4.3.10 During 1999, Carlisle Archaeological Unit undertook a series of investigations between the two forts at Burgh-by-Sands, at Amberfield, prior to a small housing development. The findings resolved that there had been intense occupation throughout the field adjacent to Amberfield (NY 3278 5895) with evidence of metalled surfaces, linear boundaries, possible timber buildings, a hearth and possible well (Reeves and McCarthy 1999).
- 3.4.3.11 In 2001, Headland Archaeology Ltd undertook an evaluation and excavation within the area of the vicus. This work revealed series of mid 2<sup>nd</sup> century features including a well, four deep pits (post pits) for a substantial building, portholes and beamslots relating to timber buildings and shallow ditches and gullies (Headland Archaeology 2002).
- 3.4.3.12 In April 2002 Oxford Archaeology North undertook an evaluation along the proposed alignment of the Hadrian's Wall Path immediately east of Burgh-by-Sands, revealing evidence of significant Roman extramural settlement (OAN 2002).
- 3.4.3.13 In August 2003 an archaeological evaluation was undertaken at 2 West End, Burgh-by-Sands by Jan Walker, which revealed no archaeological features (Walker 2003).

## 4 Historical Background

### 4.1 Place Name Evidence

- 4.1.1 The place name Burgh is derived from the *burh*, an Anglo-Saxon name for the Roman fort of *Aballava*, on Hadrian's Wall at this point. The first written reference to Burgh-by-Sands was made in 1292 in a legal document, "*predicta villa de Burgo vocatur Burgh super Sandes et non iuxta Sandes*." The place name literally means 'fortified place on the sands' (Armstrong et al, 1971).
- 4.1.2 The earliest reference to Buckbottom Farm dates to 1589, when it was referred to as Buckboddome (Land Revenue Miscellaneous Books 212-213, 257,258; Armstrong et al, 1971). Hutchinson's History of the County of Cumberland (1794) refers to the place as Buckbottom (Hutchinson 1794).

### 4.2 Prehistoric

- 4.2.1 There is limited evidence of prehistoric activity in the area between Bowness-on-Solway and Carlisle. There is no known settlement evidence prior to the Roman period, however, there are a number of cropmarks throughout the Solway Plain which are indicative of pre-Roman occupation, including a series of enclosures and linear features close to the study area (Bewley, 1994).

### 4.3 Roman

- 4.3.1 The earliest evidence of Roman occupation is the first fort, Burgh I, south of the village. Excavations of the site in 1979 revealed an extensive fort, which included a gate tower, defensive palisade, rampart and intervallum road. The fort replaced an earlier signal tower on the same site and dated between the late 1<sup>st</sup> and early 2<sup>nd</sup> centuries AD (Daniels 1989 in Austen 1994, 36). No evidence of pre-Trajanic/Hadrianic activity has been revealed during work within the village itself (Ibid.). Burgh II, the fort of *Aballava*, excavated in 1922-3 by Collingwood, revealed a stone wall running north-south, which was identified as the east fort wall. A series of buildings were also located and interpreted as a pair of back-to-back barracks running north-south (Ibid.). A third fort, Burgh III, was identified from aerial photographs and excavation revealed the fort to have been enlarged from 2.07ha to 3.35ha (Ibid.) and dated from the first half of the 2<sup>nd</sup> century (Daniels 1989, 24; Austen 1994, 36).
- 4.3.2 Recent work in the area south and east of *Aballava* (Reeves and McCarthy 1999, OAN 2002) has identified the site of the *vicus*, or settlement adjacent to the fort. The work has identified a broad range of activities, both domestic and industrial, dating to the 2<sup>nd</sup> and 3<sup>rd</sup> centuries AD. The current set of evidence attests to the high importance of Burgh-by-Sands from the late 1<sup>st</sup> century AD through the 3<sup>rd</sup> century AD as a significant military and civilian centre.

#### 4.4 Medieval

- 4.4.1 Burgh-by-Sands derives its name from the Anglian name for a fortified place, a common name given to known sites of Roman forts such as Drumburgh and Brough. With the exception of a figurine found within a 1km radius of the village, there is no evidence of early medieval settlement.
- 4.4.2 The excavations at West End found evidence of post-Roman activity in the form of a complex of cobbled surfaces which sealed a number of sherds of green glazed pottery, possibly relating to a farm along the Carlisle to Bowness road (Austen 1994, 41). Burgh-by-Sands was a centre of medieval lordship, the Barony of Burgh, which also contained Longburgh, Bousetead Hill, Thurstonfield and Moorhouse. The village is also noted as the place where Edward I died on campaign against the Scots.

