



TWO LIONS PUBLIC HOUSE, GREAT DOCKRAY, PENRITH, CUMBRIA

Archaeological Desk- Based Assessment and Building Investigation



Oxford Archaeology North

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**Manning Elliott, on behalf
of Lowther Manelli**

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SUMMARY

Manning Elliott, acting on behalf of their client Lowther Manelli, commissioned Oxford Archaeology North (OA North) to undertake a programme of archaeological assessment of the Two Lions Public House, Great Dockray, Penrith, Cumbria (centred NGR NY 5156 2998). The building is positioned within the Conservation Area for Penrith, and is a Grade II* listed building (LB SMR 25303, HER 4994). A planning application (planning reference 3/05/0956) was submitted for internal and external alterations to the building, and demolition of a nineteenth century extension to the rear. These proposals are part of a wider redevelopment scheme on land adjacent to Southend Road (planning reference 3/05/0954). The main development proposals include a superstore with associated car parking as the central feature, together with housing and retail units. This wider scheme was subject to an overall desk-based assessment (OA North 2005a), together with a basic assessment of the Two Lions Inn (OA North 2005b). In order to inform the planning decision and provision of listed building consent further information is required. Consequently, English Heritage has requested that a desk-based assessment and Level 3 buildings assessment is undertaken. This work was carried out in June and July 2006.

The desk-based assessment consisted mainly of consultation of available documentary and cartographic sources for the outlined application site, and included visits to the Cumbria County Record Office in Carlisle and consultation of OA North's library. The earliest identified documentary evidence was an early twentieth century reference to a deed dated 1584, which recorded the purchase of a house named 'Newhall', from Thomas Brisbie to Gerard Lowther. The following year, Gerard Lowther is believed to have set about a comprehensive renovation and enlarging of the existing building, in the process creating a parlour with an ornately decorated ceiling which survives to this day. The effect of this redevelopment was the transformation of what was a substantial merchant's dwelling into a higher status manorial dwelling. References to subsequent conveyance deeds suggests that the property stayed in the Lowther family until 1626, when it was sold to Mary Grame or Graham, the descendants of whom sold the property to Thomas Langthorne in the 1650s.

The earliest cartographic evidence available is from 1757 when the building is shown accompanied by a bowling green to its west. The date for the establishment of the bowling green cannot be ascertained beyond the mid eighteenth century, but it is thought to have earlier origins. Similarly, the date for the transformation of the dwelling into a public house was difficult to discern from documentary sources but it is thought to have occurred in the mid nineteenth century; the Penrith tithe map of 1849 identifies the property as a house owned and occupied by John Atkinson, a chair and table maker, but the a map published three years later identifies the building as 'The Two Lions Public House'.

According to cartographic sources, the bowling green was moved to the south of the Two Lions from its original position in the early twentieth century (after 1890 but before 1925), and was moved again in the mid twentieth century to its current position.

The detailed building investigation revealed eight broad phases of stratigraphy within the exposed fabric. The original Phase 1 structure was larger, and of higher status than previously thought, comprising a north/south aligned range, with a porch/stair tower on its western front facade, and with a kitchen block to the rear. Decoration observed below the floorboards of the first floor demonstrate that the structure clearly predates its purchase by Gerard Lowther in the late sixteenth century, and was already of reasonably high status prior to that date. Phases 2 and 3 chart the continued development of the structure as a medieval hall, with more accommodation and decoration added in Phase 2, and the culmination of the medieval plan-type achieved by the insertion of a screens passage in Phase 3. Phase 4 represents a change of style, with an attempt to turn the medieval hall into a Georgian town-house. The latter phases relate to its Victorian and subsequent use as a public house and hotel.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Adrian Manning of Manning Elliot for commissioning the project. Thanks are also due the staff of the Cumbria County Record Office in Carlisle for their assistance with this project, and to the staff of the Lowther Estates for their assistance during the fieldwork.

The desk-based assessment was undertaken by Tony Lee and the building recording was undertaken by Chris Wild, assisted by Peter Schofield and Pip Haworth. The report was written by Chris Wild and Tony Lee and the drawings were produced by Marie Rowland. The project was managed by Emily Mercer, who also edited the report.

1 INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Manning Elliott, acting on behalf of their client Lowther Manelli, requested Oxford Archaeology North (OA North) undertake an assessment of the Two Lions Inn, Great Dockray, Penrith, Cumbria. A planning application (planning reference 3/05/0956) for internal and external alterations to the building, and demolition of a nineteenth century extension to the rear has been submitted to Eden District Council. These proposals are part of a wider redevelopment scheme on land adjacent to Southend Road (planning reference 3/05/0954). The main development proposals include a superstore with associated car parking as the central feature, together with housing and retail units. This wider scheme was subject to an overall desk-based assessment (OA North 2005a), together with a basic assessment of the Two Lions Inn (OA North 2005b).
- 1.1.2 The Inn is positioned within the Conservation Area for Penrith, and is a Grade II* listed building (LB SMR 25303, HER 4994). Due to the statutory designation of the building, consultation was undertaken with English Heritage who advised that a detailed assessment was required to provide further information regarding the building and its grounds to inform a planning decision and before listed building consent can be given. Therefore, a supplementary desk-based assessment, to that undertaken by OA North (2005a), and a detailed buildings investigation to Level III standard, as per English Heritage guidelines (2006) was carried out. Following submission of a project design (*Appendix 2*), OA North carried out the work in June and July 2006.
- 1.1.3 This report sets out the results of the investigation in the form of a short document outlining the findings, followed by a statement of the archaeological potential, and recommendations for any further work.

1.2 LOCATION AND GEOLOGY

- 1.2.1 The proposed development site lies to the south of the town centre of Penrith, The Two Lions is positioned at the rear of a courtyard which fronts onto the southern end of Great Dockray (NGR 51560 29970; Fig 1).
- 1.2.2 Penrith lies on the south-western edge of the Eden Valley, where most of the area is underlain by sandstones and mudstones of Permo-Triassic age, which area generally covered by glacial deposits (Countryside Commission 1998, 40).

2 METHODOLOGY

2.1 PROJECT DESIGN

- 2.1.1 The project design (*Appendix 2*) submitted by OA North was adhered to in full, and the work was consistent with the relevant standards and procedures of the Institute of Field Archaeologists, and generally accepted best practice.

2.2 DESK-BASED ASSESSMENT

- 2.2.1 Due to the site having been previously subjected to a more general desk-based assessment (OA North 2005a), the supplementary desk-based assessment focused only on those buildings within the planning application (planning reference 3/05/0956). It was intended that consultation of the Lowther Archive would be undertaken. However, the Cumbria Record Office advised that the Lowther archive consisted of around 2500 large boxes of unsorted primary material. Given the time constraints it was considered not practicable within this assessment. Therefore, the two sources of information consulted were:
- 2.2.2 **County Record Office (CRO), Carlisle:** primary documents, principally comprising early maps, probate records and borough records were examined.
- 2.2.3 **Oxford Archaeology North:** OA North has an extensive archive of secondary sources, as well as numerous unpublished client reports on work carried out both as OA North and in its former guise of Lancaster University Archaeological Unit (LUAU). These were consulted where necessary. In addition, OA North holds a complete run of the *Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society*.

2.3 BUILDING INVESTIGATION

- 2.3.1 The Two Lions Public House was investigated to a Level III-type standard survey (English Heritage 2006), which comprised a descriptive internal and external record combined with drawings and a detailed photographic record.
- 2.3.2 **Descriptive Record:** written records using OA North *pro forma* record sheets were made of all principal building elements, both internal and external, as well as any features of historical or architectural significance. Particular attention was also paid to the relationship between areas of the building where its development and any alterations could be observed. These records are essentially descriptive, although interpretation is carried out on site as required.
- 2.3.3 **Site drawings:** architects 'as existing' drawings were annotated to produce plans of the cellar, ground floor, first floor and second floor. The plans were produced in order to show the form and location of structural features and/or features of historical and historic interest. Where necessary these drawings were manually enhanced using hand survey techniques. The hand-annotated

field drawings were digitised using an industry standard CAD package to produce the final drawings (Figs 13, 18, and 20). One cross-section was produced (Fig 19) using a Reflectorless EDM instrument survey in order to demonstrate the vertical structural relationships within the multi-phase structure. Drawings of the principal external elevations were also produced by a mixture of Reflectorless EDM instrument survey, rectified photography and hand survey (Figs 14-17).

- 2.3.4 **Photographs:** photographs were taken in both monochrome print and high-resolution digital format. All rectified photographs were also captured using medium format photography. The photographic archive consists of general shots of the buildings both internal and external; detailed internal and external scaled coverage of architectural and decorative features and/or structural detail.

2.4 ARCHIVE

- 2.4.1 A full professional archive has been compiled in accordance with the project design (*Appendix 2*), and in accordance with current IFA and English Heritage guidelines (English Heritage 1991). The paper and digital archive will be deposited with the Carlisle Record Office on completion of the project, and a paper copy will be sent to the Cumbria Historic Environment Record, Kendal.

3 DESK-BASED ASSESSMENT RESULTS

3.1 DOCUMENTARY EVIDENCE

- 3.1.1 ***The Two Lions Public House building:*** the *Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society* was found to be the principal source of readily available documentary evidence, and the following account of the history of the building draws heavily on articles by Jackson, (1880), Taylor (1880), and Watson (1901).
- 3.1.2 Whilst Jackson (1880) and Taylor (1880) assert that the mansion was erected in 1585 for Gerard Lowther, Watson's later account contradicts this, after he had been '*favoured by the then owner of the house, Mr James Dixon, with the perusal of the ancient deeds of the house and the lands originally appurtenant thereto.*' (1901, 94). These deeds are not held at the Cumbria Record Office in Carlisle and it is presumed they remain in the possession of the current owners of the property.
- 3.1.3 Watson reports that the earliest deed, dated 21st August 1584, tells that Gerard Lowther purchased a house called 'Newhall', situated in Dockray, from Mr Thomas Brisbie. The deed identified the sale price as '*two hundred and four score pounds sold to Gerard Lowther, Esquire, of Huttonione*' and describes the sale as including '*A tenement and Garths called Newhall, together with land in Tyne Syke (Dog Beck), an acre of land at the south end of town, five roods in Atkinson wife close, three roods at the Mylne Cross, half an acre upon Potter walke, and two tenements with five acres and three roods of land.*' (*op cit*, 97).
- 3.1.4 Following the acquisition, it seems that Lowther wasted little time in setting about a programme of renovation and building to his new dwelling. Evidence for this comes from the former parlour, complete with an ornamented ceiling, which bears the date 1585. Also, the bedroom over the parlour bears the arms of Lowther and his wife, with the letters 'G.L.L' for Gerard and Lucie Lowther, and the date 1586. Entries in the Penrith Registers show that Lucie Lowther died in December 1596, whilst her husband Gerard passed away in July 1597 (*ibid*). The next deed shows that 29 years after the death of Gerard, the house was sold by a Gerard Lowther, who was the grandson of Gerard the elder, to Mrs Mary Grame or Graham. The deed states: '*Gerard Lowther of Dublin in the realm of Ireland Esquire, sells to Mary Grame his house called Newhall in Dockray, and a house and garden at Dockray Yeate (Gate) for the sum of two hundred and twenty pounds.*' According to the Lowther visitation pedigree, this Gerard Lowther was son of Sir Richard Lowther, elder brother of Gerard the elder, and refers to him as '*Sir Gerard Lowther, Chief Justice of Common Pleas in Ireland*' (*op cit*, 99).
- 3.1.5 The house was sold in two parts by the heirs of Mrs Grame or Graham to Mr Thomas Langthorne in 1656 and 1659, at which time the name had been changed from Newhall to Dockray Hall (*op cit*, 100). However, here there is some confusion as the present Gloucester Arms was formerly known as

Dockray Hall, which dates to the late fifteenth century, according to Pevsner (1967, 177). Langthorne acted as Penrith's Justice of the Peace, and one of the duties devolved upon him was to carry out marriages. As marriages in churches had been abolished before Langthorne's term as JP, Watson suggests that marriages would have taken place under Langthorne's roof at Dockray Hall '*where the nuptial knots would be tied under the heraldic ceiling displaying the great marriage alliances of the ancient Lowthers*' (*op cit*, 103). In a deed of 1792, the property is described as '*a capital mansion house or messuage and tenement called and known by the name of Newhall, in a street in Penrith called Dockray, and now commonly called Dockray Hall.*' An engraving that appeared in Watson's article is considered likely to be roughly contemporary with the description written in 1792 (*op cit*, facing page 100; Plate 1).

- 3.1.6 Jackson points out a fundamental flaw in the heraldic shields in the house, and suggests the workmen who modelled them for the parlour in 1586 were to blame for this error (1880, 416; Plate 2). Instead of reversing the design in the mould in which the shield was to be cast, it was modelled direct, with the result that the design on the moulded shield appeared reversed, the wife's family arms 'impaling' (coming before) the husband's. Jackson points out that such errors '*are not unfrequently committed by an unskillful engraver*' (*ibid*).
- 3.1.7 The tithe apportionment of 1849 (CRO(C) DRC/8/150) gives the owner of the property as John Atkinson, who is listed under '*chair makers and turners*' in a trade directory of 1829 (Parson and White 1829). Interestingly, the property is described as a house in the tithe apportionment, but it is identified as the Two Lions Public House on a map published only three years later in 1852 (General Board of Health 1852). This suggests a date of origin for the Two Lions as very close to 1850.
- 3.1.8 Jackson claims that the Two Lions Inn owes its name to two shields bearing the Dudley arms that once existed on the outside of the building, Dudley being the family name of Gerard Lowther's wife Lucie (Jackson 1880, 417). The Dudley arms is represented by 'a lion rampant with a forked tail' and Watson questions Jackson's hypothesis, by pointing out that the modeller of the Dudley shield in the house created an image that appears to show two lion's tails. The result of this inaccuracy was that the untrained eye actually sees, or perceives, that two lions are represented, hence the origins of the name (Watson 1901, 100).
- 3.1.9 **Two Lions' Bowling Green:** the earliest identified evidence for the bowling green is Clarke's map of 1787 (Fig 2). At this time, however, it is likely that this was for private use as there is no evidence of the conversion to a public house until the mid nineteenth century. More recent cartographic evidence (Ordnance Survey 1925) suggests that the bowling green was relocated to the south of its original site sometime before 1925 (Fig 9). A guide to Penrith written in 1920 states '*Penrith Subscription [Bowling] Club is one of the oldest institutions in the town, and its existence can be traced back for some two hundred years. The ground is situated near the centre of the town, behind the Two Lions' Hotel, in Great Dockray.*' (Anon c1920, 11). Taylor indicates a

similar link between the Two Lions building and the bowling green: ‘*The pleasance and the grounds behind the house have been used for several generations as a well-kept public bowling-green*’ (1892, 258). There is no evidence to suggest how the origins of the bowling green have been traced back for two centuries or several generations. The two statements do, however, contradict the theory that the bowling green was associated with the house for private use.

3.1.10 Therefore, the exact age of the original bowling green and how it has been associated with what is now the Two Lions Public House remains unclear. Bowls became a fashionable sport in Britain in the early fifteenth century. Before 1830, when Edwin Beard invented the lawnmower, greens were often kept cropped by grazing sheep on them. The world’s oldest surviving bowling green is the Southampton Old Bowling Green, which was first used in 1299. (Anon 2006). Examination of the original property deeds, which may reside with the Lowther archives or the present owner, may shed some more light as to the age or origin of the bowling green and how it was initially associated with the dwelling prior to the Two Lions.

3.2 CARTOGRAPHIC EVIDENCE

3.2.1 **Clarke 1787** (Fig 2): this is the earliest available plan of the town and, albeit fairly simplistic and probably not particularly accurate, it seems reasonable to assume that the record represents the plan of the town in the late medieval period, with only minor changes (CCC 2002). Four buildings are identified within the study area, arranged around a central courtyard or garden. Their purpose is unidentified but is presumed to be domestic dwellings. To the south-west, the bowling green is also identified, surrounded by the ‘Common Garden’.

3.2.2 **Wood c 1820** (Fig 3): this map is more detailed than Clarke’s, and shows a significantly different layout to the previous map. Two L-shaped buildings front Great Dockray, with a passageway between leading to two buildings to the rear, belonging to the current Two Lions Public House. The narrow passage continues between these buildings to the back gardens of the property, where two small buildings appear to have been sketched onto the map. These were probably ‘new’ buildings, possibly privies, that had been added onto the map after the main survey and drawing had taken place.

3.2.3 **General Board of Health (undated, presumed c 1825-35)** (Fig 4): this map appears to draw heavily on Wood’s earlier map, although a few changes can be discerned. Two or three buildings are identified towards the back of the property, with access to these being via the passageway identified on the previous map (Fig 3).

3.2.4 **Tithe Map 1849** (Fig 5): although not considered to be particularly accurate, this map suggests that extensions had been built, resulting in four of the buildings now being connected; no division is shown between the building fronting Great Dockray and the building at the rear of the property. It is unclear from the map whether the passageway leading to the rear of the

property is still open, although this seems likely given that access to the rear would still have been required and that it is marked on the Board of Health Map three years later (Fig 6). The tithe apportionment (CRO(C) DRC/8/150) lists the property as a house, and the owner and occupier as John Atkinson.

- 3.2.5 **General Board of Health, 1852** (Fig 6): this detailed map is the first to clearly represent the composition of the site. For the first time the building is identified as the Two Lions Public House, which suggests a date of between 1849 (since the tithe apportionment) and 1852 for the conversion of the building to an inn. The map also shows that of the three rear buildings two were being used as stables, and one building marked as 'Co. H.' is possibly a coal house. Stables were also positioned adjoining the front of the inn, within the application site boundary. Gardens plots are identified immediately behind The Two Lions, accessed by the passageway marked through the Two Lions building. Two small structures can be observed near the edge of the bowling green; one of these may have been used as the green keepers shed.
- 3.2.6 **Ordnance Survey 1865, first edition 1:2500** (Fig 7): in comparison with the previous map (Fig 6) the OS map is less detailed and little significant change is apparent.
- 3.2.7 **Ordnance Survey 1900, second edition 1:2500** (Fig 8): since the previous map of 1865 (Fig 7) an extension had been added to the rear of the Two Lions, and the bowling green is no longer identified.
- 3.2.8 **Ordnance Survey 1925, third edition 1:2500** (Fig 9): this map suggests no significant change in the building layout. However, of particular interest is the fact the bowling green has now relocated to the south-east, with an associated structure situated immediately to the north. From this, it would appear that the bowling green is no longer associated with the Two Lions Public House.
- 3.2.9 **Ordnance Survey 1938, 1:10560** (Fig 10): although not particularly detailed, this map suggests the buildings within the study area remained largely unchanged since the previous map and that the bowling green remains to the south of the Two Lions.
- 3.2.10 **Ordnance Survey 1957, 1:10560**: this map identifies all but the northernmost extent of the buildings fronting Great Dockray, and suggests that the layout of the buildings remained essentially unchanged since the previous map.
- 3.2.11 **Ordnance Survey 1968-71**: the bowling green is not marked on this plan but the club house (BBC Club) is. The bowling green did eventually move to its third and present position, which is to south-west of the first original position, due the extension of the car park, but it is not clear if the bowling green had moved at the time of this map.
- 3.2.12 Also of significance is the demolition of numerous buildings surrounding the Two Lions. The stables observed on the Board of Health map of 1852 (Fig 6) adjoining the front of the inn and to the rear, together with the assumed coal house have all been demolished by the OS maps of 1968-71. In addition, one

of the buildings fronting Great Dockray has also been removed, opening up the courtyard to the front of the Two Lions.