#### 4.5 Post Medieval

- 4.5.1 Burgh-by-Sands continued to be an important centre of population throughout the Post Medieval period. There are a number of 17<sup>th</sup> century houses, which survive in the village, constructed from clay ‘wattle and daub’ and with traditional thatched roofs. According to Whellan, 18<sup>th</sup> century Burgh was “in general accounted a plentiful, wealthy place. In the township there are a number of substantial families of the name Hodgson, Laird of Fauld, *Buckbottom* and Paddock Hole.” (Whellan 1860). Much of the land was enclosed, fertile land for arable agriculture, with some meadow. Corn and hay were the principal products with some turnips and cattle and horses were annually sold at Carlisle fairs (Ibid.).
- 4.5.2 In the mid 19<sup>th</sup> century an innovative chemical works was built near West End (NY3320 5588). This was said to be a short lived, but historically important site where Peter Spence developed the sulphuric acid process for making alum, c. 1845 (SMR 16796).
- 4.5.3 The Carlisle to Silloth branch of the London and North East Railway was built following a route past the south of the village, on the line of the old canal. During construction in the area south of St Michael’s Church, the remains of Roman structures including a bath house, were found (Frank Giecco, pers comm.).
- 4.5.4 On the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Edition Ordnance Survey maps, Buckbottom Farm is marked as a series of conjoined, rectangular buildings south of the main street, with a yard to the rear. A series of north-south oriented linear buildings can also be seen to the east of the yard. To the north of the main street a series of buildings or sheds around a central courtyard can be seen (see Figures 7-9).

## **5 Assessment Results**

### **5.1 International Designations**

#### **5.1.1 World Heritage Sites**

- 5.1.1.1 The study area lies within the Hadrian's Wall World Heritage Site (UNESCO 1987). The WHS is a combination of a series of Scheduled Ancient Monuments protected under the Ancient Monuments and Archaeological Area Act (HMSO, 1979).

### **5.2 National Designations**

#### **5.2.1 Scheduled Ancient Monuments**

- 5.2.1.1 There are 6 Scheduled Ancient Monuments within the vicinity of the study area. These include Aballava Roman Fort (26116), Milecastle 72 (26120), Turrets 72A and 72B, Burgh I Fort (526) and Hadrian's Wall (26119). Development will not be permitted where there is an unacceptable adverse effect on scheduled and other nationally important monuments and their settings (Policy E28, Carlisle City Council 1997). The site also lies within the Solway Coast Area of Outstanding Natural Beauty.

#### **5.2.2 Areas of Archaeological Importance**

- 5.2.2.1 There are no Areas of Archaeological Importance within or adjacent to the study area.

#### **5.2.3 Listed Buildings**

- 5.2.3.1 There are a number of listed buildings within the study area, including Buckbottom Farm and adjoining barn, a Grade II listed building (see Table 2), which are subject to Policies E33-37 of the Carlisle District Local Plan.

#### **5.2.4 Building Preservation Notices**

- 5.2.4.1 No Building Preservation Notices have been issued within the study area.

#### **5.2.5 Battlefield Sites**

- 5.2.5.1 There are no registered battlefield sites within the study area under consideration.

### **5.3 Local Designations**

#### **5.3.1 Conservation Areas**

- 5.3.1.1 The study area falls within a designated Conservation Area, the village of Burgh-by-Sands, and is subject to Policies E38-50 of the Carlisle District Local Plan.



## **5.4 Non-Designated Buildings and Sites**

- 5.4.1 There have been a number of archaeological sites within the vicinity of the study area. These include sites ranging from unidentified cropmark features of possible prehistoric date to a 19<sup>th</sup> century railway (site of) and alum works.

## **6 Impacts Of The Proposed Development**

- 6.1 The scheme proposes the conversion of an existing barn and construction of 2 dwellings with garages and a private shared access driveway (See Figure 3). The site falls within an area of high archaeological potential, between the line of Hadrian's Wall and the Vallum, and in the vicinity of a Roman Fort and vicus. The excavation of foundation and service trenches will have a potentially high negative impact on buried archaeological remains. Factors to consider include the type and design of foundations to be used: i.e. the use of relatively shallow 'raft' type foundations may have a limited impact upon buried archaeological remains, whereas deep trenches will have a severe impact, and also the number and locations of service trenches away from known archaeological remains.
- 6.2 Any minor groundworks required in the construction of car parks and access driveways may also have a negative impact on any buried archaeological features.
- 6.3 It is anticipated there will be no direct visual impacts upon the settings of Scheduled Ancient Monuments, Listed Buildings or Conservation Areas as a result of the proposed development.