3.3 PREVIOUS CULTURAL HERITAGE STUDIES

- 3.3.1 ***Southend Road, Penrith, Cumbria: Archaeological Desk-Based Assessment (OA North 2005a)***: this involved a general desk-based assessment for the scheme-wide proposed development. The assessment demonstrated that the study area lies on the edge of the historic core of Penrith, the general area having been in use since at least the medieval period, with Great Dockray being part of the medieval street pattern and site of the town's pork and cheese market. The Two Lions Public House was identified as one of several sites of national or regional importance across the study area, and it was suggested that the whole area has some potential to contain buried remains of medieval tenements.
- 3.3.2 ***Two Lions Inn, Great Dockray, Penrith, Cumbria: Archaeological Building Assessment (OA North 2005b)***: an basic assessment (based approximately on an RCHME Level 1-type survey) was carried as part of the first stage of redevelopment proposals and submitted with the planning application. The building was identified as consisting of eight main phases of building or alteration, beginning as a two-celled, two-storey merchant's house that was extended into an ornate medieval hall in the late sixteenth century. However, a more detailed programme of assessment and recording was required to understand more fully the phasing of the structure.
- 3.3.3 ***Land at Southend Road, Penrith, Cumbria: Archaeological Evaluation (OA North 2005c)***: this consisted of the excavation of two trial trenches on the site of the bowling green prior to the early twentieth century. No archaeological deposits were encountered, and no finds of any significance were identified. The report suggested that this may be explained by the former use of the site as a bowling green, which would have necessitated much care and attention, with no chance for accumulation of any deposits. The report also considered the possibility that the creation of the bowling green and levelling out of the area may have truncated any earlier archaeological deposits; evidence of subsoil truncation was indeed noted in one of the trenches.
- 3.3.4 ***Penrith Conservation Area Appraisal***: an assessment of the character of the commercial centre of Penrith's Conservation Area was undertaken by Craig Hamilton Architects (2005), for the purposes of the submission of the planning application for the wider scheme redevelopment (reference 3/05/0954). The key findings of the appraisal concerning the study area were:
- ***Great Dockray***: the south end of Great Dockray is residential rather than commercial in character. The buildings facing the market place are mainly two storeys tall, although some are taller, such as the buildings flanking the entrance to the Two Lions Inn, which is recessed. The effect of this recession is to create a small courtyard.

- *Great Dockray retains something of the character of a village green due to the disposition of small scale buildings around a relatively broad central area. Its broad, open quality has been diminished due to traffic and parking allocation.*
- ***The Development Site Area:*** *the site is on the periphery of the historic urban core, so townscape structures are not as obvious as they might otherwise be. In addition, the historic form of the built environment has become diluted by a number of relatively modern additions and alterations, which prevent a clear reading of the traditional order.*
- *The character of the site area behind the Great Dockray buildings inevitably has a backland feel about it. Apart from where they are hidden by a large sandstone wall, the rear elevations and gardens of the buildings facing Great Dockray are visible. As the sandstone wall nears the Two Lions Inn it rises up to a height of two storeys, providing an effective and attractive boundary. Behind the west end of the Great Dockray elevation and next to West Lane is a single storey timber building and, between that and the Two Lions Inn, is an overgrown bowling green.*
- *Directly south of the Two Lions Inn and stretching as far as West Lane is a large car park...The Two Lions Inn has no curtilage land to its immediate south. Rather, the functions of the car park mingle with its space to the extent that the screens passage of the old hall is used as a passageway into Great Dockray.*

3.3.5 ***Penrith Extensive Urban Survey (CCC 2002):*** *the survey was intended to provide an up-to-date view of the archaeological resource in the historic urban core of the town, as defined by the extent of the built settlement as shown on the first edition Ordnance Survey Map. The only direct reference to the study area is made on page 11: ‘The Two Lions Inn, the old mansion house of Gerard Lowther, was originally constructed in 1585, but has many later alterations.’*

3.3.6 The study area falls within an area identified by the survey as of ‘High Archaeological Importance’. The phase plans of the town highlights the study area as falling within the following zones:

- *Possible medieval tenements - areas of property plots shown on Clarke’s plan of 1787.*
- *Post-medieval tenement plots - the identified medieval tenement plot components remained in use in the post-medieval period.*

4 SIGNIFICANCE

4.1 INTRODUCTION

- 4.1.1 The Two Lions Public House is a Grade II* listed building. The following information is contained within the listed building entry, compiled for English Heritage.

Two Lions Public House and Integral Stables

Seventeenth century and eighteenth century. Roughcast over stone, 2 low storeys. Old moulded doorway with 4-centred head and studded door, a 16-paned sash window on each floor, and an additional new window above. Added porch on right and gabled wing farther right. Another old doorway to left with shaped lintel, with stable and loft farther left. An ogee headed opening in passage to rear. Rear has blocked stone-mullioned window with label, re-used datestone. Stone stables with sashes. Fine plaster ceiling with heraldic shields with Lowther family.

4.2 CRITERIA

- 4.2.1 Listed buildings are those considered to be of special architectural or historic interest, and are classified in grades in order to show their relative importance: Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; Grade II buildings are of special interest. The lists are compiled on the merits of the building by reference to national criteria recommended by English Heritage. In selecting buildings, particular attention is paid to their importance in illustrating economic and social history, their architectural quality, their association with well known events, characters or works of literature, and their group value.

4.3 SIGNIFICANCE

- 4.3.1 The national importance of the Two Lions Public house is confirmed by its status as a Grade II* Listed Building, which places it in the top 6% of importance for all buildings in England.

5 STANDING BUILDING ASSESSMENT

5.1 INTRODUCTION

- 5.1.1 The Two Lions public house complex comprises the southern end of a courtyard fronting the Great Dockray area of Penrith town centre. The property to the west of the courtyard is under separate ownership, whilst part of that on the east side of the courtyard forms part of the development proposal. An outline description of this structure (Room 10) was undertaken during the earlier assessment (OA North 2005b), but further analysis was not undertaken during this phase of the project.
- 5.1.2 With the exception of two late toilet extensions to Rooms 12 and 13 (Fig 13), the structure is of local red sandstone construction, with regular courses of Welsh slate roofing. The walls are of roughly dressed and coursed rubble, typically between 0.45 and 1.00m thick, with quoined apertures (the majority of which have deep chamfers) and wall edges.
- 5.1.3 For the purposes of consistency during the following description, conventions used in the earlier assessment of the site (OA North 2005b) have been followed. Room and feature numbers ascribed have been retained or cross-referenced and north is taken as being towards Great Dockray, perpendicular to the facade of the building (Fig 13).
- 5.1.4 The earlier assessment (*ibid*) established eight provisional phases of structural activity, and although many aspects of this proposed chronology remain, several significant modifications have been produced by this more detailed analysis of the structure. Whilst the phasing is discussed in detail in *Section 6.2*, with accompanying phase plans (Figs 22-29), a broad summary of the eight proposed phases is included below in order to assist the reader in interpreting the detailed descriptions presented in this section.
- Phase 1 (Fig 22) represents the original, probably sixteenth century, construction of the hall, comprising a two-storey west facing range with a projecting porch/stair tower and with a kitchen range to the rear.
 - Phase 2 (Fig 23) represents a late sixteenth century enlargement of the structure, adding a further extension onto the east side of the kitchen forming an L-shaped plan. A doorway inserted into the northern elevation re-oriented the structure to the north, most probably onto the newly-formed Great Dockray courtyard. The structure was internally modified in decorative terms during this phase, but internal partitions appear consistent with the earlier Phase 1.
 - Phase 3 (Fig 24) represents the culmination of the medieval hall plan-type, with the creation of a screens passage between the kitchen and hall, which was itself extended to the rear (south) infilling part of the re-entrant between the courtyard and west ranges.

- Phase 4 (Fig 25) represents the remodelling of the structure into a Georgian town house, with the raising and further extension to the rear of the courtyard range. The stair tower adjoining the west range was also removed during this phase, and a re-fenestration of the entire structure also appears to have been undertaken.
- Phase 5 (Fig 26) represents a further expansion of the structure, with the raising of the western and courtyard ranges, and the conversion of the property into a public house.
- Phase 6 (Fig 27) entails further extension to the property, with the construction of a single-storey extension at the southern end of the west range. The Phase 2 extension to the courtyard range was also raised, creating a functional attic space.
- Phase 7 (Fig 28) relates to the early twentieth century, when few structural alterations appear to have been undertaken, with the exception of the conversion of the large Phase 2 kitchen into a stable.
- Phase 8 (Fig 29) represents the final phase of occupancy from the mid twentieth century, again comprising few major structural interventions.

5.1.5 The following description of the Two Lions complex commences with a description of the principal external elevations, followed by that of the Phase 6-8 Victorian extension. Internal descriptions in *Sections 5.3 to 5.6* are described by room and floor.

5.2 EXTERNAL ELEVATIONS

- 5.2.1 **North external elevation:** this forms the main frontage of the structure (Fig 14; Plate 3) and is pebble-dashed and painted white. The western range of the building projects slightly, and is end-on to the main facade. It contains a single window, at first floor level, with black-painted flush sandstone surround. On the eastern side of the gable, a line of projecting, most probably Cumbrian slates (Fig 14; Plate 4), denote an earlier, curved roofline of the western pitch. The present roof is also asymmetrical, with the ridge offset slightly to the west. Above the ridge, a rectangular-section straight stack projects, flush with the gable wall, and is not rendered, exposing the coursed dressed stone. The stack has an intermediate string, and a cap below three plain squared pots. There is no evidence of water tabling.
- 5.2.2 At ground floor level a late lean-to, also rendered, but most probably of clinker block construction, butts the gable wall, forming an open-fronted cover for the cellar-drop, and also a toilet block (*Section 5.3.15*, below). It has a single-pitch roof in diminishing courses of Cumbrian slate.
- 5.2.3 To the east, the facade is also pebble-dashed, and comprises a two-storey structure with a central open cross-passage (Plate 3). At ground floor level, in the re-entrant to the projecting gable described above, is an added, three-sided porch, with Cumbrian slate roof, hipped at its eastern end onto the angled

elevation, with rolled-lead ridges. The front elevation houses the blocked main entrance doorway to the public house, whilst the angled elevation to the immediate east contained a four-over-four-light vertical sash window with simple horns (Plate 3). Between the porch and cross-passage a rectangular window aperture, with black-painted projecting sandstone sill and flush jambs and lintel, housed an eight-over-eight-light vertical sash window, also with simple horns.

- 5.2.4 The cross-passage has a battened and heavily studded plank door (Plate 5), within an elaborate, although slightly damaged and obscured, four-centred arched aperture (Plate 6). It has deep-section chamfered raised quoins, rebated on the southern side for the door, which is currently fixed in the open position, but presumably hangs on strap hinges on wrought iron pintles, fixed to the eastern jamb. A further doorway to the east has similar jambs, but has a flat chamfered lintel, below a blocked skylight above, also in moulded red sandstone, comprising bar tracery, only the hoodmould of which survives (Plate 7). A rectangular window immediately to the east is brick blocked, slightly behind the face, and the jambs are rendered, although, the stop-chamfered lintel remains visible.
- 5.2.5 At the eastern end of the facade a dog-legged sandstone stair leads to a doorway at first floor level. The steps, typically 0.25m deep and 0.18m high, are heavily worn, particularly towards the ground floor. The area below the stair contains a small store cupboard with a *c* 0.12m square aperture in the north jamb of its entrance, suggesting a drawbar fastening. A probable splayed and arched aperture was observed centrally at the base of the eastern elevation, but it was not possible to record the feature due to debris and lack of access. The doorway at first floor level atop the stair was heavily obscured by render, but a deep-sectioned stopped-chamfer is visible on the eastern jamb. A vertical rectangular window to the west, also at first floor level, has rendered jambs and lintel, but the sloping sill remains visible, flush with the render. A further window at first floor level, above and slightly to the east of the porch (Fig 14) has projecting simple sandstone surrounds, suggesting a nineteenth century date.
- 5.2.6 The eaves are at first floor ceiling height, with an east/west aligned roof above. The angle of the pitch is constant, even though the eastern part of the roof rises to a much lower ridge, flush with the northern edge of the rectangular, rendered chimney stack of the higher, western part of the courtyard range. The chimney appears similar to that on the northern gable of the western range (*Section 5.2.1*, above), with three plain squared pots above late flaunching. Two dormers, both with slated cheeks, but that otherwise differ markedly in construction, project at second floor level from the western part of the roof. The eastern example is gabled, with a raised ridge, giving the appearance of a finial, and with casement windows, whilst that to the west has a backward-sloping flat felt roof, and incorporates a vertical sash with simple horns. The latter window is in a somewhat unusual position as it lies partially behind the north elevation of the west wing of the building (Fig 14), which projects above first floor level as a blank wall, constructed purely for the symmetry of the elevation during the raising of the roof height.

- 5.2.7 **South external elevation:** much of the south external elevation is obscured by a later single storey extension (Fig 15; Plate 8), and itself comprises several phases of construction. The western range is presently only visible at second floor level (Plate 9), with part of the later addition to the east also obscured at ground floor level. All but the eastern, narrower part of the courtyard range, which is rendered, have the red sandstone wall faces visible.
- 5.2.8 The gable wall of the west range of the structure has a clear construction line, offset c 1m from the present roofline, marking the position of the original gable wall height (Plate 9). The stonework above is much more regular, presumably mechanically cut, and is generally smaller in size. The quoins of the raised roof height are markedly different from those below, having much more defined edges and furrowed faces. A thin sandstone drip course projects from the face of the raised section of roof, just below the present chimney, and it is not clear whether this originally formed the cap of the original stack, which is visible below, or formed water-tabling for the present chimney, later becoming redundant below the projecting roof-line and plain timber barge boards (Plate 9). The remains of two small vertical windows were observed at second floor level, just below the eaves of the original roof-line. Both have deep-chamfered quoined surrounds, and would have afforded light into the earlier roof space, suggesting its use for accommodation, most probably domestic quarters. That on the eastern side retains wrought iron glazing bars for a six-light window, whilst that to the west was blocked with red sandstone slightly behind the wall face. Below these, on the west side of the first floor, was a much larger window aperture (Plate 9), blocked with red sandstone flush with the wall face. Only the flat sandstone lintel and the upper extreme of the western jamb were visible, the remainder obscured by the later extension to the south.
- 5.2.9 The central section of the south external elevation comprises two phases of construction, with the eastern half representing the infilling of the re-entrant of the earlier structure. This is only visible at ground floor level, where the dressed quoins of the earlier part survive to a height of 3.3m above ground level (Fig 15), suggesting the earlier part of this section of elevation was significantly rebuilt during later alteration. This is further supported by the central positioning at first floor level of a vertical window later remodelled into a doorway, with projecting sandstone surround, flanked by equidistant fragments of sandstone mouldings re-used within the wall, presumably for decorative purposes. Both fragments appear to be upturned bar tracery, similar to that above the eastern doorway in the north elevation (*Section 5.2.3*, above), and a window positioned immediately below that at first floor level. This window appears to have been re-located during expansion of the hall, to its present position, and the visible remains comprise the damaged remains of a three-light, round-headed window with sandstone surround and bar tracery above the arches. The western mullion has been removed, and it is possible that the window continues behind the extension to the west, as shown in the undated and anonymous engraving published by Taylor in 1901 (Plate 1). A much smaller 0.9m high window positioned immediately to the east, in the later extension, is stone blocked, flush with the face of the wall.

- 5.2.10 At its eastern return, the wall has deep-chamfered run out stopped quoins, many of which display furrowing marks. At second floor level, a dormer projects from the roof. This is similar in construction to the western example on the north elevation, with raking flat roof. It houses a window similar to that in the eastern example on the north elevation and is presumably of similar date, suggesting that its more simple construction reflected the lower status of the rear of the property.
- 5.2.11 The eastern section of the south elevation (Fig 15) is set back *c* 5m from that to the west, and is fully rendered. Only two features remain visible within the two-storey structure; a door into the cross-passage at the western end of the wall, at its junction with the later extension, and a blocked first floor window offset slightly to the east of centre. The two light window (Plate 9) is blocked and rendered slightly behind the wall face, exposing the sandstone surround and mullion, all of which are hollow-chamfered. A simple four-piece label mould projects from the lintel, similar in style to those observed on the west external elevation (*Section 5.2.13*, below). The doorway at the southern end of the cross-passage is mainly obscured by render on the eastern side and a later extension on the west, but deep stop-chamfered and internally rebated quoins were observed, similar to those on the northern elevation (*Section 5.2.3*, above). The lintel is significantly plainer, comprising a flat stop-chamfered stone, and no evidence of the door or its attachment remains. The passage has a worn red sandstone flag floor, probably contemporary with the creation of the passage, but the ceiling has been recently plastered. The side walls of the passage are rendered, obscuring much of the detail, although the aperture of a former doorway, partially blocked slightly behind the face, and remodelled to a window was observed towards the southern end of the eastern side.
- 5.2.12 **East external elevation:** the Two Lions is butted on the eastern side by a later structure, not included within the scope of this assessment. However, what is visible is the external elevation of the wider and taller western part of the courtyard range of the building (Fig 16). This comprises coursed red sandstone rubble with furrowed quoins and the chimney described above (*Section 5.2.3*) flush with the gable. The gable incorporates a chiselled datestone (Plate 10) bearing the date '1838', the dressed sandstone block into which it is cut is partially obscured behind the roofline of the eastern part of the courtyard range. The elevation also contains a doorway at ground floor level, with chamfered roughly hewn quoins and lintel. The wall above, to the south of a line extending above the northern jamb, has remnants of whitewash and red paint adhering to it. To the south, and offset *c* 7m to the west, the elevation comprises a further extension, which will be described separately (*Section 5.2.16*, below).
- 5.2.13 **West external elevation:** this comprises the western range of the original hall, and a later single storey extension to the south, which will be described separately (*Section 5.2.16*, below). The western range is three storeys in height, with the upper 1.3m being a later addition (Fig 17). The ground and first floor have the most extensive exposure of original stonework, demonstrating the variety of random rubble red sandstone used during construction (Plate 11). Most of the original stones are much larger than those

used in later repairs and extensions, typically around 0.5m long and up to 0.35m high. The largest examples are around the same size as the roughly dressed quoins. The area of raised height includes all but the northern 1.25m of the wall, which formed the stack of a chimney, and is formed of much smaller regularly shaped stones, similar to those used in the extension to the south, and with furrowed quoins at the southern end of the wall. The central 2.5m of the wall, at ground and first floor levels, also incorporates much smaller but equally randomly shaped stone, including a larger proportion of grey stone, presumably local limestone (Plate 11). This represents the rebuilding of the wall following the removal of the original stair tower, shown on the undated engraving (Taylor 1880; Plate 1). The new rebuild incorporates a quoined and chamfered doorway at ground floor level, which itself incorporates several dressed limestone blocks, including the lintel. Either side of the position of the stair tower are ground floor windows, both with label moulds, similar to that in the southern elevation. Both were subsequently remodelled into doorways, their original use as windows demonstrated by the moulded quoins either side stopping at sill level, and were then both reinstated as windows, with the lower parts blocked with stone similar to that used in the blocking of the stair tower access.

5.2.14 Two windows at first floor level reflect the original layout of the hall, divided into two rooms at this level. The northern smaller window has a similar surround to those on the ground floor, but without the label mould, whilst that to the south has been remodelled. The southern jamb of this window appears original, demonstrating the larger size of window aperture compared with that to the north, but the lintel, sill and several of the quoins on the northern side of the aperture are replacements, with evidence of furrowing, and most probably machine-cut. This strongly suggests that the aperture was widened during the removal of the stair tower.

5.2.15 All but the northern 1.2m of the second floor of the west wall comprises a secondary raising of the structure. This northern end had formed the stack of the original chimney, set in the angle of the northern and western elevations, and clearly visible by a difference in both style and colour of the fabric in relation to the later material to the south (Plate 12). The stack itself was extended above the later roof height, presumably concurrently, in the form of a narrower 0.7m wide and 0.7m high stack, which was subsequently replaced by the present stack on the northern gable. Within the raised roof height to the south, which is recessed slightly at its junction with the earlier stack, three large rectangular windows project above the eaves in gabled dormers. Unlike those in the northern elevation, these have rendered cheeks. The apertures of the eight-over-twelve-light top-hung vent windows comprise dressed sandstone surrounds, with slightly projecting sills and two-piece jambs, the two vertical sections separated by a central quoin (Plate 12).

5.2.16 ***Extension to the south of the west range:*** this comprises a single storey structure, with a north/south aligned pitched Welsh slate roof (Plate 13), first shown on the Ordnance Survey (OS) map of 1900 (Fig 8) and with several further extensions to the east and west faces. It is constructed using local red sandstone coursed rubble, as with the earlier structure to the north, but using

smaller more regularly dressed stone rather than the more random rubble observed in the west elevation to the north. All elevations have furrowed quoins and plain closed eaves and verges. Three eight-over-sixteen-light vent windows in the eastern elevation, and two similar windows separated by a central stone mullion, in the western elevation (Plate 13) all have projecting sandstone surrounds and sloping sills, typical of the mid nineteenth century onwards. A porch with a slate pitched roof has been added towards the northern end of the western elevation, and contains a single-light window with similar surround. The original doorway aperture is visible to the north, blocked flush with the wall face using similar fabric. A red sandstone outshut projecting flush with the southern end of the eastern elevation appears contemporary with the construction of the extension as it respects the southern window in the eastern elevation, and is keyed into the southern gable where the quoins are only present at the lower two courses and above the outshut. A similar sized outshut to the north clearly butts the east elevation, and overlies jambs of two of the earlier windows. Both have been more recently extended, presumably using clinker block or brick, below pebble-dashed walls and raking felt roofs.

5.3 GROUND FLOOR

- 5.3.1 **Room 1:** this was the former kitchen of the house situated within an extension at the eastern end of the courtyard range, which is now in a derelict state. The walls and ceiling are only partially plaster covered, thus allowing more detailed stratigraphic analysis than elsewhere within the ground floor. The most striking feature is a large inglenook fireplace (1e) set into the east elevation (Fig 13) with a chamfered dressed stone arch, many of the individual stones of which bear masons marks (Plates 14 and 15). These also contain the housing for what appears to be a decorative feature, 0.38m high, 0.3m wide with cut channels 25mm deep, in the shape of a bowl, with a forked (?) plant above it (Plate 16). It has a central 0.05m square socket, which cuts through the full thickness of the fireplace lintel, with a further two bolts projecting from the 'channels' for attachment of possibly a boss or shield. Two of the arch stones also house 0.15m square by 0.07m deep sockets for ceiling joists, 2.1m above the floor, which survives as several phases of flagstones and cobble in-fill. Corresponding sockets in the western elevation confirm the position of the original ceiling beams and the original height of the floor above.
- 5.3.2 The flue is well preserved, with putative sockets for a fire hood in the east and west elevations. Sockets at the northern end of these elevations also suggest the presence of an angled feature, possibly forming the ceiling of a partition screening the spice cupboard, where the fire-back is less heavily sooted for the northern 1m. This suggests that the inglenook was partially infilled, and was quite possibly used as a stairwell, affording access to the first floor; an aperture in the northern wall of the flue at first floor level, incorporating the whole width, and a height of *c* 2m, suggesting the position of a doorway, most probably accessed by a simple ladder from below. This has a later blocking for the upper 1m, probably representing a reduction of the aperture during the conversion of the kitchen to a stable (*Section 6.2.32*, below). The rear wall of

the fire-back is only loosely keyed into the side-walls, the southern of which contains what appears to be a re-used sill or upturned lintel (Plate 17). Two large convex sandstone corbels project above the fireplace at ceiling level, carrying a north/south aligned run-out, stop-chamfered beam, all but the northern 1m of which is obscured by plaster.

- 5.3.3 In the north elevation is an original mullioned window with a segmental stone arched head (1b), later remodelled into the present doorway. Immediately to the east is a rectangular window (1a), presumably contemporary with the remodelling of the earlier window into a door. It has moulded sandstone jambs, possibly re-used from the original window, and has late twentieth century clinker brick blocking.
- 5.3.4 The south elevation contains two blocked doorways, the easternmost being an insertion, with internal timber lintels and stone blocking recessed internally (1c). The narrower western opening (1d), was originally a rectangular window with splayed reveals, which was subsequently remodelled into a doorway. The sill of the window partially observed flush with the western elevation.
- 5.3.5 The west elevation forms the eastern wall of a screens passage (1f) and clearly butts the two north and south outer walls of the kitchen, partially obscuring the quoins of the earlier window in the southern elevation. The wall has a stone blocked doorway (1i), 1.65m from the southern end, with chamfered quoins, and an elaborately decorated buttery serving hatch (1h) with ogee arch and decorated internal splays 1.55m to the north (Plate 18).
- 5.3.6 **Room 2:** this room probably formed part of the original hall (*Section 6.2.2*, below). The walls are obscured by painted wallpaper/plaster revealing little evidence for phasing within the room, although several features allow some analysis. The northern elevation includes a large rectangular window (2e), the western jamb of which curves inwards towards the top before straightening just below ceiling height, suggesting that the original embrasure was arched. This elevation also has the outline of a probable vertical post, 0.2m wide and obscured behind wallpaper. It is offset by a similar distance to the west of the ceiling beam, and given this position in an apparently non-structural setting, it remains of unknown purpose. The east elevation, which is of similar thickness to the external walls to the north and south, contains a large open stone fireplace (2c) with simply moulded red sandstone surround (Plate 19). The centre of the fire-back has been rebuilt, 0.8m wide, possibly suggesting an external aperture to the rear obscured externally by pebble dash. Above the mantel is a large stone with three heraldic shields in its recessed central panel (Plate 19). These appear to be part of the original carving of the stone, left proud when the panel was cut, suggesting a date of *c* 1585, when other such heraldic designs were incorporated elsewhere within the hall. A doorway to the south of the fireplace (2d) is most probably contemporary, although the fabric is completely obscured by external pebble-dash and subsequently remodelled into a three-over-three-light top-hung vent window. A further doorway to the north of the fireplace (2b) is possibly later, but again the stratigraphic relationship is obscured.

- 5.3.7 Two large scantling early ceiling beams survive, both decorated along both edges and soffits. The north/south aligned example is positioned to the west of the window in the north elevation, in what would have been a central location in the original room layout (Fig 13). It appears to be crudely jointed by a mortice and tenon (although the joint cannot presently be examined) to a similar transverse beam, positioned in what appears to have been the original south elevation. This location, accompanied by the nature of the jointing, and the fact that the chamfers are all run-out stopped at the southern end of the longitudinal member, suggest possible re-use of the transverse example, although it has a series of rebates in its southern side that may have formed framing for a window. The spacing of 0.485m between the central and western rebates is similar to the distance between the mullions in the bar tracery in the window in Room 4 to the south (*Section 5.3.10*, below), but the reduced spacing of only 0.425m between the central and eastern rebates is significantly different. The eastern rebate also has a half-curve on its northern side (Plate 20) that would not appear consistent with its use for window framing. A further transverse beam to the north, positioned at the southern side of the fireplace, is significantly later; its scalloped decoration and the position of a supporting post butting the much later western wall of Room 2 suggest a nineteenth century date.
- 5.3.8 The ceiling has two further heraldic shields, both constructed in plaster and painted. Their positions (Fig 13) suggesting their retention in original Phase 2 locations (*Section 6.2.16*, below).
- 5.3.9 **Room 3:** this room is an addition to the rear of the extended hall, infilling the angle of an earlier extension (*Section 6.2.19*, below). A clearly visible butt joint between the two phases was observed in its external wall (Fig 15). It was latterly used as a small boiler room accessible only through an external doorway (3b, Fig 13) in the east wall. Internally, the walls are whitewashed/painted stone and the roof is plastered enabling some identification of archaeological features. The north elevation is unusual in that it appears to represent an earlier structure butting Room 2. Only at its eastern side does it reach ceiling height, and to the west the external elevation of Room 2 can be seen above. A southern return, 1.35m long, supports a curved wall above 1.5m, which has flagstone cappings stepping down to the south, apparently representing a roof-line. The remainder of the western elevation of Room 3, although obscured, is quite possibly a blocking of an earlier aperture. The door in the eastern elevation has moulded sandstone jambs with rectangular rebates on the internal side, the northern housing two *in situ* lintels, whilst the southern retains a sneck. A shallow, 0.05m deep rectangular rebate at lintel height, adjoining the northern jamb, appears to simply relate to a narrower quoin, and a 0.28m wide, 0.17m deep keeping hole was observed 0.15m to the south of the doorway, suggesting the room's original function as a store. A 0.77m wide window in the southern elevation provided the original light source, subsequently blocked with stone externally, and with grey clinker brick, internally, suggesting a late date.
- 5.3.10 **Room 4:** this is an addition to the original hall (*Section 6.2.22*, below), infilling part of the re-entrant in the south-east corner of the structure (Fig 13).

It was latterly used as a kitchen, with the walls and ceiling obscured by a continuation of the painted plaster observed in Room 2. However, a single heraldic shield survives towards the western side of the room. Unlike those observed elsewhere on the ground floor it was painted white and was placed to be viewed from the south. The southern elevation contains a three-light arched window (Plate 21), which represents re-use of earlier fabric, quite probably from a similar position in the northern elevation of the same room. The eastern arch is blocked and boarded over internally, the other two forming a ten-light casement, the western of which opens.

- 5.3.11 **Room 5:** this comprises the western sub-division of Room 2, forming a north/south aligned hallway through the centre of the present structure. Detail is obscured by wallpaper with probably nineteenth century panelling on the eastern side of the staircase. The plaster ceiling has also been wallpapered, but earlier detail has been picked out, comprising a shield and accompanying 1586 date (Plate 22) in the main hallway to the east of the stair access. A group of five shields are seen at the northern end of the hall, the eastern of which has been truncated, possibly for the insertion of the partition to Room 2. These are arranged as a clock-face around a central shield (Plate 23), suggesting that a further shield originally lay to the east, under the position of the partition (Fig 13).
- 5.3.12 The hallway in the earliest part of the structure (Room 5a) has a flagstone floor, incorporating large grey slabs, not locally quarried, and probably dating to the insertion of the present straight staircase. The staircase has a simple squared newel post with chamfered cap, and although latterly enclosed, presumably has square-section balusters. The closed treads project slightly and are rounded, finished with a bull-nosed lowest step rather than a curtail step. The stair is a relatively late, Phase 4 insertion (*Section 6.2.25*, below), but is significant to the later development of the hall as a public house.
- 5.3.13 The west wall of the stair is formed by the partition with the main hall, Room 6, the first floor projecting 0.08m below the ground floor above a longitudinal beam observed in both doorways into Room 6. In both positions it was decorated on both faces, with run-out chamfer stops at both ends, at its junction with the north and south walls. A mortice for an upright post was observed in the soffit below the southern tongue, suggesting the position of a load bearing post. To the immediate north of the southern doorway into Room 6, a vertical post that formed part of the original timber framing was also observed. This had a triple-pegged mortice centred 2.05m above floor level, with the mortice at least 0.4m wide, although significantly obscured by plaster and paint. A lack of visible mortices below suggests that this housed a door lintel. The post was tenoned into the beam above. Similarly, at the northern end of the beam further evidence for original timber framing was observed within the entrance to the cellar (*Section 5.6*, below), which appears to have always been by ladder. Here the northern jamb, although heavily obscured, has slight beading on its eastern side and a recessed channel on its southern face, 26mm wide and deep, presumably for horizontal boards. A similar rebate was observed in the southern jamb of the cellar doorway, 0.8m to the south. In the reduced floor level of the cellar lobby the sill beam of the timber frame was

also observed, with the doorway cut through the mortice of the southern jamb (Plate 24). The beading on the north jamb probably relates to an original door to the north, the post forming its southern jamb. The cellar vestibule, below the stairs, appears to be formed of re-used posts dating to the insertion of the stairs.

- 5.3.14 The southern part of the hallway (5b, Fig 13) is of later date and has a leaf-decorated plaster coving which runs through the wall into Room 4 (*Section 5.2.7*, above). Interestingly, it also has a beaded arch, supported on moulded corbels incorporating bearded human faces located at its junction with the original hall, and presumably dating to the addition of the single-storey extension to the south (*Section 5.3.22*, below). An enclosed external window to the original hall was observed on the west elevation (5c), although this is now hidden behind a plasterboard arch within the hallway.
- 5.3.15 **Room 6:** this room forms the earliest part of the building (*Section 6*, below), and was latterly the main bar for the public house (Fig 13). The floor is obscured by carpet underlay and the walls by modern wooden panelling and painted wallpaper. The ceiling is exposed, and has decorated plaster in the southern part (Plates 2 and 25), south of a deep chamfered transverse beam. This has been suggested as originally overlying an east/west partition wall, but there is no evidence of jointing for timber framing. The simplicity of the decoration of the beam, compared to that to the south, matches those in the external elevations, suggesting the presence of a wall below, and the lack of carpentry strongly suggests that it was of stone construction, but the fact that both sides of the beam are chamfered, and thus visible would suggest the thickness of any such wall was most probably too thin for a masonry structure. The post in the west wall appears late, particularly given the scalloped decoration on the chamfers, and its crude support of the beam above. A shallow wide rebate on the soffit of the beam also appears late, but an inaccessible rebate above the optic framing at the eastern end of the bar, on the northern face, may be original, possibly suggesting the position of a door.
- 5.3.16 The other three beams within Room 6 rest upon substantial stone corbels. The main ceiling has surviving elaborate plaster moulding in the southern two thirds of the room, either side of a heavily beaded beam (Plate 26). The ceiling has ten heraldic shields, all of which have previously been described in detail (Jackson 1880, and Watson 1901), and a plaster moulded date '1585' adjacent to the beam above the bar. The ceiling is not decorated in the northern third of the room, with the division coinciding with a former partition wall, suggesting that this formed a lower part of the hall (*Section 6.2.2*, below), rather than the ceiling having been removed. The north elevation has been heavily modified at ground floor level, although within a cupboard set into the wall at its eastern end is the eastern jamb of a curved arched recess possibly relating to a doorway shown on the schematic 1879 floor plan (Fig 12; Jackson 1880), although more probably relating to access into the cellar below (*Section 6.2.10*, below).
- 5.3.17 Little detail can be seen in the east elevation, as it appears heavily modified and is mainly obscured by the framing of the back of the bar (Plate 27). It is,

however, noteworthy that no corbels were observed at ceiling height. A small window towards the southern end of the wall is obscured behind modern rendering and is only visible from the hall to the east (5c). The south elevation has a partially covered blocked window recess at the west end (6c), and an elaborately carved large open stone fireplace (6b) with linear decorated chamfered edging stones and mantel. It is of a different style to that in Room 2 (2c), with a slight arch on a wider mantle. The fireplace has been covered at some point and there are peck marks on the mantle for the plaster. There are also two plaster heraldic plaques attached to the fireplace that appear to have been subsequently added, possibly suggesting that they have been moved from elsewhere. The west wall elevation has two large rectangular open embrasure windows (6d and 6f) each containing three narrow ten-light windows with timber mullions, the outers being casements. The windows are located on either side of the central doorway (6e), which would have originally formed the access into the external stair turret (*Section 6.2.2*, below), and have themselves been modified into doorways at some point before re-instatement as windows.

- 5.3.18 **Room 7:** this comprises a small angled lean-to extension to the front gable of the hall (Fig 13), used as gent's toilets. It has tiled floors and walls, and the ceiling is plastered, obscuring any detail except a small late window in the north-west corner (7a). The entrance lobby is formed within the wall thickness of the original structure in the position of a fireplace within the parlour, the only surviving evidence for which is the stack incorporated within the raised western elevation (*Section 5.2*, above).
- 5.3.19 **Room 8:** the cellar below Room 6 was allocated a single Room number in the initial assessment (OA North 2005b), but for the present more detailed assessment, each part of the cellar has been allocated a separate room number and is described in *Section 5.6*, below.
- 5.3.20 **Room 9:** the external stone-built toilet attached to the north end of the external west wall elevation of Room 6 (Fig 13) has plastered and painted walls, a concrete floor, and the roof has a wooden superstructure with slates. The visibility within the room is poor as it has been fire damaged, and no significant features were identified.
- 5.3.21 **Room 10:** this is an external store room block on the east side of the yard (Fig 13). The walls are exposed stone, painted white. The floor is concrete and the ceiling is plastered. Significant archaeological features include two corbels below ceiling level on the south wall elevation, which do not hold supporting beams and do not relate to the current orientation of roof beams. Between the corbels is a small blocked window/chute that is adjacent to the external staircase. On the ceiling are three wooden roof beams running west/east across the ceiling (perpendicular to the corbels). The west wall elevation has one double (10a) and one single doorway (10b) and a small blocked window (10c). No detailed survey was undertaken during this phase of the project.
- 5.3.22 **Room 11:** this comprises the majority of the late Victorian extension (Fig 13), and was used as the function room of the public house, with a small partitioned vestibule adjacent to the bar. The floor consists of east/west

aligned wooden boards in the vestibule. Those in the main function room are aligned north/south and of higher quality, quite possibly to form a sprung dance floor, the central area of which is painted and bordered. The walls are internally plastered, obscuring any detail and are covered in painted wallpaper. Damage caused by damp in the vestibule demonstrated that the wall adjoining the earlier part of the building (Room 5) was re-plastered over the top of earlier wallpaper. The ceiling has been lowered and foam tiled in the main function room, but survives to original height in the vestibule to the north-east. The east elevation of Room 11 houses three evenly spaced large rectangular windows, the northern of which is within the vestibule (11a, b and c, Fig 13), each containing an eight-over-sixteen-light, top-hung vent window (Plate 28). A single double width aperture in the west elevation (11d) houses two similar windows, separated by a sandstone mullion. To the west of the vestibule, at the northern end of the main function room, is an inserted bar (Plate 29). This is accessed by inserted doorways into the vestibule and into the porch (Room 14), and appears to be of mid or late twentieth century in style. A further partitioned lobby in the south-east corner of the vestibule affords access into the ladies cloakroom, and a doorway at its southern end, directly from the function room area of Room 11 has been recently blocked.

- 5.3.23 No access is currently available into the roofspace of the extension, and thus the roof construction has not been described.
- 5.3.24 **Room 12:** this comprises a two phase toilet block extension on the east side of Room 11, immediately to the south of the vestibule (Fig 13). All internal detail is obscured beneath tiled walls and a carpeted floor. The earliest part of the structure measured only 1.5 x 2m, and butted the northern window in the east elevation of Room 11, constructed in red sandstone matching that of the original construction. It was subsequently enlarged to form the ladies cloakroom, both elements first shown on the OS maps of 1968 and 1971 (Fig 11). Five two-light metal-framed tilt windows within both parts of Room 12 most probably date to this alteration.
- 5.3.25 **Room 13:** this comprises a further cloakroom, positioned at the southern end of the east elevation of Room 11 (Fig 13). As with Room 12 it is of two phase construction, the earlier of similar size to that above, but being contemporary with the original build as shown on the OS map of 1900 (Fig 8). The floor and the walls are tiled and the ceiling is covered with painted wallpaper, obscuring any internal detail, and a four-light metal-framed window in the later extension appears contemporary with both a two-light window of similar construction in the north wall of the original element, and those within Room 12.
- 5.3.26 **Room 14:** this comprises a small entrance foyer added to the western side of the Room 11, with a doorway in its southern elevation (Plate 13). It is currently derelict with a part quarry tiled and chipboard floor and plastered walls and ceiling. The porch replaces an earlier entrance directly into Room 11, located slightly to the south, which is no longer visible internally.