## **7 Proposed Archaeological Mitigation**

- 7.1 As the site is located within the Hadrian's Wall World Heritage site, it is necessary first to consult with Mike Collins, Hadrian's Wall Archaeologist, regarding the impacts of the proposed scheme on the WHS. It is also necessary to consult with Carlisle City Council regarding the impact of the scheme upon the Conservation Area.
- 7.2 It is anticipated that, owing to the proximity of archaeological remains close to the present ground surface, further archaeological investigation prior to the commencement of the construction programme will be required. This could take the form of a field evaluation, in line with Policy E31 of the Carlisle District Local Plan.

## **8 Summary**

- 8.1 The development site falls within the Hadrian's Wall World Heritage Site and a designated Conservation Area. It also falls within the immediate setting of a Grade II listed building. The position of the site between Hadrian's Wall and the Vallum, and its proximity to the fort and vicus signifies a high potential for surviving archaeological remains. There is a very strong probability that remains of Roman or Medieval date will be present, and all areas subject to groundworks, such as foundation and service trenches, and any minor works such as access roads, compounds or car parks will have a negative impact on archaeological remains. Further work is anticipated here in line with Policy E31 of the Carlisle and District Local Plan, following consultation with Mike Collins, Hadrian's Wall Archaeologist and Carlisle City Council.

## 9 BIBLIOGRAPHY

### 9.1 Primary Sources

Hodkinson and Donald's Map of Cumberland, 1774

Ordnance Survey 1<sup>st</sup> Edition 1856. HMSO © Crown Copyright

Ordnance Survey 2<sup>nd</sup> Edition 1912. HMSO © Crown Copyright

Ordnance Survey 3<sup>rd</sup> Edition 1925 HMSO © Crown Copyright

### 9.2 Secondary Sources

Armstrong, A. et al (1971) *The Place Names of Cumberland*. Vol II. English Place Name Society.

Austen, P. (1994) Recent Excavations on Hadrian's Wall at Burgh-by-Sands. *Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society*. 1994 36-54.

Bartle, S. (1961) Investigations on Hadrian's Wall west of Carlisle. *Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society*. 61: 34-41.

Bewley, R.H. (1993) *Prehistoric and Romano-British Settlement in the Solway Plain*. Oxford: Oxbow.

Carlisle City Council (1997) *Carlisle District Local Plan*.

CCC & LDNPA (2003) *Cumbria and the Lake District Joint Structure Plan*. Cumbria County Council/Lake District National Park Authority.

Collingwood, R.G. (1923) Explorations at the Roman Fort of Burgh-by-Sands. *Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society*. 23.

Daniels, C.M. (Ed. 1989) *The Eleventh Pilgrimage of Hadrian's Wall*.

DoE (1987) *Circular 8/87*. Department of the Environment.

DoE (1990) *Planning Policy Guidance Note 15: Planning and the Historic Environment*. Department of the Environment.

DoE (1990) *Planning Policy Guidance Note No.16: Archaeology and Planning*. Department of the Environment.

DoE (1990) *The Planning (Listed Buildings and Conservation Areas) Act*. Department of the Environment.

English Heritage (1991) *Management of Archaeological Projects (MAP2)*. London: English Heritage.

English Heritage (2003) *Register of Parks and Gardens*.

English Heritage (2003) *Register of Battlefields*.