5.4 FIRST FLOOR

- 5.4.1 **Room 15:** this is an external store room block on the east side of the courtyard. Entry to the internal room was blocked, and the doorway was boarded. This forms part of a structure with Room 10 that was not included in this phase of the project (*Section 5.3.20*, above).
- 5.4.2 **Room 16:** this is situated at the eastern end of the courtyard range above Room 1 (Fig 18). It is presently in a derelict state with white painted walls and a floor of late chipboard partially covered in building debris. The ceiling was latterly plastered to the south of the remains of an east/west aligned partition wall. To the north the ceiling plaster appears early, with four 0.25m², 0.01m deep rebates cut into it, each with punched bases possibly representing the location of further decorated plasterwork. The partition itself is noteworthy, being most probably contemporary with the completion of this part of the range, and houses a post at the junction with the northern end of the west wall of the room, that although plastered, appears to have evidence of quoins for the doorway into Room 17 to the west. This doorway has been significantly narrowed with lath and plaster studwork. Ceiling scars, and a vertical wall scar in the northern elevation suggest the post was butted by a north/south aligned partition. However, the main survival of the partition is to the east where a ceiling beam, 85mm wide, runs across the room from the northern edge of the fireplace in the east wall. The eastern 1m and western 0.6m of the beam are blank on the soffit suggesting the position of doorways. The remainder of the beam, which may incorporate several members, has a 22mm wide, 30mm deep central square-section channel, with occasional horizontal pegs through, and also vertical peg holes. A single vertical post also survives *in situ* with similar rebates on its east and west faces. A ceiling scar for a similar width partition to the north was observed, running immediately to the west of a door aperture at the eastern end of the northern wall (Fig 18). This services the external stairway from the front courtyard (16e), and has been narrowed on its western side, with the quoins of the eastern jamb visible beneath the plaster. The curved top of the wall face to the west suggests that the doorway originally had an arched embrasure.
- 5.4.3 To the west of this doorway, approximately centrally within the north elevation, is a rectangular partially blocked window recess (16d). It appears that this originally housed a three-light arched window, probably similar in style to that now in Room 4 below, the western of the three arches surviving in blocked form. The remainder of the window has been replaced, but retaining the sandstone sill, and comprising an eight-by-eight-light horizontal sash, with an *in situ* bulls eye pane in the bottom left light (Plate 30).
- 5.4.4 In the opposite southern elevation two window apertures survive. The westernmost has a brick and stone blocking (16f), but retains some of its sandstone jambs, and the eastern has two blocked narrow arched lights (Plate 31), shallower than that on the northern elevation (16g). A central vertical iron glazing bar survives within the western light. At the eastern end of the elevation at ceiling height, is a small recessed window straddling the ceiling level between the first floor and roof space. It has late timber framing and late

external brick blocking, but possibly represents an original feature within this part of the structure. A small window at high level in the southern end of the gable wall to the east also appears original, and is stone-blocked externally.

- 5.4.5 The eastern wall contains the stepped continuation of the large inglenook fireplace chimney breast (16a). The step in the southern wall of the flue at ceiling level may have housed a ceiling beam. The northern wall of the flue has been knocked through, forming a doorway into the flue, suggesting its later use as a stair (*Section 5.3.1*, above). This aperture has itself been partially blocked in its upper 0.8m. Also in the east elevation, is a large blocked recessed window on the north side of the chimney (16b), with a central stone mullion surviving within the stone blocking, and some evidence for arches above. The west elevation has an inserted fireplace and chimney breast, butting onto the external elevation of Room 17 (Fig 19). The *in situ* box grate is probably late, and much of what appears to have been a moulded sandstone surround similar to that in Room 2 has been removed/damaged by recent building work.
- 5.4.6 **Room 17:** this room was latterly used as the living room of a flat above the public house. The floor comprises wooden floorboards, with the walls and ceiling plastered and covered in painted wallpaper and late timber framing obscuring much of the detail. A large eight-over-eight-light rectangular sash window on the north elevation sits within what is possibly an earlier splayed, open embrasure still housing a box seat, and a small recessed cupboard on its western side may also be early. The east elevation has a central electric fire in a late twentieth century stone cladding surround, presumably venting into the flue from the fireplace in Room 2 below (Fig 19), and probably masking an earlier hearth.
- 5.4.7 **Room 18:** this was latterly used as a kitchen (Fig 18). The floor is covered in cork tiling, the walls are part-tiled and wallpaper covered, the ceiling is plastered over with a lower 'suspended' modern beamed ceiling. The supporting ceiling beam on the north elevation is boxed in, as is a vertical post above late ceiling level in the eastern elevation, where the wall has not been panelled over. A fire escape doorway in the south elevation cuts an earlier window (18a), but the internal detail remains obscured.
- 5.4.8 **Room 19:** this comprises a split level landing, the lower part of which is accessed from the straight stair in Room 5 below (Fig 18). The rooms to the east are accessed from a small half-landing, one step below first floor level to the west. This lower landing has been capped with a glass partition ceiling, presumably contemporary with the moving of the landing access to the north opposite the entrance to Room 17, with a glass partition blocking the original access to the higher part of the landing. At the base of the northern side of this new aperture a stone corbel projects from the north wall, presumably housing a wall post forming part of the timber framing of the original hall construction. To the north the eastern edge of a curved stone recessed arch was observed. This is of unclear function, but is possibly related to the feature in the north-east corner of Room 6 below (Fig 13). The landing has a half-turn stair to the

second floor, with ball-capped turned newel posts and square section balusters, with a sky light in the raised roof above.

- 5.4.9 The southern wall of the landing appears to represent the position of an earlier partition than others forming rooms off the landing. Although lath and plaster covered, a small hole revealed vertically set timbers within what would normally be an empty cavity, suggesting that it may be a re-faced earlier timber partition.
- 5.4.10 **Room 20:** the internal layout of this part of the first floor has been partitioned with plasterboard to form a bathroom containing a late twentieth century suite (Fig 18). The floor has twentieth century wooden floorboards, continuous from the landing (Room 19), and the walls and ceiling have been covered in painted wallpaper. A small rectangular window in the northern elevation re-uses the original aperture, with slightly splayed embrasure, and appears to retain the original stone surround. A late single-light vent over a six-light window is boarded externally.
- 5.4.11 **Room 21:** this forms a further element of late alterations, partitioned to form a toilet. The floor is part vinyl covered and part wooden floorboards, which are continuous below the partition between Rooms 19 and 21. A large rectangular eight-over-twelve-light vent window (21a) in the west elevation, would have originally housed a sash window in an open embrasure.
- 5.4.12 **Room 22:** this room was formed by partitioning the north-east corner of a much larger room. The floor is covered by hardboard, but an oak floorboard exposed in the doorway to Room 19, 0.25m wide, was similar to those in Room 24 and was presumably continuous below the partitions. The walls are all covered with plaster, obscuring further detail.
- 5.4.13 **Room 23:** this room was also partitioned to form an *en suite* bathroom to Room 24. The floor is covered in carpet underlay, the walls are part tiled and part wallpapered, and the ceiling is covered in painted wallpaper. The partitions appear to be plasterboard, and are certainly hollow, but may be earlier, formed of lath and plaster. A window in the western elevation is divided by the partition, with a six-over-twelve-light narrow vent window within Room 23. The embrasure is open, as elsewhere within the west elevation, but only slightly splayed. A painted beam above the bath, partially within the northern elevation, is most probably original and has a deep run-out stop chamfer (Plate 32).
- 5.4.14 **Room 24:** this room forms the southern end of the western range at first floor level, and appears to have also originally included Rooms 22 and 23. The floor comprises east/west aligned oak boards of varying width from 0.23m to 0.31m, where exposed beneath late hardboard flooring. The walls and ceiling are covered in painted wallpaper, although the ceiling retains a large exposed circular plaster panel, which contains a heraldic plaque with the initials 'G L L' and the date '1585' (Plate 33). A large externally blocked open window embrasure survives at the western end of the south elevation (24a), and is externally part covered by a later extension roof. There is also a blocked fireplace *c* 0.6m to the east of the window, *c* 0.75m wide, that has been

wallpapered over, with only the stone hearth exposed at floor level. The west wall elevation houses a window mirroring that on the northern side of the partition to Room 23. A curved niche lately blocked with chipboard sheeting, reuses an earlier window aperture at the southern end of the eastern elevation, and a walk-in cupboard to the north represents the blocking of a doorway into Room 17, most probably not original.

- 5.4.15 The removal of a floorboard during previous building work revealed north/south aligned, 0.14m to 0.21m wide ceiling joists, typically on 0.46m centres. The sides of all but the outer faces of the eastern three and western two examples were painted with floral motifs in black, and possibly green paint (Plates 34 and 35). The soffits were presumably similarly painted, but were sealed by the later 1586 decorated plaster ceiling, demonstrating that they form decoration of an earlier, presumably original, date.

5.5 SECOND FLOOR

- 5.5.1 **Room 25:** this room is located in the northern part of the western range (Fig 20), within the extended roof height and was used as a bedroom. The floor has 0.16m wide east/west aligned wooden floorboards, and the walls and ceiling are covered in painted wallpaper. The only visible feature is a large rectangular eight-over-twelve-light top-hung vent window, similar to those on the first floor of the west range (*Section 5.4.11*, above) set into a dormer, projecting through the eaves of the west wall (25a).
- 5.5.2 **Room 26:** this was also used as a bedroom and is very similar to Room 25, although slightly larger (Fig 20). The rooms are separated by lath and plaster covered partition walls, probably mid nineteenth century in date. The room houses a similar window to that in Room 25 in the western elevation.
- 5.5.3 **Room 27:** this room is similar to Rooms 25 and 26 (Fig 20), having similar decoration and windows, but is the largest of the three bedrooms. It is accessed from the end of the hallway (Room 28). A 0.91m wide recessed cupboard at the south end of the east wall (27b), probably denotes the position of an earlier aperture, presumably a window. There is no internal evidence of two blocked windows observed externally in the southern elevation.
- 5.5.4 **Room 28:** is the split-level landing accessed at its north-western corner from the stair from the first floor (Fig 20). All walls, which appear to be lath and plaster, and ceilings are covered in painted wallpaper, obscuring much detail. The eastern part of the landing within the courtyard range is 0.8m higher than that to the west, accessed via four steps to the south of a projecting six-over-six-light sash window within a dormer. Within a cupboard below this window, and within the wall to the east, the truss of the roof can be seen, with the lowest purlin also visible within the cupboard. The upper landing comprises mainly planked, rather than tongue and grooved, north/south aligned floorboards, varying in width and quite possibly original to the conversion of the roofspace to attic accommodation.

- 5.5.5 **Room 29:** this was used as a small airing cupboard (Fig 20). The floor is covered in carpet underlay, the walls and ceiling are covered in painted wallpaper, although a boxed-in purlin remains visible. A panel previously removed from the eaves partition in the southern elevation shows the stone wall of the west range, and gives access under the eaves, but it was not possible to access this part of the structure on grounds of Health and Safety. A loft hatch immediately outside this room revealed a tie beam over the partition to Rooms 30 and 31 housing a king post which clasps the ridge, and a single purlin to each pitch above ceiling level was visible throughout the roof space. A further truss was observed *c* 2m to the east, with the stone gable visible above the eastern end of Rooms 30 and 31. There are no trusses to the west of the partition dividing Room 29 from Rooms 30 and 31. The ridge is supported near its western end by a prop/strut within the roofspace of the western range (Fig 19).
- 5.5.6 **Room 30:** this room formed the southern attic bedroom (Fig 20). The floor has 85mm wide floorboards, most probably overlying the earlier examples observed to the west. The walls and ceiling are covered in painted wallpaper and plaster, although a vertical post is visible centrally within the dividing partition with Room 31, probably a king post. Two trenched purlins were exposed in the southern pitch of the roof, which contains a dormer window that houses two four-light casements (Plate 36). The upper purlins have chamfered ends to the dormer aperture, possibly suggesting that they are contemporary. The principal rafter of the truss, aligned centrally across the room, is also exposed and supported by a timber strut positioned between the two exposed purlins. A wall presumably of lath and plaster over timber studs, slightly below the lowest purlin, runs along the southern part of the room partitioning the eaves from the room.
- 5.5.7 **Room 31:** this was also used as an attic bedroom, on the northern side of the courtyard range (Fig 20), and is similar to Room 30 to the south. The floor comprises wooden floorboards similar to those on the landing (Room 28) and typically 0.185m wide. The walls are part bare plaster and part painted wallpaper, and the ceiling is covered in painted wallpaper. The room has similar purlins to Room 30 (although the lower is boxed within the eaves which are partitioned flush with the window sill), and a similar dormer, but with an additional truss in line with the position of the doorway (Plate 37). Both trusses have similar struts to that observed in Room 30, with iron bolts clearly visible forming their method of attachment. The tie beam of the western truss presumably stood proud of the floor level and is timber shuttered. An aperture in the east wall was also partitioned over, but was latterly knocked through into the roof space beyond (Room 32). The aperture itself appears to have been formed within the raised roof height of the eastern gable (*Section 5.5.8*, below), with clearly visible quoins forming the northern jamb suggesting that it was contemporary with this event.
- 5.5.8 **Room 32:** this is a three-bay room at the eastern end of the courtyard range, and has a floor level slightly below that of the western wing at second floor level (Fig 19). The room is presently accessed from the north-east corner of Room 31, although the relationship is masked by vast amounts of demolition

debris, mostly laths and plaster, probably resulting from late plasterboard ceiling replacement in Room 31. The room presently is unfloored, exposing the deep-section (*c* 0.30m deep) ceiling beams of Room 16 below (Plate 38). The northern part of the floor was divided longitudinally by a ceiling beam, associated with a post and rail in Room 16 below (*Section 5*, above). The beams and joists were heavily obscured with guano, a dismantled pool table and other debris, but carpenter's assembly marks in the form of roman numerals, were observed at several joints. Many of the joists also displayed pegs and peg-holes on their top surfaces, suggesting that the room was floored during an early phase. The position of the main transverse beams, one against each gable and two either side of the centre, and approximately 1m apart, would also suggest the presence of a floor rather than forming tie beams of trusses. The outer two joists on the southern side of the room are slightly hogs-backed in profile (Plate 38), suggesting that the original flooring did not extend to the eaves.

- 5.5.9 The west elevation contains a roof scar of an earlier gable wall-head, which is most obvious to the south of the chimney (Plate 39), with a convex corbel to the immediate north of the flue where the primary ridge purlin at the apex of the roof would have been housed. The roof was subsequently raised, post-dating the raising of the roof above Rooms 17 and 18, because the roof in this room straddles a datestone which has '1838' marked on it twice, once on the inside (Plate 40) and once on the outside of the elevation.
- 5.5.10 The east elevation houses the upper part of the flue of the inglenook fireplace in Room 1 (*Section 5.3.1*, above), also heightened, and with a small 0.35m wide, 0.5m high, blocked aperture with sandstone lintel. This was most probably a fireplace offset to the north of centre (Fig 19). A small, latterly blocked window to the north of the flue, with sandstone slab splays, would have been positioned immediately below the eaves of the original roof. A later larger window to the south of the flue was formed when the roof height was raised, and was subsequently blocked with clinker blocks and brick. A small aperture in the south-east corner of the room, straddling the first and second floor level, has a large timber lintel over and is respected by the end hogs-back joist (Fig 20), suggesting it may be original. A brick on the beam to the east is plastered, suggesting that it not only helped carry the floor, but also framed the aperture in the floor. The most plausible explanation of this feature is that it formed the original access between the two floors, most probably via a steep ladder. The only other access into the roofspace of this part of the courtyard range was through the doorway in the eastern gable of Room 31, but this relates to the raised roof height of the structure, and was therefore not original.
- 5.5.11 The roof has two king-tie trusses, notably without tie beams. The ties rise from collars which clasp the principal rafters and all are jointed with square-headed iron bolts. The jowled heads of the king-ties clasp the ridge purlins (Plate 41), which are simply jointed with splayed scarfs (Fig 19), the western one having failed and tipped, revealing the single peg fixing the joint from above. Chiselled assembly marks on the eastern face of both trusses show this to be the upper face, with the west truss marked 'I'. The principal rafters of the western truss are re-used, with many pairs of redundant through-sockets on the

northern member (Plate 41), corresponding to sockets within the eastern face of the southern member. Each pitch has three trenched purlins, many of which are also re-used, displaying similar sockets to those on the principal rafters and also peg holes. The western truss also has a strut supporting the principal rafter, on the north side immediately south of the central purlin, and with an additional brace bolted onto the eastern face of principal rafter from this junction to the north elevation. The rafters all comprise roughly-cut irregular timbers (Plate 39), rather than straight members, suggesting their re-use when the roof was raised.

5.6 CELLAR

- 5.6.1 The cellar comprises two rooms below Room 6 at ground floor level. Access is via a short timber ladder below the straight stair in Room 5 (Fig 21). The floors are concrete, the walls are plaster rendered and whitewashed, and the ceiling is suspended plasterboard, all obscuring detail. Elements of the last storage and delivery system for the beer in the public house also obscure much of the wall, particularly in the southern room (Room 34).
- 5.6.2 **Room 33:** this is the northern room of the cellar, containing an inserted barrel-drop directly from the courtyard in the north-east corner. This is lined with timber in a steel frame, with trap doors in the late extension to the north above. The ceiling of the drop, south of the timber trap-door, has a transverse chamfered beam, possibly re-used, with floor boards above and to the south, presumably from the earlier toilets above (Room 7). The steel and timber framing partly obscures a shallow recess in the eastern elevation (Plate 42), 0.6m wide and up to 0.1m deep at its southern end, and which appears related to the original wall junction but is fully rendered. The western elevation contains a blocked cellar-light window, again fully rendered and with what appears to be a later partial blocking/support, measuring 0.5m x 0.3m, added to the outer part of the southern jamb (Plate 43). Patches of damaged plaster, particularly at the base of the eastern elevation suggest similar fabric and construction to other walls within the earlier elements of the hall.
- 5.6.3 The cellar rooms are divided by a transverse load-bearing wall, 0.7m thick. It has a central 0.95m wide doorway (Fig 19), with deep chamfered surround on the northern side leading to the southern room.
- 5.6.4 **Room 34:** this was the main barrel store, presumably with racking prior to conversion to a high-pressure system in the late twentieth century, the pipes of which still survive on the western wall. The doorway in the north wall is flush with the northern face, housed in a splayed embrasure, the rebated dressed jambs of which project from the later plaster. The western jamb has two projecting lintels, with a corresponding metal staple on the eastern jamb. Some of the late plaster stud ceiling has been removed revealing both the floor joists of the room above, typically 0.1m wide, supported by a central north/south longitudinal chamfered beam, 0.3m wide. Immediately to the west of where this presumably entered the southern elevation, the wall returned to the south, most probably forming a window embrasure, but it was obscured by panelling for the high-pressure system.

5. DISCUSSION

6.1 DESK-BASED ASSESSMENT

- 6.1.1 The desk-based assessment was restricted by the available sources, and it is very probable that the Lowther archives will contain more detailed evidence as to the date of conversion from a relatively high status domestic dwelling to that of the Two Lions public house. However, as an uncatalogued and unsorted reference it was not practicable to consult the Lowther archive source. The only available evidence was the tithe apportionment and accompanying map (CRO(C) DRC/8/150 1849), which records the building as a domestic dwelling, but by the issue of the General Board of Health map in 1852, the Two Lions was in existence as a public house.
- 6.1.2 The relationship between the Two Lions public house and the bowling green was also difficult to determine from available sources. Public houses have long been associated with leisure activities and games such as bowls and skittles. However, the earliest record of the bowling green is Clarke's map of 1787, when it is believed that the building was still a domestic dwelling. It is not clear whether the bowling green was for private or public use at this time; late nineteenth and early twentieth documentary references would suggest that the bowling green was used by the public for possibly two hundred years (Anon *c* 1920; Taylor 1881). If these claims are to be relied upon this suggests that a bowling green was either not associated with the private domestic dwelling as part of its gardens and facilities, or that the Two Lions public house was in existence much earlier than the tithe apportionment records with an associated bowling green.
- 6.1.3 The archaeological evaluation within the bowling green (OA North 2005c) found no archaeological finds or deposits to date its inception, although it was obvious that earlier deposits had been truncated to create the required green conditions.
- 6.1.4 In the early twentieth century, the bowling green was moved away from within the Two Lions' grounds and into what had been common land to the south, and it is likely that it severed its association at this time. It eventually relocated again in the later twentieth century to its present position, at the south-western end of the original bowling green.
- 6.1.5 No early plans or views of the building were available other than those provided by Taylor (1881; Fig 11) of the assumed layout of the building, and the undated engraving provided by Watson (1901).

6.2 BUILDING INVESTIGATION

- 6.2.1 The building investigation has revealed that the Two Lions public house is a complex multi-phase structure, as suggested by the initial assessment (OA North 2005b). Although the initial phasing has been enhanced by this more

detailed survey, much remains conjectural as many key relationships remain obscured by wall finishes.

- 6.2.2 **Phase 1:** following further analysis of the fabric, especially in the area of the stairs within Room 5, it appears more likely that the original hall was somewhat larger than previously thought (*ibid*), comprising a T-shaped structure incorporating, at ground floor level, Rooms 2, 5a, and 6. The structure was also serviced by a stair tower on its western side, unfortunately subsequently removed. This is not shown on any of the available historic mapping (*Section 3.3, above*), but is depicted in an undated engraving (Plate 1), presumably shortly before its removal. Such structures became popular in Cumbria from the sixteenth century (Brunskill 2002, 50), typical of the break of tradition with the fortified house associated with earlier periods, but which continued in use throughout the region at this time.
- 6.2.3 This strongly suggests that the orientation of the original structure was to the west, with the stair tower also acting as the porch, typical for the type of structure within the region (*op cit*, 54). Although the engraving (Plate 1) does not show a doorway in the front of the stair tower, by its postulated date of c1800, the orientation of the structure had changed to the northern elevation (*Phase 3, below*), with the stair tower then becoming more akin to an outshut at the rear of the property, no longer with the need of an entrance, access to the bowling green area provided directly from Room 6.
- 6.2.4 Internally, the hall comprised a three-bay western range with a two-bay wing to the rear, slightly offset from the northern end. As with many early wings, this appears to have been undertaken for stylistic reasons, separating the higher status range from the rear wing to the outside observer. The eastern rear wing, Rooms 2 and 5, would have been a single open room forming the kitchen to the hall, and incorporating a moderately large simply decorated flat-linted fireplace in the eastern gable, which became common from the late fourteenth century (Wood 1965, 267).
- 6.2.5 The eastern wing appears to have been separated from the main west range of the hall by a timber framed partition. Many elements of this timber framing survive, although heavily obscured. It would seem very unlikely that it was a replacement of an earlier stone wall, as previously suspected (OA North 2005b), as it would have been wholly unnecessary if the eastern wing were an addition; communicating doorways could simply have been cut through the existing stone wall, especially at ground floor level, rather than removing entire sections of the main, previously suspected front, elevation. The doorways at either end of this timber partition at ground floor level (5d and 5e) appear original, and evidence for both was observed during the investigation (*Section 5.3, above*). A large fragment of daub, recovered from below the floor at the southern end of the first floor, also suggests that timber framed walling was used at some point within the structure.
- 6.2.6 The kitchen would also have had separate external access. This would have been for servants, most probably, in terms of standard plan types of the period, to the south of the fireplace in the east gable, although the aperture at the

western end of the northern elevation (2a) cannot be stratigraphically discounted at this stage of the building investigation.

- 6.2.7 The presence of two doorways, combined with evidence of cross-walls within the cellar and first floor (*Sections 5.4 and 5.6*, above) suggest the presence of a similar feature at ground floor level, located at the northern bay division. However, the lack of evidence of carpentry in the soffit of the beam in this position, suggests that it was not of timber construction. The thickness of the wall in the cellar, which is almost certainly contemporary, would be excessive for a two-storey timber framed wall above. This suggests that the ground floor partition was stone, supporting the beam above, which was actually the sill-beam of the wall frame above that. The simple run-out stop chamfer on this beam is far inferior to those elsewhere within this phase of the ground floor, implying that the decoration was added subsequently when the wall below was removed. It is also noteworthy that the beam is the only example within Room 6 not supported by sandstone corbels, instead only supported by a clearly much later post at its western end.
- 6.2.8 The divided ground floor of the west range would have comprised a larger hall at the southern end, with a smaller parlour to the north. Parlours became more prevalent in the later medieval period, during the fourteenth century, when it was no longer seen as essential to dine in the hall (Wood 1965, 91), and the hall became reserved for entertaining. Many originated as ‘cellars’ located on the ground floor, below the ‘high’ end of the hall (*ibid*). Although on a smaller scale than preceding large medieval houses, this basic plan was probably adopted at the Two Lions, with the ground floor sub-divided to allow for the incorporation of a parlour, a plan type permitted by the inclusion of a cellar below to store goods and provisions.
- 6.2.9 Watson (1900) believed that the original owner was a merchant, suggesting the need for a large amount of storage. However, the structure was certainly of higher status than a typical merchant’s house of the period, incorporating a stair tower, cellar, hall and parlour. Both the hall and parlour contained fireplaces, that in the hall having a shallow four-centred arched lintel, typical of the period, whilst that in the parlour, subsequently removed, was probably located in the position of the later remodelled doorway into Room 7, the only evidence for such a fireplace being the stack at the northern end of the western external elevation. The status of the structure is further demonstrated by the discovery of what is most probably original Phase 1 decorated painting of the ceiling beams of the hall.
- 6.2.10 As outlined above, the cellar is almost certainly contemporary, but the present access is later. It cuts through the sill beam of the original timber partition between the kitchen and parlour, and would have significantly impinged into the eastern side of the parlour. Given the lack of alternatives, it is most probable that original access was in the position of what is now the barrel-drop, and it is quite possible that the ‘cupboard’ in the north-eastern part of the parlour may represent the blocking of a stairwell. Access into the cellar would not have been required from the service end of the hall, as all items stored within would have been of some value, probably mostly comprising the

merchant's stock. Given that the decoration of the doorway in the cross-wall of the cellar is on the northern side, it is also more likely that access to the cellar would have been within Room 33. Light appears to have been provided into both rooms of the cellar, in the form of cellar-lights, although it is not possible at this stage to determine the originality of these features.

- 6.2.11 The exact layout of the original first floor is somewhat conjectural; the crossbeam observed within the northern elevation of Room 23 strongly suggests the presence of a partition at this point. This most probably separated the solar, above the 'high' end of the hall, from what was presumably guest accommodation or an ante-chamber to the north. The timber floorboarding within the solar is quite possibly original, and is certainly of relatively early date. The stair tower would have served the solar directly, but the positioning of doorways within the partition remains conjectural.
- 6.2.12 It is probable that doorways at either end of the timber wall separating the hall from the kitchen were original, directly above those at ground floor level, affording access to both chambers from the servants' quarters above the kitchen. Access between floors in the 'low' end of the hall (i.e. between Rooms 2 and 17) remains unclear, but was possibly located in the alcove to the north of the chimney breast in the form of a ladder, the aperture subsequently remodelled to form a doorway.
- 6.2.13 In conclusion, whilst the Phase 1 structure was only the size of a vernacular large merchant's house, its construction shows a continuation of layout and decoration more typical of a late medieval hall. The documentary evidence shows that it was known as 'Newhall', which from observed fabric remains clearly predates its conveyancing in 1584 between Thomas Brisbie and Gerard Lowther by some considerable period.
- 6.2.14 **Phase 2:** following the change of ownership to the wealthy Lowther family towards the end of the sixteenth century, a period of redecoration and enlargement was rapidly undertaken. The most striking features are the ornate plasterwork in Room 6 (the high end of the hall), and the heraldic shields elsewhere, which also provide dates for the work of 1585 and 1586. Given the possibility of the survival of Phase 2 plaster ceiling and the location of further possible heraldic shields in Room 16, it is likely that this represented a modernisation of the hall and extension of the eastern wing. This comprised the addition of a much larger kitchen, Room 1, complete with massive inglenook fireplace, very similar in both size and style to that within the nearby Hornby Hall, Brougham, which also appears to have undergone similar decorated plasterwork enhancements around this time (Jackson 1880). Access to the new kitchen was afforded at the western end of the south elevation, in the re-entrant at the rear of the hall, and access from the kitchen to the new hall (Room 2) was most probably through the proposed doorway to the south of the fireplace within the eastern gable of Room 2 (*Phase 1*, above).
- 6.2.15 It is probable that this alteration coincided with the development of the Great Dockray area of Penrith, resulting in the creation of a courtyard to the north of the hall. The orientation of the structure changed from the west to the north at this time, with the insertion of a doorway directly into the new hall, at the

western end of the north wall. A low-level deep hollow chamfer observed on the external face of the western jamb, would appear vernacular in style, suggesting an earlier date for the aperture, but without the removal of the wall finishes this cannot be verified. The doorway certainly became the main access into the high status hall during Phase 2, as a circular arrangement of heraldic shields was placed directly inside the entrance (Fig 13). These were not re-positioned at the time of the addition of the porch and insertion of the staircase (*Phase 5*, below), as the east wall of the associated hallway (Room 5) covered or required the removal of, one of the shields.

6.2.16 Access to the first floor was also provided from the north, at the eastern end of the new structure. The former servants' quarters in Room 17 were upgraded into guest accommodation and accessed via a passage along the northern side of Room 16; the scars of the partitions of which were observed during the investigation. The servants' lodgings were moved into the smaller area of Room 16.

6.2.17 The former kitchen at ground floor level (Room 2) was also embellished to form the main hall, with the parlour moving to the south, and the northern bay of the west wing most probably becoming an ante-chamber. An ornate picture window was inserted into the south elevation of the former kitchen, Room 2, with rounded headed arches and bar tracery above. Again these were almost identical in style to those used in the nearby Hornby Hall (Brunskill 2002, 174). Similar, but smaller windows were also incorporated in the new build of Room 1 and in Room 16 above, centrally in the north elevation, and in the south and east elevations. Further ornamentation was added within Rooms 2 and 6 (the new hall and parlour) with the ornamentation of the central ceiling beams comprising linear beading. It is similar in both rooms, and would appear very unlikely to be original to the Phase 1 kitchen. Similar decoration on an east/west aligned beam within this kitchen, in what during Phase 2 would have been the position of the new window, is possibly contemporary. It is also possible, although unlikely, that the beam formed the internal lintel of the window. It is more plausible that the beam was relocated from elsewhere within the building during subsequent expansion to the south, most probably in Phase 4. A dressed stone plaque was also inserted above the fireplace in Room 2, giving the illusion of a contemporary decorated surround incorporating carved heraldic shields of the new owner.

6.2.18 The plaster ceilings with the heraldic shields are most ornate in Room 6, which would have been the more private parlour away from the main hall. Heraldic shields added to the mantle of the fireplace might possibly date from this time, but are more likely to have been moved here from the passage along the northern side of Room 16 at a later phase, and that within the Phase 4 Room 4 is certainly relocated. A further heraldic roundel was inserted into the centre of the solar (Room 24), demonstrating that the decorative plasterwork was not confined to the ground floor.

6.2.19 In conclusion, Phase 2 consists of an elaborate extension and ornate decoration of the hall by Gerard Lowther in 1585-1586, immediately after his purchase of the property. Although its size was only increased by about 20%, and the basic

tradition of the medieval hall was maintained, the addition of a large kitchen with impressive inglenook, the addition of further guest quarters, the demonstration of opulence by the addition of much decorative work, and the changing the orientation of the principal facade towards the newly developed Great Dockray area, vastly changed the character of the structure.

6.2.20 **Phase 3:** this phase relates to the culmination of the property as a sub-medieval hall, and probably dates to the early seventeenth century, quite possibly when the property again changed ownership. In terms of structural remodelling the change was almost negligible, with the insertion of a doorway and a ground floor partition, but the impact was dramatic, creating a plan type common in manor houses throughout England. The addition of an ornate doorway at the western end of the north elevation of the existing kitchen, with a further internal partition wall inserted across the structure immediately to the east, created a cross-passage through the building. The partition was not part of the original kitchen extension, as it butted both external walls, and partly obscured the mouldings of the window in the southern elevation, immediately to the east of the doorway at the southern end of the newly formed screens passage, typical of the great medieval halls, completely separating the 'high' and domestic parts of the structure. This plan type, with a kitchen one side of the screens passage and a hall the other, with a separate range containing a parlour, with a solar above, on the opposite side of the hall, was particularly fashionable. This is almost identical to an example of plan form observed as far away as the sixteenth century Old Rectory in Sampford Peverell, Devon (Wood 1965, 200). This basic plan type, of a cross-passage separating living quarters from preparatory or agricultural areas, was copied throughout the region in the form of the much smaller cross-passage house, a type most commonly constructed from the mid seventeenth century to the early nineteenth century (Brunskill 2002, 68). The grandeur of the screens passage within the Two Lions was further increased by the incorporation of an ornately ogee-moulded servery hatch at the northern end of the screen passage, which would have been immediately visible once entering the new front door, which was heavily studded and set within a chamfer surround with four-centred arch. The alcove to the north of the fireplace in Room 2, was almost certainly remodelled into a doorway at this time allowing direct access from the northern end of the screens passage, and the servery hatch, directly into the hall.

6.2.21 The hall itself appears to have been extended at this time, partially infilling the re-entrant to the west range. The picture window was relocated into the new wall, which from the extant fabric appears to have been of only single-storey height. Further extension of the guest quarters above was most probably unnecessary at this time. The heavily moulded transverse beam across the hall in the position of the removed wall is most probably contemporary with this extension, as the moulding was designed to be viewed from both sides, rather than just one, as would be expected with an internal lintel. The rebates in the soffit most probably relate to a timber screen, forming an ante-chamber within the new extension. Evidence within the boiler house (Room 3) to the east suggests that a small, but substantial, lean-to shed was constructed within the

remaining space on the western side of the screens passage, probably forming an associated store.

- 6.2.22 **Phase 4:** during this phase, major remodelling of the structure was required to turn it from a medieval hall into a more fashionable Georgian town house. Although the desk-based assessment provides no definite chronology for this remodelling, it appears to have been begun by the creation of the undated engraving (Plate 1), thought to date from around 1800, and was possibly completed as early as Clarke's map of 1787 (Fig 2), which does not show the stair tower, but includes a bowling green to the immediate west of the house.
- 6.2.23 Although the engraving (Plate 1) may be somewhat conjectural, some of the detail is unlikely to relate to artistic example. For example the large six-light window inserted into the ground floor of the south elevation of Room 2 is shown as having been inserted through the earlier segmental arched six-light windows. This must represent accurate detail about the structure, as artistic licence would only have shown the new 'improved' windows. An apparently similar situation at first floor level depicts two large sixteen-light windows flanked by blind segmental arched apertures in an attempt to balance the symmetry of the elevation, a feature highly sought in architecture of the period. The view of the south elevation also shows that the Phase 3 extension had been increased to two storeys in height, and apparently extended to incorporate the area previously occupied by the store shed. The doorway shown to the east in the south elevation is not the screens passage, which appears to be obscured behind a tree, but is a new doorway inserted into the kitchen. The ground floor occupying the position of the former shed (Room 3) appears to have been a stable, as it has a keeping hole by the doorway, and a simple window in the south elevation. The new room created above (Room 18) has a much larger window, and was probably used as a bedroom. Within the ground floor of the remainder of this part of the building a decorated cornice was added, reflecting the new Georgian taste. It appears to incorporate thistle motifs, but is heavily overpainted, obscuring the detail.
- 6.2.24 It is probable that the windows throughout the structure were replaced during this phase of modernisation, many probably being blocked, whilst others were enlarged or remodelled. The Yorkshire sash window in Room 16, although not of typical Georgian proportions, which tended to be vertical rather than horizontal, would have been more suitable for the low eaves of the first floor, and is probably the sole surviving window from this phase.
- 6.2.25 The view from the north shows the addition of a porch, toning down the 'rustic' appearance of the medieval doorway, and replacing the view from Great Dockray with a more contemporary Renaissance doorway (Plate 1). The 'garden' and western views also show a modernisation of the windows, and the insertion of a doorway in the western elevation of Room 6, directly from the parlour into the garden, and what is likely to be the bowling green. This is the most ambiguous of the three engravings, as the stair tower, clearly depicted, is not shown on Clarke's map of 1787 (Fig 2), suggesting it may date from approximately fifteen to twenty years earlier, unless Clarke's map is too simplistic a style to represent such structures.

- 6.2.26 The removal of the stair turret possibly before or around 1787 suggests that the insertion of the internal stair, and the creation of the hallway within the western part of Room 2 was also undertaken by this date. This would have afforded much better access to the increased first floor to the east of the original solar, and would not have particularly diminished the ground floor. The sub-medieval hall was by now being an unfashionable, and almost redundant feature. However, an extension shown as two-storeys in height in the undated engraving (Plate 1) is not shown on Clarke's map, but shown on the subsequent map by Wood *c* 1820-1830. This throws some further doubt about the detail within Clarke's map, as it is unlikely that the engraving would show either the stair tower or attached barn, if one was not present. Thus it may be that the engraving is suitably dated to *c* 1800, and that the alteration of this phase was not completed until the early years of the nineteenth century, a date more concurrent with the style of the staircase inserted into the newly formed Room 5.
- 6.2.27 **Phase 5:** this phase represents a further expansion of the structure, most probably in the mid-Victorian period, and possibly following the conversion of the property into a public house. The internal partition within Room 6 was most probably removed during either this, or the subsequent phase, although no dating evidence was observed.
- 6.2.28 The main expansion entailed the addition of a second story onto the Phase 1 structure. The alterations of this phase all utilise a distinctive thin pale red sandstone block as a raw material, distinct from earlier builds. On this basis it is possible to date the roof raising and the extension to the same phase. The roof of the Phase 1 west range was raised by *c* 2m, allowing for the insertion of a second floor (Rooms 25, 26 and 27), with large vertical rectangular windows housed within dormers projecting above the eaves. The extension is also clearly visible in the south external gable demonstrating that the original pitch of the roof was maintained. Unfortunately, even though the original roof structure was probably re-used during this renovation, it was subsequently lost, most probably in the mid-twentieth century, judging by the simple machine-cut A-frame timber trusses now present. The second floor comprised three large bedrooms and was accessed via a half-turn staircase inserted at the northern end of the first floor landing.
- 6.2.29 The roof structure above the Phase 1 east wing was also completely remodelled. Instead of a south-facing gable, as shown in the Phase 4 engraving (Plate 1), the alignment of the roof was re-orientated east/west with a raised gable at the eastern end of Room 2. This created further accommodation within the roofspace, and inserted dormer windows suggest that further bedrooms were provided. This strongly suggests that the structure served not only as the local hostelry, with a bowling green for recreation, but also as a coaching house for travellers, most probably those making a journey to Scotland. This was becoming much more common at this time, firstly given the improvements in stage coach transport, and during this phase, by the arrival of the railway network.