- English Heritage (2003) *Register of Buildings at Risk*.
- Evans, D, Jones G.D.B. and Mattingly, D.J. (Forthcoming) *Excavations at Burgh-by-Sands*.
- Flynn, P.A. (1993) Report on an Archaeological Evaluation at Demesne Farm, Burgh-by-Sands.
- Headland Archaeology (2002) *Assessment Report on Excavations at Burgh-by-Sands*. Unpublished Report.
- HMSO (1979) *Ancient Monuments and Archaeological Areas Act*. London: HMSO.
- HMSO (1990) *The Planning (Listed Buildings and Conservation Areas) Act 1990*. London: HMSO.
- Hutchinson, W. (1794) *History of the County of Cumberland*.
- IFA (1994) *Standards and Guidance for Archaeological Desk-Based Assessments*. Reading: Institute of Field Archaeologists.
- Jones, G.D.B. (1979) *Hadrian's Wall from the air*.
- Jones, G.D.B. and Wooliscroft, D.J. (2001) *Hadrian's Wall from the air*.
- LUAU (1993) *Report on an Archaeological Field Evaluation at Amberfield, Burgh-by-Sands*. Lancaster University Archaeological Unit, Unpublished Report.
- Lee, J. (1998) *The Place Names of Cumbria*.
- OAN (2002) *Report on an Archaeological Evaluation at Burgh-by-Sands*. Unpublished Report.
- Reeves, J. and McCarthy, M.R. (1999) *Report on an Archaeological Evaluation at Amberfield, Burgh-by-Sands, Carlisle, Cumbria*. Carlisle Archaeology Ltd. Unpublished Report.
- Reeves, J. (1999) *Report on Archaeological Investigations at Amberfield, Burgh-By-Sands, Carlisle, Cumbria*. Carlisle Archaeology Ltd. Unpublished report.
- Simpson, F.G. et al (1952) Report of the Cumberland Excavation Committee for 1947-49. 2. Turrets and Milecastles between Burgh-by-Sands and Bowness-on-Solway. *Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society*. 2. lxii. 14-16.
- SSEW (1984) *Soils and their use in Northern England*. Soil Survey of England and Wales.
- Walker, J. (2003) *Report on an Archaeological Evaluation at West End, Burgh-by-Sands*. Unpublished Report.
- Whellan, W. (1860) *A History and Topography of the County of Cumberland*.

## **APPENDIX 1 List of Statutory and other Consultees**

### **Statutory Consultees**

Mike Collins  
Hadrian's Wall Archaeologist  
Hadrian's Wall World Heritage Site  
Coordination Unit  
English Heritage  
Abbeygate House  
Market Street  
Hexham  
Northumberland NE46 3LX

Dr Richard Newman  
County Archaeologist  
Cumbria County Council  
County Offices  
Kendal  
Cumbria  
LA9 4RQ

Carlisle City Council  
Planning Department  
Civic Centre  
Rickergate  
Carlisle  
CA3 8QG

**APPENDIX 2 List of Archaeological Sites, Monuments and Listed Buildings**

	<b>SITE NAME</b>	<b>LOCATION</b>	<b>PERIOD</b>	<b>SMR NO.</b>	<b>DESIGNATION</b>	<b>NOTES</b>
1	Bath House/Temple	3329 5590	Roman	414		
2	Aballava Fort	3328 5591	Roman	415	Scheduled AM	
3	Milecastle 72	3324 5591	Roman	416	Scheduled AM	
4	Turret 72A	3319 5590	Roman	420	Scheduled AM	
5	Turret 72B	3314 5592	Roman	421	Scheduled AM	
6	Carved Stone	3320 5590	Roman	429		
7	Kiln Garth Altar Find	3327 5591	Roman	454		
8	Longburgh Altar	3328 5592	Roman	460		
9	Watch Hill	3314 5597	Unknown	3390		Cropmark
10	Church & Pele	3328 5591	Medieval	3769	Grade I	
11	Fort	3323 5582	Roman	4395	Scheduled AM	
12	Pottery Vessel	3320 5590	Roman	4627		
13	Hadrian's Wall	3221 5626	Roman	5782	Scheduled AM	
14	Pottery Vessel	3320 5590	Roman	6283		
15	Fort	3318 5588	Roman	6486		
16	Linear Feature	3321 5597	Unknown	6891		Cropmark
17	Enclosure	3314 5585	Unknown	6892		Cropmark
18	Hill Farm	3316 5585	Unknown	9723		Cropmark
19	Linear Feature	3323 5597	Unknown	9756		Cropmark
20	Railway	3150 5513	Post Medieval	10036		Dismantled Railway
21	Altar	3328 5592	Roman	15198		
22	Chemical Works	3320 5580	Post Medieval	16796		
23	Lamp	3328 5590	Roman	17964		
24	Pivot Stone	3322 5594	Unknown	19183		
25	Bronze Finger Ring	3320 5580	Roman	19317		
26	Silver Pendant	3320 5590	Roman	19319		
27	Copper alloy figurine	3320 5590	Roman	19320		
28	Copper alloy knife	3320 5590	Roman	19321		
29	Figurine	3328 5589	Early Medieval	19533		
30	Ring or Ferrule	3314 5591	Unknown	19617		
31	Demesne Farm	3327 5591	Post Medieval	40443		