- 6.2.30 Due to the raising of the gable above the roofline of Room 32 to the south, it would have been visible externally, and in this exposed section is a date stone of '1838' (Plate 3), most probably an accurate date for the alterations associated with this phase.
- 6.2.31 **Phase 6:** the major addition of this phase comprises the addition, between the Ordnance Survey maps of 1865 and 1900 (Figs 7 and 8), of the single-storey extension to the south of the Phase 1 west range. The large rectangular windows of this large room, with projecting surrounds are typical of the period, those on the eastern face being partly obscured by the later addition and extension of toilet facilities (*Phases 7 and 8*, below). The doorway in the west elevation, subsequently blocked, was most probably used as access to the bowling green, with access into the function room originally intended to be from the main structure to the north. An archway inserted at the northern end of the access hallway (Room 5b) within the main structure (OA North 2005b), had decorated corbels supporting it, reflecting the status of the new extension, and the incorporation of a vestibule between the main public house and the function room provided an area where access to the function room could be controlled outside the main areas of the public house. The small original outshut at the southern end of the east elevation may have originally served as a single privy, but could equally have been used as a store room, toilet facilities being provided within the main bar area. The addition of a single storey porch at the northern end of the Phase 4 ground floor hallway was most probably associated with the construction of the extension to the south.
- 6.2.32 The roof of the Phase 2 extension to the courtyard range was also raised during this phase, sometime after 1838. It was raised by approximately 1m, and was clearly observed within the roof space of Room 32. Significantly, the roofspace also contains a further date (1838) inscribed on the lower part of the same stone as that observed externally above the roofline, although this is partly obscured by the raised Room 1 roof line. It is therefore of note that the stone has two dates engraved into it, one immediately above the roofline and one immediately below it. This would appear to reflect that, when the eastern roof was raised during this phase, it obscured the original date inscription, the occupier deciding to then repeat the carving higher up the wall. The roof contains many re-used timbers, but the wrought iron bolts used to joint the members of the trusses are typical of the mid to late nineteenth century.
- 6.2.33 By the time of the detailed General Board of Health map of 1852 (Fig 6), the screens passage appears to still be enclosed within the structure, and the conversion of Room 1 to a stable, has certainly not been undertaken, as stabling to the north (including the construction of the structure incorporating Rooms 10 and 15) and south is clearly marked 'St' on the map. However, it was probably undertaken prior to Phase 7, when the motor car was becoming prevalent, and the need for stabling at hotels was dwindling.
- 6.2.34 **Phase 7:** this phase relates to the removal of the bowling green from the immediate west of the Two Lions Inn, to what appears to be reclaimed council land to the south. The cartographic sources date this to between 1900 and 1925 (Figs 8 and 9). Although little appears to have been undertaken to the structure

of the building during this phase, the addition of a porch on the western side of the structure reflects a change in its usage, when it became viewed as an independent element of the public house, possibly relating to the removal of the bowling green.

- 6.2.35 No longer was access controlled through the main structure, and visitors could attend the extension and associated gardens without ever entering the main structure. This probably coincided with the structure's change in use to a function room where activities that could be undertaken completely independently of normal pub trade were held, allowing the owners to expand the revenue of the public house. The construction of an additional cloakroom at the northern end of the east elevation was also most likely to have been undertaken at this time, although it is not shown on the detailed mapping of 1925 (Fig 9).
- 6.2.36 The re-use of stalling from the redundant stables in Room 1, or possibly Room 10, to form bench seating with the main bar in Room 6 probably dates to the latter part of this phase.
- 6.2.37 **Phase 8:** this final phase relates to the subsequent extension of the cloakrooms prior to 1968-1971 (Fig 11), and the insertion of a separate bar reflect a change in social aspirations and customer relations in the second half of the twentieth century when clients demanded better social facilities. The cloakroom extensions also reflect the functional architectural style of the period. Whereas the earlier extensions were constructed in red sandstone, presumably at some expense when compared to using brick, in order to match, or at least, respect the earlier fabric, the late extensions were designed purely functionally, even though they significantly diminished the aspect of the structure when viewed from the south-east.
- 6.2.38 Such structures chart the changing role of public houses in the late Victorian period from drinking houses, almost exclusively populated by men, firstly into more political establishments where meetings could be held, and finally in the early to mid-twentieth century into social, community-based, centres, holding dances, parties and wedding receptions.

6.3 IMPACT

- 6.3.1 Whilst much of the fabric is proposed for retention within the redevelopment of the Two Lions, two areas have been outlined for removal; the eastern wall of the screens passage (the western wall of Room 1), and the Phase 6 single storey extension to the south of the west range (Rooms 11-14).
- 6.3.2 The renovation will also obscure many exposed features of archaeological significance, and during the work, many further such features are envisaged to be revealed.

6.4 RECOMMENDATIONS

- 6.4.1 The eastern wall of the screen passage is intrinsic to the understanding of the development of the structure, and is the most significant feature of the Phase 4 culmination of the medieval plan type of the structure, before it was subsequently remodelled into firstly a house, and secondly a commercial premises. It is most strongly suggested that this wall forms a major component of the Grade II* listing status of the property.
- 6.4.2 The decorated plaster ceilings, also central to the structure's Grade II* listing status, are in a poor state of repair, and would require specialist conservation.
- 6.4.3 The decorated ceiling beams of the Phase 1 structure revealed below the floor in Room 24 are of potentially more importance than the plaster ceiling below. They will require further drawn, textual, and photographic recording, followed by careful specialist conservation. The possibility of dendrochronological sampling or radiocarbon dating should be explored, as should detailed analysis of the paint, all of which could elucidate further information about the presently little understood primary phase of this historic and important structure. It is further recommended that the ceiling joists are planned with the associated super-structure of the floor, and that the possibly original floorboards above are analysed and reinstated.
- 6.4.4 The extension is not of architectural significance, and it could be argued that, although forming part of the listed building, and providing evidence for the changing roles of public houses from the late Victorian period, its removal would actually enhance the earlier structures and their curtilage. The majority of the structure has been adequately recorded by written, drawn and photographic record, but it is recommended that a watching brief is undertaken during demolition in order to adequately record the roof structure, and in order to complete the record to a consistent level.
- 6.4.5 As outlined in the report above, much of the fabric analysis is, at present, conjectural. The renovation of the property will require the removal of the vast majority of wall finishes and ceilings within the building. The potential archaeological information revealed, not only following removal, but during the removal of such material is likely to significantly supplement the phasing and analysis of the structure. It is thus recommended that any such removal of wall or ceiling material is done under strict archaeological supervision, ideally by experienced buildings archaeologists, or possibly in conjunction with the principal contractor in the form of a watching brief.
- 6.4.6 Following the removal of wall and ceiling finishes it is envisaged that supplementary drawn detail, in the form of internal elevations may also be required, in order to complement the written and photographic record.

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6. ILLUSTRATIONS

6.1 FIGURES

Figure 1: Location Map

Figure 2: Extract from Clarke's map of 1787

Figure 3: Extract from Wood's map, c1820-30

Figure 4: Extract from a Board of Health map of c 1825-40

Figure 5: Extract from the Penrith tithe map of 1849

Figure 6: Extract from the General Board of Health map of 1852

Figure 7: Extract from the first edition 1:2500 Ordnance Survey map of 1865

Figure 8: Extract from the second edition 1:2500 Ordnance Survey map of 1900

Figure 9: Extract from the third edition 1:2500 Ordnance Survey map of 1925

Figure 10: Extract from the 1:10560 Ordnance Survey map of 1938

Figure 11: Extract from the Ordnance Survey maps of 1968 and 1971

Figure 12: Plan by Blanc (in Jackson 1880) showing assumed original ground plan of the building.

Figure 13: Ground floor plan

Figure 14: North external elevation

Figure 15: South external elevation

Figure 16: East external elevation

Figure 17: West external elevation

Figure 18: First floor plan

Figure 19: South facing cross-section

Figure 20: Second floor plan

Figure 21: Cellar plan

Figure 22: Phase 1 ground floor plan

Figure 23: Phase 2 ground floor plan

Figure 24: Phase 3 ground floor plan

Figure 25: Phase 4 ground floor plan

Figure 26: Phase 5 ground floor plan

Figure 27: Phase 6 ground floor plan

Figure 28: Phase 7 ground floor plan

Figure 29: Phase 8 ground floor plan

6.2 PLATES

Plate 1: Undated engraving, possibly *c* 1800 (Watson 1901)

Plate 2: Plan of the plaster ceiling in the parlour, showing detail of coats of arms (Watson 1901)

Plate 3: North facade of the Two Lions Inn

Plate 4: Detail of north gable of west range

Plate 5: Detail of Phase 3 studded door

Plate 6: Detail of Phase 3 four-centred arch

Plate 7: Phase 2 hoodmould, Room 1

Plate 8: Phase 6 single story extension

Plate 9: Southern gable of west range

Plate 10: Datestone above roof, south pitch, courtyard range

Plate 11: West external elevation

Plate 12: Detail of raised roof height, west external elevation

Plate 13: General view from south-west

Plate 14: Mason's marks on dressed stones of inglenook fireplace, Room 1

Plate 15: Detail of mason's mark

Plate 16: Detail of decorative housing in arch of inglenook, Room 1

Plate 17: Re-used window surround within fire-back, Room 1

Plate 18: Servery hatch, Room 1

Plate 19: Fireplace, Room 2

Plate 20: Detail of transverse beam, Rooms 2/4

- Plate 21: Detail of window mouldings, Room 4
- Plate 22: Detail of dated heraldic shield, Room 5
- Plate 23: Grouping of heraldic shields, Room 5
- Plate 24: Detail of cut sill beam, Room 5
- Plate 25: General shot of decorated plaster ceiling, Room 6
- Plate 26: Detail of decorated beam, Room 6
- Plate 27: General view, Room 6
- Plate 28: Window detail, Room 11
- Plate 29: General view, Room 11
- Plate 30: Horizontal, Yorkshire sash window, Room 16
- Plate 31: Blocked Phase 2 window, Room 16
- Plate 32: Detail of original first floor beam, Room 23
- Plate 33: Heraldic shield, date and initials, ceiling, Room 24
- Plate 34: Decorated floor joists, Room 24
- Plate 35: Detail of decoration of floor joist, Room 24
- Plate 36: General view, Room 30
- Plate 37: General view, Room 31
- Plate 38: General view, Room 32
- Plate 39: Wall scar, west elevation, room 32
- Plate 40: Datestone within western elevation, Room 32
- Plate 41: Western truss, Room 32
- Plate 42: Recess in east elevation, Room 33
- Plate 43: Window detail, west elevation, Room 33

APPENDIX 1: LATE NINETEENTH CENTURY DESCRIPTION OF THE TWO LIONS INN

GERARD LOWTHER'S HOUSE, OR THE TWO LIONS INN, PENRITH (AFTER TAYLOR 1880)

The old mansion house of Gerard Lowther stands at one angle of the open area known as Great Dockray, which space is one of those large triangular-shaped market-places which are found to exist in some of our shire capitals and market towns. It was here that the bull ring formerly had its station. Abutting on this locality there are two fifteenth century mansion houses which still present some of their original features, and possess some historical interest: one of these is Dockray Hall, now an Inn - The Gloucester Arms - and the other is Gerard Lowther's House, or the Two Lions Inn, or the Bowling Green Inn.

In connection with, and supplementary to, the interesting historical narrative of Mr Jackson, and his commentary on the heraldry of the house, it may be of advantage to give a short account of the structure. However, the building has been so cut and modernized, that, externally, but little remains to elucidate its ancient character, but our member, Mr Hippolyte Blanc, of Edinburgh, has kindly executed a ground-plan to scale, in which he has been at pains to show the assumed original arrangement of the mansion, and he has also given a drawing of the elaborate plaster work ceiling, with its heraldic shields, which have been distinguished by Mr Jackson. The following description will therefore be limited to a notice of such of the ancient details as may be found remaining.

Some portion of this building belongs probably to about the period of Henry VII, and the subsequent date of 1585, which we see inscribed on the plaster-work of the ceiling in two or three places, marks the period when these decorative arrangements and certain alterations were undertaken by Gerard Lowther.

The house stands back from the street, from which it is separated by a front court-yard, formerly closed by a gateway, by the sides of which I have learnt there anciently stood two gate lodges built of clay and cobbles.

Facing the court-yard is the range of the main part of the house, which consisted of a long two-storied building with attics. An open porch was formerly projected before the main entrance. The doorway has a pointed elliptic head. The fine old massive door still remains; it is doubly and transversely planked with hewn oaken boards, studded with heavy-headed iron nails set in diagonal rows clenched behind; the iron bands, terminating in crosslet ends, go across the whole breadth of it, and the old lock is still attached; the head is arched to fit the lintel. A ponderous oak draw-bar, 7.75 by 6 inches thick, lies in its tunnel in the substance of the wall. On the right hand of the passage of entry is the hall, and on the left was the kitchen, now an out-house and stable. A doorway from the back part of the kitchen opened into the passage, and on the opposite side, there were, as was not unusual, two doorways opening into the hall at the screens - one on each side of the fireplace. Opposite to one of the doorways into the hall, near the main entrance, we have an arched opening in the kitchen wall affording a good example of a buttery hatch, - an arrangement such as is usual in old colleges, but which is not often found existing in domestic remains in the north,

Through this hatch provisions and supplies were doled to retainers and passed to the diners in the hall, directly from the kitchen and pantries. The opening is 1 foot 6 inches in length, and 1 foot 4 inches in height, and is formed of an ogee-headed arch, with a round and hollow moulding set in a square frame widely splayed. The kitchen chimney-piece still remains; it is worked in masonry into a segmental arch of about 11 feet span, with the edge plainly chamfered. The principal light to the kitchen was from the court-yard, by a square-headed mullioned window of two lights, with segmental heads. It has been cut away to form a doorway.

The annexed plan gives what are supposed to have been the dimensions of the original dining hall, and the position of the main window looking out into the gardens behind. This window has been removed, and is now found built into an addition at the back of the house; it has been a fine long low window of six lights, with segmental-arched heads, which with the mullions are moulded in cavetto, and it has been surmounted by a similarly moulded square hood label. Though now out of place, and appearing as

an insertion, it is evident from the return of the walling, and from other circumstances, that these remnants have formed the big window of the dais of this little hall, as is evolved in Mr Blanc's plan. The large window of the dais is always an important feature in all the fifteenth and sixteenth century halls which we have visited in this neighbourhood. It is seen in the beautiful bay at Yanwath, which belongs to the Transitional, between the Decorated and the Perpendicular periods; it also occurs in the later halls of Barton Kirke, and in the modified form at Hornby Hall. It is the type which is preserved in examples of these centuries still remaining to us in many of the central and western shires of England, and most gloriously in the those old college halls of Oxford and Cambridge, which have been best kept up and preserved. And it is remarkable that here in this market town in the north, in this little inn, we should find elaborated, the same domestic arrangements, and relative position of the kitchen and buttery hatch, and the screens and dais window, which prevailed in the spacious colleges and castellated halls of the fifteenth century. Moreover, on referring to the plan, it will be seen that the similitude to college halls is perfected still further, for in these it is almost invariable to find one or two doors of exit behind the dais to a private apartment or retiring parlour beyond. The same arrangement obtains here; the position of the dais was opposite the fireplace and screens, and behind the dais, were two doorways leading to a parlour and the lord's dining-room.

This latter apartment is well worthy of inspection, on account of the ceiling in plaster work so richly ornamented in geometric designs, and with coat of arms. This work is of about the same date as that of the similar ceilings of Hornby Hall and Barton Kirke, described elsewhere in this part of the Transactions. Mr Blanc's drawing, and Mr Jackson's discriminative commentary on the arms, illustrate the subject so completely that further description is unnecessary.

A turret, now removed, formerly abutted on this part of the building behind, and it contained a newel stone staircase, which gave access to the upper rooms. These latter have been so modernized as to present nothing of particular notice, and the wooden panelling, of which this house at one time possessed a large quantity, is now almost all removed. A few heraldic escutcheons, charged with the same arms as those depicted in the lord's dining-room, occur in several of the rooms and passages. The pleasure and the grounds behind the house have been used for several generations as a well-kept public bowling-green.

This description originally appeared as an appendix to the article by William Jackson entitled 'Gerard Lowther's House in Penrith, with some particulars of his life', which appeared in The Transactions of the Cumberland and Westmorland Antiquary and Archaeological Society in 1881 (see bibliography for full citation)

APPENDIX 2: PROJECT DESIGN

1. INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1 Manning Elliott, on behalf of their client Lowther Manelli, have requested that Oxford Archaeology North (OA North) consult with English Heritage and negotiate on the requirements necessary to undertake an assessment of the Two Lions Inn, Great Dockray, Penrith, Cumbria (centred NY 5156 2998). The Inn is positioned within the southern edge of the Conservation Area for Penrith, and is a Grade II* listed building (LB SMR 25303, HER 4994). It was built in 1585 for Gerard Lowther (Taylor 1892), and many of the original features are preserved, despite its use until very recently as a public house. It is separated from the street by a front courtyard that was formerly enclosed by a gateway onto Great Dockray and flanked by gate lodges (*ibid*). Towards the end of the nineteenth century an extension was added to the back of the building (*op cit*, 256). The building currently stands empty and is boarded up.
- 1.1.2 A basic examination and assessment of the building was carried out in June/July 2005, to approximately a RCHME Level I-type survey (OA North 2005b). The purpose was to provide information on the features of historical significance to aid the planning proposals prior to the submission of a planning application to Eden District Council (EDC). The proposals for the Two Lions include internal and external alterations, and demolition of the nineteenth century extension (planning reference 3/05/0956). These proposals are a component of a wider development on land adjacent to Southend Road, Penrith (planning reference 3/05/0954). The main development proposals include a superstore with associated car parking as the central feature, together with housing and retail units. This wider scheme was subject to an overall desk-based assessment (OA North 2005a).
- 1.1.3 One of the main pedestrian links from the town centre of Penrith to the car park that presently exists behind the Two Lions Inn currently runs through a passage way in the building. It is proposed that this access will be blocked and the diverted around the southern end of the building via the bowling green to the proposed facilities beyond.
- 1.1.4 Cumbria County Council's Historic Environment Service (CCCHES) was consulted by EDC and advised that an assessment incorporating a supplementary desk-based assessment, to that undertaken by OA North (2005), and buildings investigation should be carried out to Level 3, as per English Heritage guidelines (2006). However, due to the statutory designation of the building, consultation has taken place with English Heritage who has advised that a Level 3 survey was required to provide further information regarding the building before a planning decision and listed building consent can be provided.
- 1.1.5 In order to understand the site fully within its context, and due to its historical importance, the whole of the area outlined in the planning application (see attached plan) needs to be considered as a whole in order to fulfil the assessment requirements.

1.2 OXFORD ARCHAEOLOGY NORTH

- 1.2.1 Oxford Archaeology North has considerable experience of sites of all periods, having undertaken a great number of small and large scale projects throughout Northern England during the past 24 years. Evaluations, assessments, watching briefs and excavations have taken place within the planning process, to fulfil the requirements of clients and planning authorities, to very rigorous timetables.
- 1.2.2 OA North has the professional expertise and resources to undertake the project detailed below to a high level of quality and efficiency. OA North is **an Institute of Field Archaeologists (IFA) registered organisation, registration number 17**, and all its members of staff operate subject to the IFA Code of Conduct (1994).

2. OBJECTIVES

2.1 The archaeological programme of work aims to provide an origin, development sequence, and discussion of the plan, form and function of the buildings and the site outlined within the planning application boundary as a whole. The required stages to achieve these ends are as follows:

- **Desk-based assessment:** to provide a supplementary desk-based assessment to that undertaken by OA North (2005a), specific to the outlined planning application area (in accordance with the IFA standards (1999)). This will provide a context for the results of the buildings assessment and further understanding, more specifically of the cross-passage public access and the bowling green.
- **Buildings Investigation:** to provide a drawn and textual record of the buildings on site to a Level 3 standard (English Heritage 2006).
- **Report Production:** a written report will be produced following completion of the fieldwork, and will assess the significance of the data generated by this programme within a local context. A site archive will be produced to English Heritage guidelines (1991) and in accordance with the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990).

3. METHODS STATEMENT

3.1 DESK-BASED ASSESSMENT

3.1.1 **Introduction:** a desk-based assessment is usually undertaken as the first stage of a programme of archaeological recording, prior to further field investigation. It is not intended to reduce the requirement for fieldwork, but it will provide an appraisal of the archaeological or historical significance and a guide to the requirement for any further work.

3.1.2 A more general desk-based assessment already exists for the scheme-wide development (OA North 2005a). Therefore, it is intended that this research will be supplementary to the existing work, and will not aim to replicate the research already carried out. It will concentrate specifically on the outlined application area, focusing on the building and its context within its immediate environs, together with the bowling green and evidence of the usage of the cross-passage through the building.

3.1.3 The following research will be undertaken as appropriate, depending on the availability of source material. The level of such work will be dictated by the time scale of the project. The results will be analysed using the set of criteria used to assess the national importance of an ancient monument (DoE 1990). This aids in the presentation of the significance or otherwise of the site, and assessment during the planning process.

3.1.4 **County Record Office, Carlisle:** the office in Carlisle holds the main source of primary documentation, both maps and documents, for the site and its surrounding area.

3.1.5 **Documentary Material:** this work will include consultation of the County Records Office in Carlisle, and, more specifically, the Lowther archives. A review of all known and available resources of information relating to the site and its immediate environs will be undertaken. These include;

- relevant published sources. To include articles, and regional and local journals
- relevant unpublished documentary sources. To include, where appropriate, reports compiled by heritage conservation professionals and student theses
- primary sources. To include trade directories, deeds, borough records and probate inventories

- data held in local and national archaeological databases
 - any place-name evidence
 - other photographic/illustrative evidence
- 3.1.6 From this information it is hoped that information and detail regarding the buildings' architects, builders, patrons and owners may be obtained.
- 3.1.7 **Map regression analysis:** the work will include a collation of all available cartographic information relevant to the buildings.
- 3.1.8 A cartographic analysis will be undertaken to:
- investigate and trace the post-medieval occupation and changing land-use of the area through to the modern-day usage. This will aim to aid the dating and characterisation of the buildings during the standing buildings assessment, and identify possible areas for the survival of historic fabric
 - locate areas where any recent developments on site, of which there is no longer any evidence, may have impeded or disturbed the historical fabric.

3.2 BUILDINGS INVESTIGATION

- 3.2.1 **Introduction:** the following paragraphs in this section outline the general approach to be undertaken for the production of site drawings, photographic archive and the written record
- 3.2.2 **Prior to commencement of the building investigation the client should remove all modern moveable materials which obstruct the fabric of the buildings.**
- 3.2.3 **Photographic Archive:** a photographic archive will be produced utilising a 35mm camera with black and white film and a digital camera for general oblique photographs, and a medium format camera for the production of black and white prints of the principle elevations. A full photographic index will be produced and the position of photographs will be marked on the relevant floor plans. The archive will comprise the following:
- (i) the external appearance and setting of the buildings;
 - (ii) the overall appearance of the principal rooms and circulation areas;
 - (iii) any external or internal detail, structural or architectural, which is relevant to the design, development and use of the buildings, and which does not show adequately on general photographs;
 - (iv) any internal detailed views of features of especial architectural interest, fixtures and fittings, or fabric detail relevant to phasing the buildings.
- 3.2.4 **Survey Drawings:** the following drawings will be produced for the building:
- (i) plans of the basement, ground floor, first floor, and second floor will be produced by a combination of measured survey and enhancement of architects drawings. They will show the form and location of any structural features of historic significance (1:100 scale);
 - (ii) drawings of the principal external elevations of the building including the nineteenth century extension.

- (iii) one cross-section through the north-east/south-west axis of the building, which will extend through the principal historic fabric (Rooms 1, 2, 5 and 6 (OA North 2005b)) (1:50).
- 3.2.5 The survey drawings will be produced by a combination of techniques, which will entail either the enhancement of existing drawings or the provision of new survey by means of a reflectorless total station. As no cross-section drawing exists, this will need to be subject surveyed by means of a reflectorless total station. The reflectorless total station is capable of measuring distances to a point of detail by reflection from the wall surface, and does not need a prism to be placed. The instrument to be used will be a Leica TCR400 reflectorless total station which emits a visible laser beam, that can be visually guided around points of detail. The digital survey data will be captured within a pen computer running TheoLT software, which allows the survey to be directly inserted into AutoCAD software for the production of final drawings.
- 3.2.6 Architects elevation drawings exist for the principal elevations; however, these are representative and schematic and are not accurate. It will therefore be necessary to produce new elevations. It is proposed to create the drawings by a combination of rectified photography, and use of the reflectorless total station. Rectified photography will be produced using a medium format camera and a digital SLR (8 megapixel), of those parts of the elevations that are visible. Survey control for each elevation will be provided by the reflectorless instrument. At the same time the instrument will be used to record those elements of the wall that can not be recorded by the rectified photographs. **The south-west elevation is severely obscured by bushes and it will be necessary for the client to remove or cut these back in advance of the survey.**
- 3.2.7 The rectified photographs will be adjusted using Archis software to take out any residual distortion, and then the images will be digitised within AutoCAD software to produce accurate representative elevation drawings. The drawings will show principle detail, which will include ashlar stone, quoins, changes in construction, but will not show all individual stones.
- 3.2.8 The floor plans were checked as part of the assessment phase of the project and were found to be of sufficient accuracy. It is, therefore, proposed to enhance the drawings by manual survey.
- 3.2.9 OA North does not undertake to correct survey inaccuracies in the client's drawings, which shall remain the responsibility of the client. However, if inaccuracies significantly impede the progress of the archaeological survey and must be rectified to allow the archaeological survey to proceed, a charge for this correction will be made.
- 3.2.10 The drawings will be used to illustrate the phasing and development of the buildings. Detail captured by the annotation will include such features as window and door openings, an indication of ground and roof level, and changes in building material. The final drawings will be presented through an industry standard CAD package (AutoCAD 2004).
- 3.2.10 **Interpretation and Analysis:** a visual inspection of the buildings will be undertaken utilising the OA North building investigation *proforma* sheets. A description of the building will be undertaken to Level 3 standard (English Heritage 2006), which will include a systematic account of the origin, development and use of the buildings as well as the evidence on which this account is based
- 3.2.11 The written record will include:
- (i) an analysis of the plan, form, fabric, function, age and development sequence of the buildings;
 - (ii) an account of the past and present use of the buildings;
 - (iii) an account of the fixtures, fittings associated with the buildings, and their purpose;

- (iv) identification of key architectural features (including fixtures and fittings) which should be preserved in-situ;
- (v) a discussion of the relative significance of rooms within the buildings;
- (vi) a description of the historic context of the buildings including their relationship with nearby buildings in architectural and functional terms and so forth.

3.3 REPORT PRODUCTION

3.3.1 **Interim Report:** following completion of the fieldwork and initial analysis, an interim report will be issued with regards to the nineteenth century extension. This will aim to facilitate the client's application regarding demolition of this extension. It is aimed to submit this within approximately one week following the site work.

3.3.2 **Final Report:** one bound and one unbound copy of a written synthetic report, together with a digital copy supplied on CD, will be submitted to the client, and a further two copies submitted to the Cumbria HER within eight weeks of completion. A copy will also be supplied to English Heritage and the Penrith Conservation Officer for consultation purposes. The report will include;

a site location plan related to the national grid,

a front cover to include the planning application number and the NGR,

the dates on which the fieldwork was undertaken and by whom,

a concise, non-technical summary of the results,

the precise location, address and NGR will be provided,

a description of the methodology employed, work undertaken and results obtained,

plans, sections drawings and photographs at an appropriate scale,

the report will also include a complete bibliography of sources from which data has been derived,

a copy of the CCCHES project brief will be included in the appendices,

a copy of this project design in the appendices, and indications of any agreed departure from that design.

3.3.3 This report will be in the same basic format as this project design; a copy of the report can be provided on CD, if required.

3.4 ARCHIVE

3.4.1 The results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. OA North conforms to best practice in the preparation of project archives for long-term storage.

3.4.2 This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the Cumbria HER (the index to the archive and a copy of the report). OA North practice is to deposit the original record archive of projects with the appropriate County Record Office, in this case Carlisle.

- 3.4.3 The Arts and Humanities Data Service (AHDS) online database project *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.
- 3.4.4 **Confidentiality:** all internal reports to the client are designed as documents for the specific use of the Client, for the particular purpose as defined in the project brief and project design, and should be treated as such. They are not suitable for publication as academic documents or otherwise without amendment or revision. Any requirement to revise or reorder the material for submission or presentation to third parties beyond the project brief and project design, or for any other explicit purpose, can be fulfilled, but will require separate discussion and funding.
4. HEALTH AND SAFETY
- 4.1 OA North provides a Health and Safety Statement for all projects and maintains a Unit Safety policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers (1997). A risk assessment will be completed in advance of any on-site works and copies will be made available on request to all interested parties.
- 4.2 Room 32 (OA North 2005b) has been used as a store room. However, there are few floor boards and access across the room is via the exposed joists. There is also little available light. In order to combat these hazards, OA North may require the hire of lighting and a generator. In addition, it will be necessary to provide access across the room using plywood boards or similar.
5. WORK TIMETABLE
- 5.1 **Desk-based assessment:** approximately six days will be required for this element. This element will begin on Tuesday 13th June 2006.
- 5.2 **Buildings Investigation:** it is anticipated that this element will require approximately two weeks to complete. This will begin on Monday 19th June and will be completed by Friday 30th June 2006.
- 5.3 **Interim Report:** an interim report will be issued with reference to the nineteenth century extension w/c 10th July 2006 at the latest.
- 5.4 **Report Production:** a report will be submitted within approximately four weeks of the completion of the fieldwork and will be submitted by Friday July 28th 2006.
6. PROJECT MONITORING
- 6.1 **Access:** liaison for access to the buildings during the assessment will be arranged with the client, unless otherwise instructed prior to commencement of the archaeological investigation.
- 6.2 Whilst the work is undertaken for the client, the Historic Buildings Advisor at English Heritage, and the Assistant County Archaeologist will be kept fully informed of the work and its results, and will be notified in advance of the commencement of the fieldwork. Any proposed changes to the project design will be agreed with English Heritage and CCHES in consultation with the client.
7. STAFFING PROPOSALS
- 7.1 The project will be under the direct management of **Emily Mercer BA MSc AIFA** (OA North senior project manager) to whom all correspondence should be addressed.

- 7.2 The desk-based assessment will be undertaken by **Tony Lee BA AIFA** (OA North supervisor) who is very experienced in such work and capable of carrying out projects of all sizes.
- 7.3 The project will be supervised in the field by Chris Wild BSc (OA North project officer). Chris has a great deal of experience in the recording and analysis of historic buildings throughout the North West.

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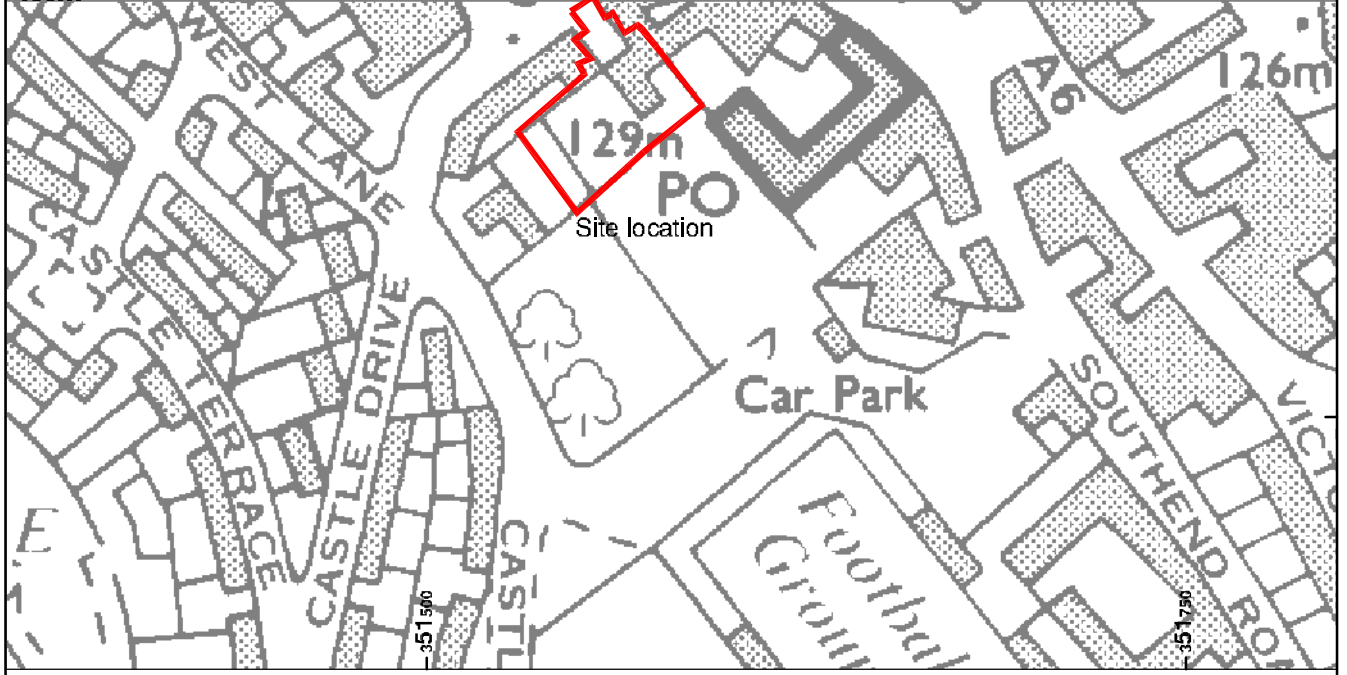
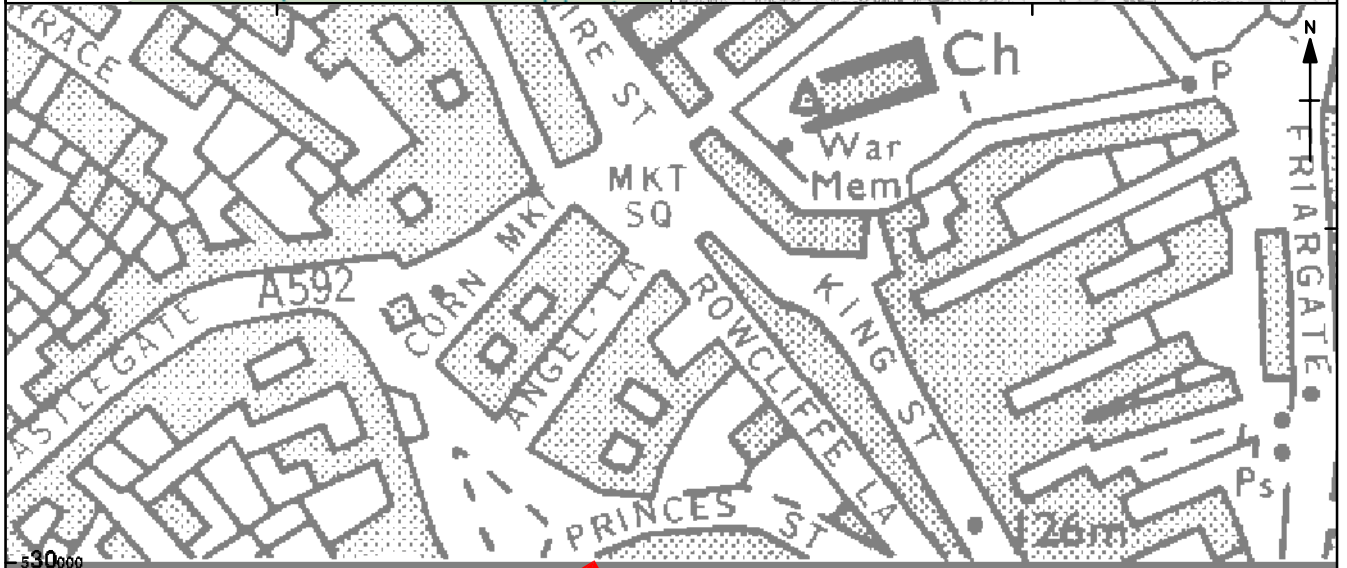
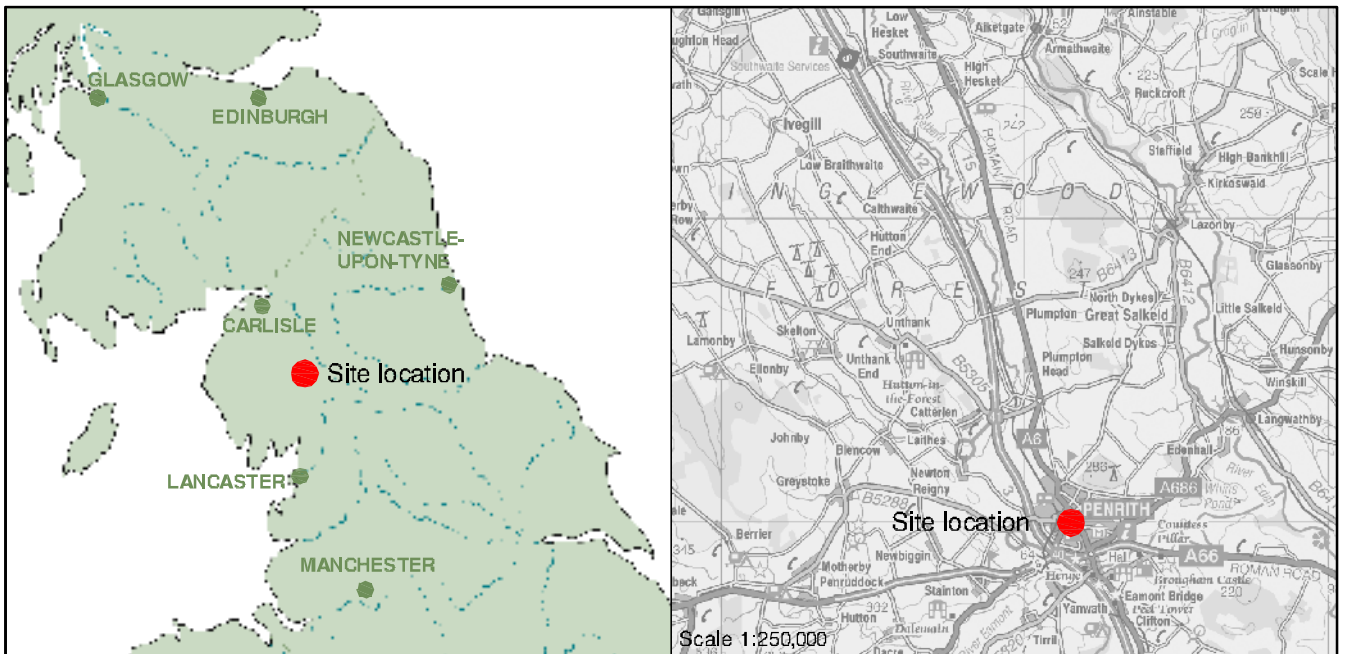