**TABLE 1: ARCHAEOLOGICAL SITES AND MONUMENTS**

	Site Name	Location	Period	SMR No.	GRADE	Notes
1	Cross Farm and barns	NY332559	Post Medieval	21587	II	
2	Burgh Head House	NY332559	Post Medieval	21588	II	
3	Church of St Michael	NY332559	Medieval	21589	I	
4	The Old Vicarage	NY332559	Post Medieval	21590	II	
5	Yew Tree Cottage	NY332559	Post Medieval	21591	II	
6	North End Cottage	NY332559	Post Medieval	21592	II	
7	Ludgate Bridge	NY332559	Post Medieval	21593	II	
8	West Green	NY331559	Post Medieval	21594	II	
9	West Green Bridge	NY331558	Post Medieval	21595	II	
10	The Hill	NY331558	Post Medieval	21596	II	
11	Longburgh Farm and barn	NY330558	Post Medieval	21604	II	
12	Leigh Cottage	NY332559	Post Medieval	27282	II	
13	Fauld Farm and barn	NY332559	Post Medieval	21578	II	
14	Burgh House and Fulwood House and former barn	NY332559	Post Medieval	21579	II	
15	Garden Wall	NY332559	Post Medieval	21580	II	
16	Tower north west of Fulwood House	NY332559	Post Medieval	21581	II	
17	Midtown Farmhouse	NY332559	Post Medieval	21582	II	
18	Rose Mount	NY332559	Post Medieval	21583	II	
19	Lanonby Farmhouse and barn	NY332559	Post Medieval	21584	II*	
20	Greyhound Inn	NY332559	Post Medieval	21585	II	
21	Buckbottom Farm	NY332559	Post Medieval	21586	II	

**TABLE 2: LISTED BUILDINGS**

## APPENDIX 3 Illustrations

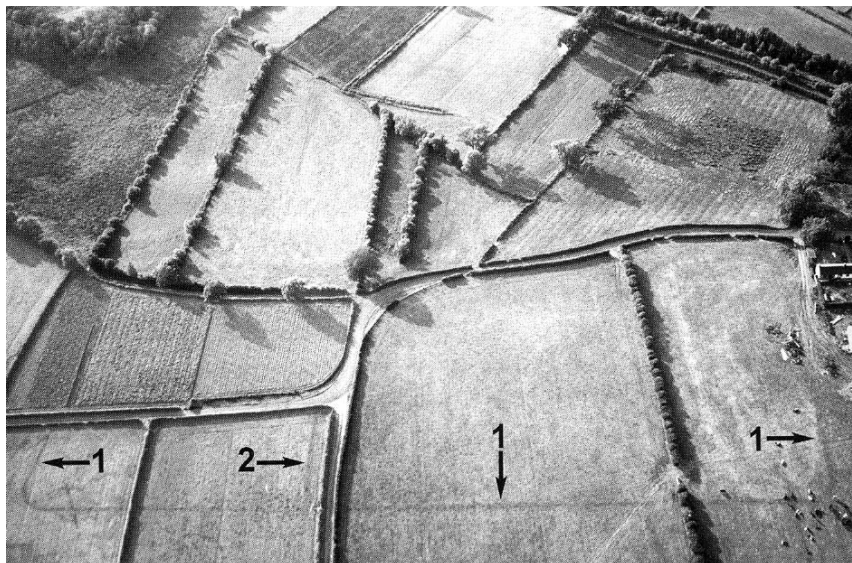
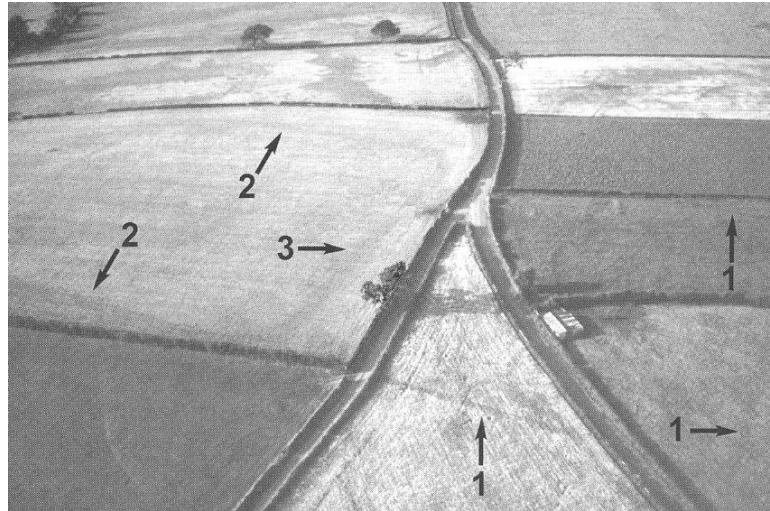


Plate 1: (Above) Burgh I Fort (Jones and Woolliscroft, 2001).  
Plate 2: (Below) Burgh III Fort (Jones and Woolliscroft 2001).