Figure 1: Site Location

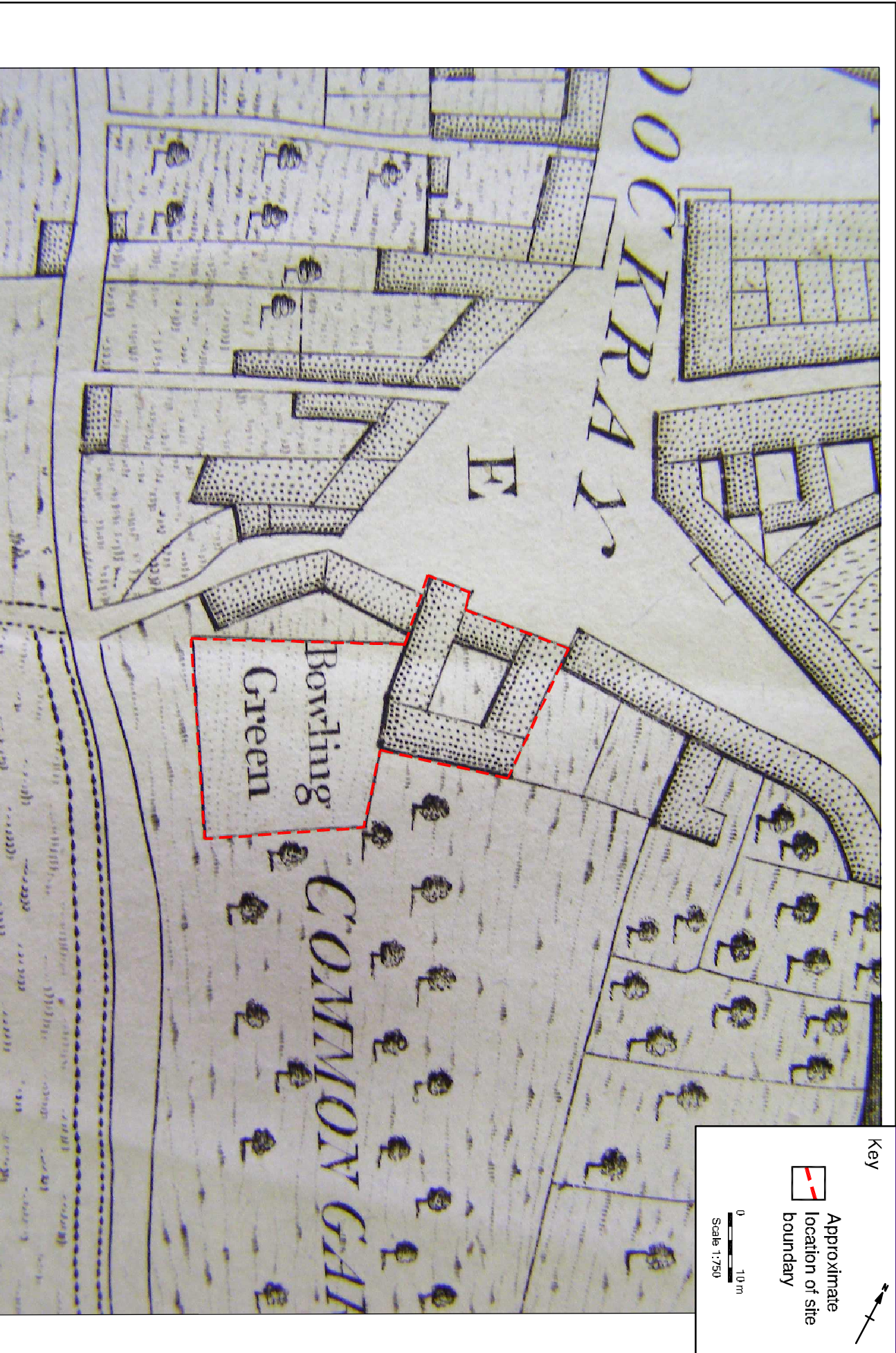


Figure 2: Extract from Clarke's map of 1787

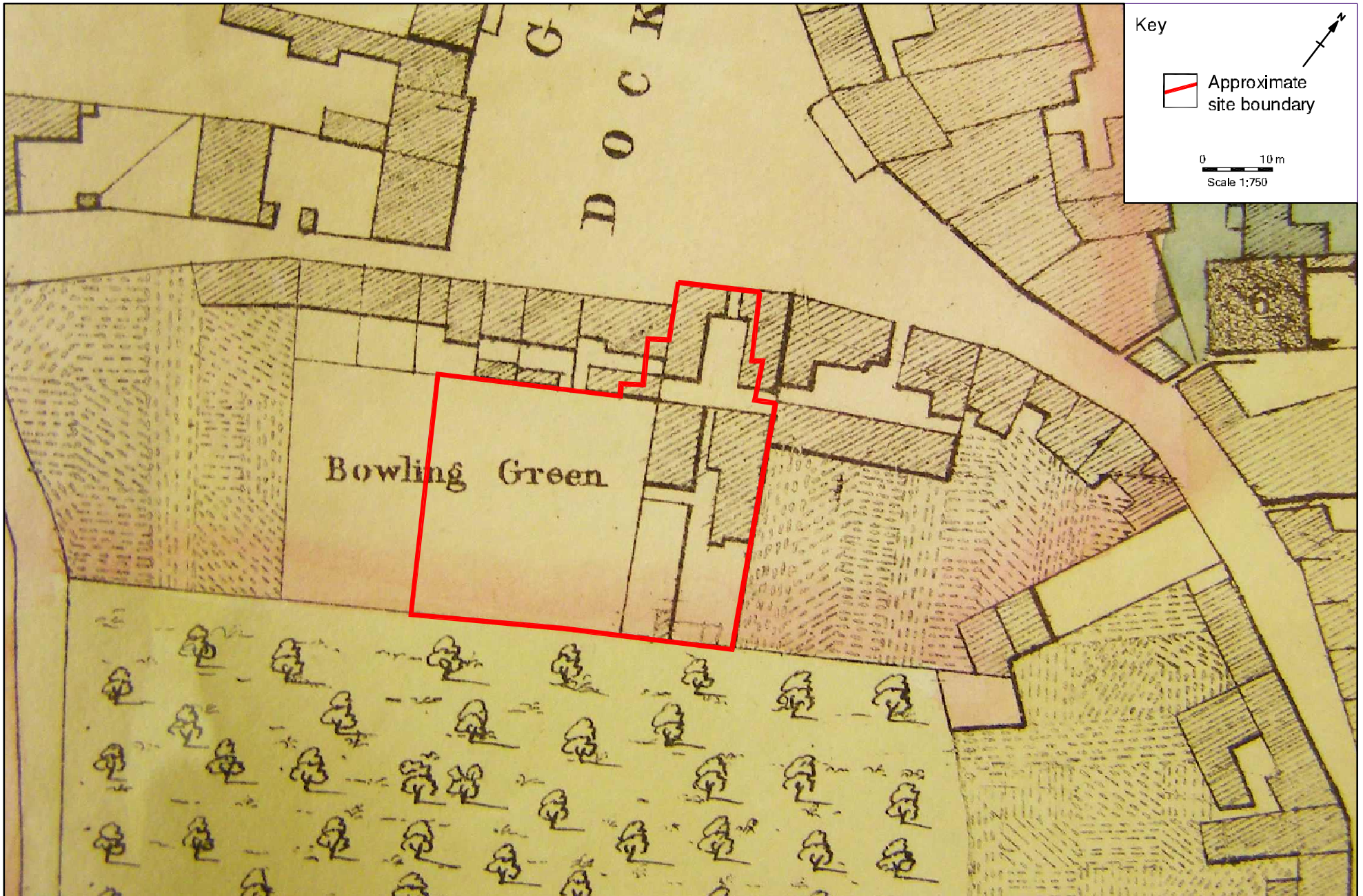


Figure 3: Extract from Wood's map, c 1820-1830



Figure 4: Extract from a General Board of Health map, c 1825-1840

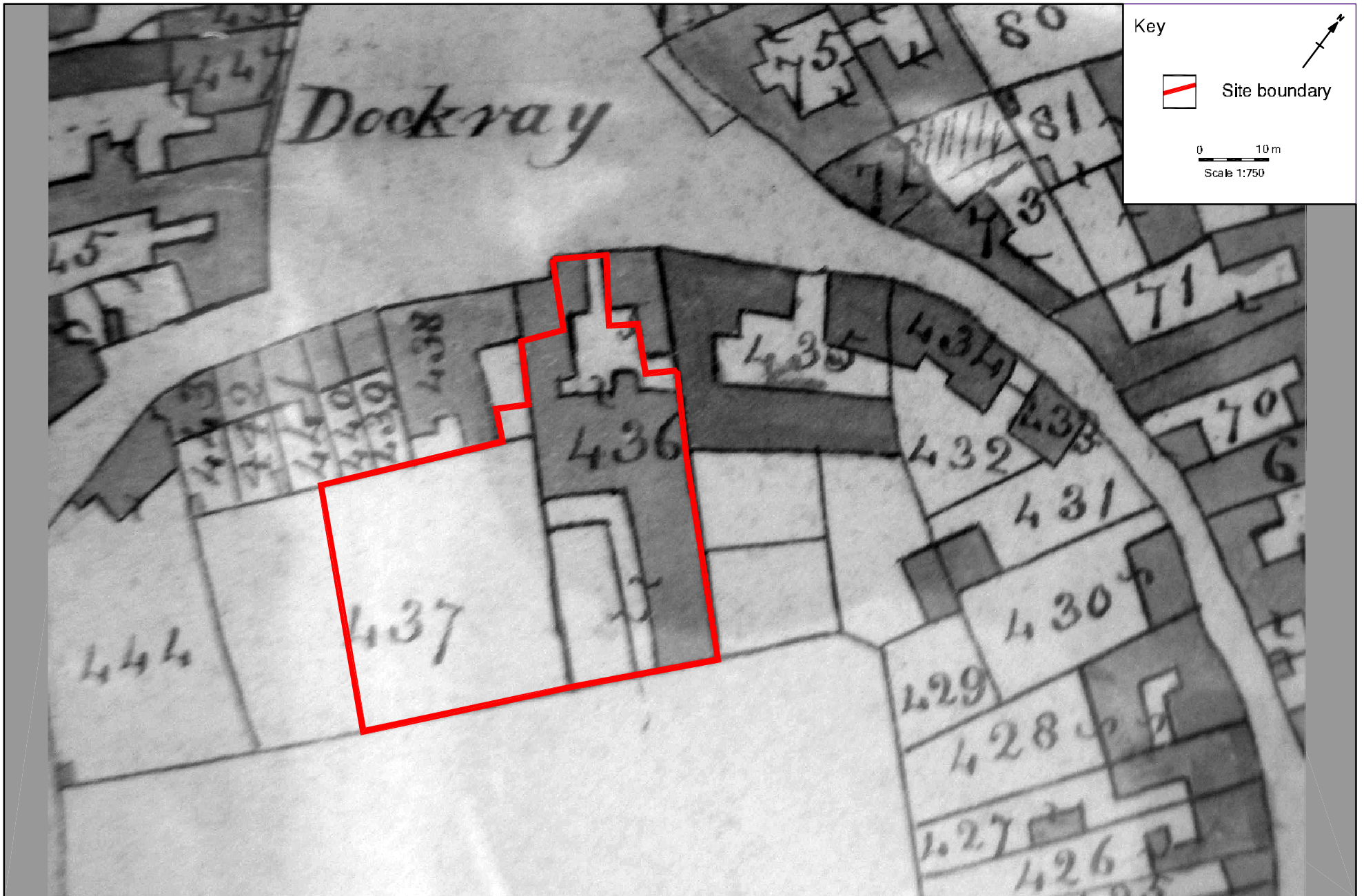


Figure 5: Extract from the Penrith tithe map of 1849

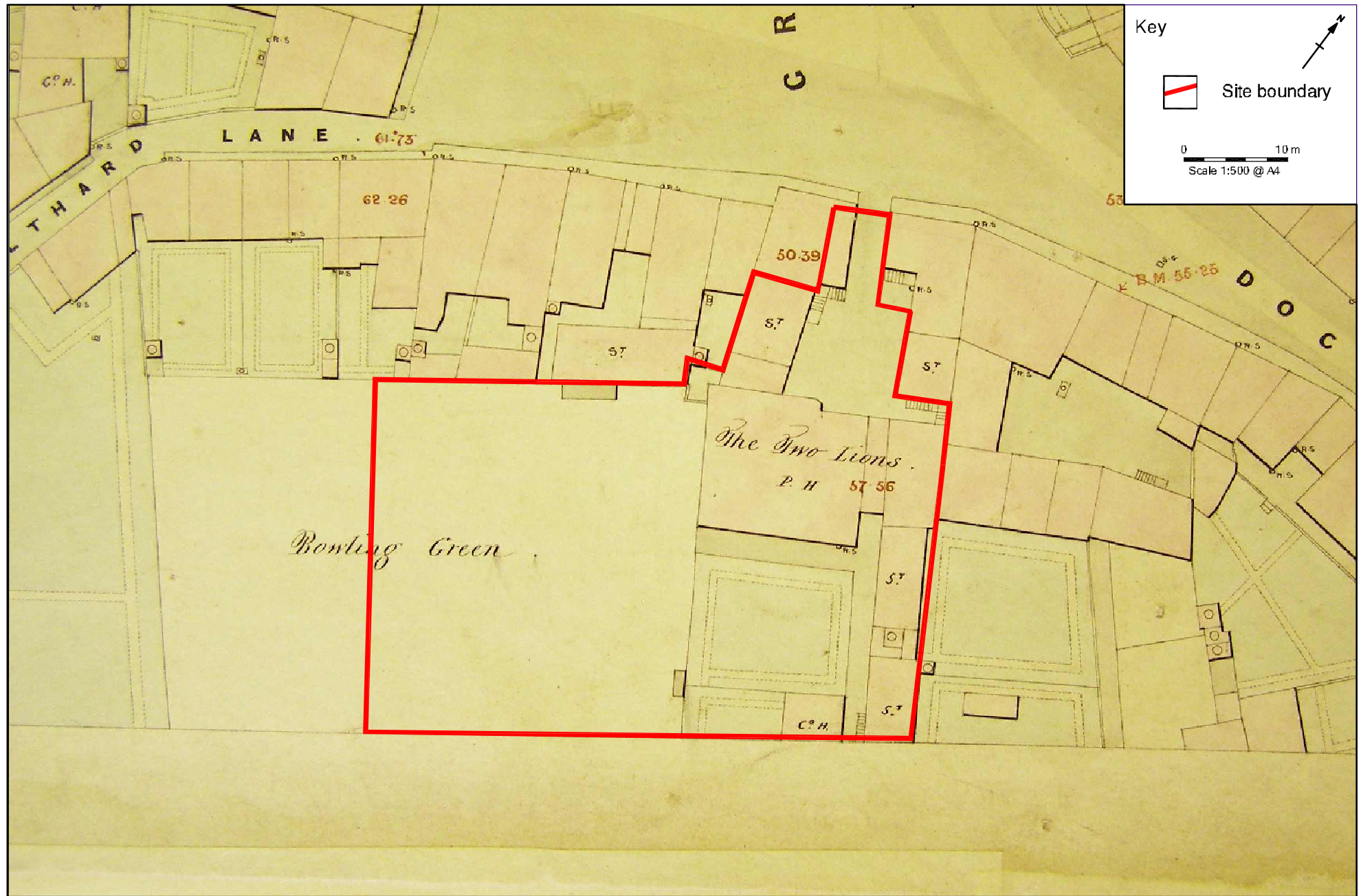


Figure 6: Extract from the General Board of Health map of 1852

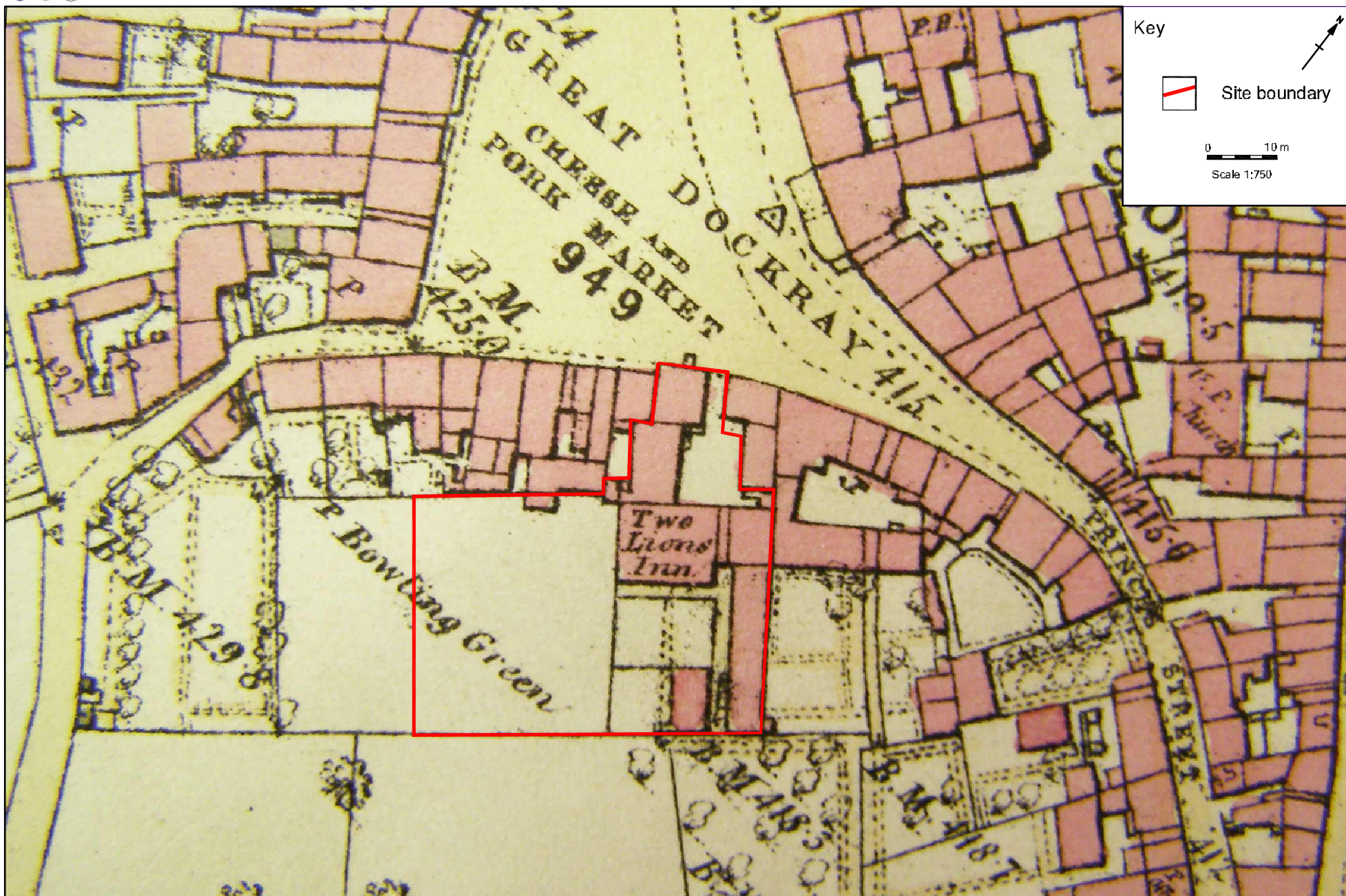


Figure 7: Extract from the First Edition 1:2500 Ordnance Survey map of 1865

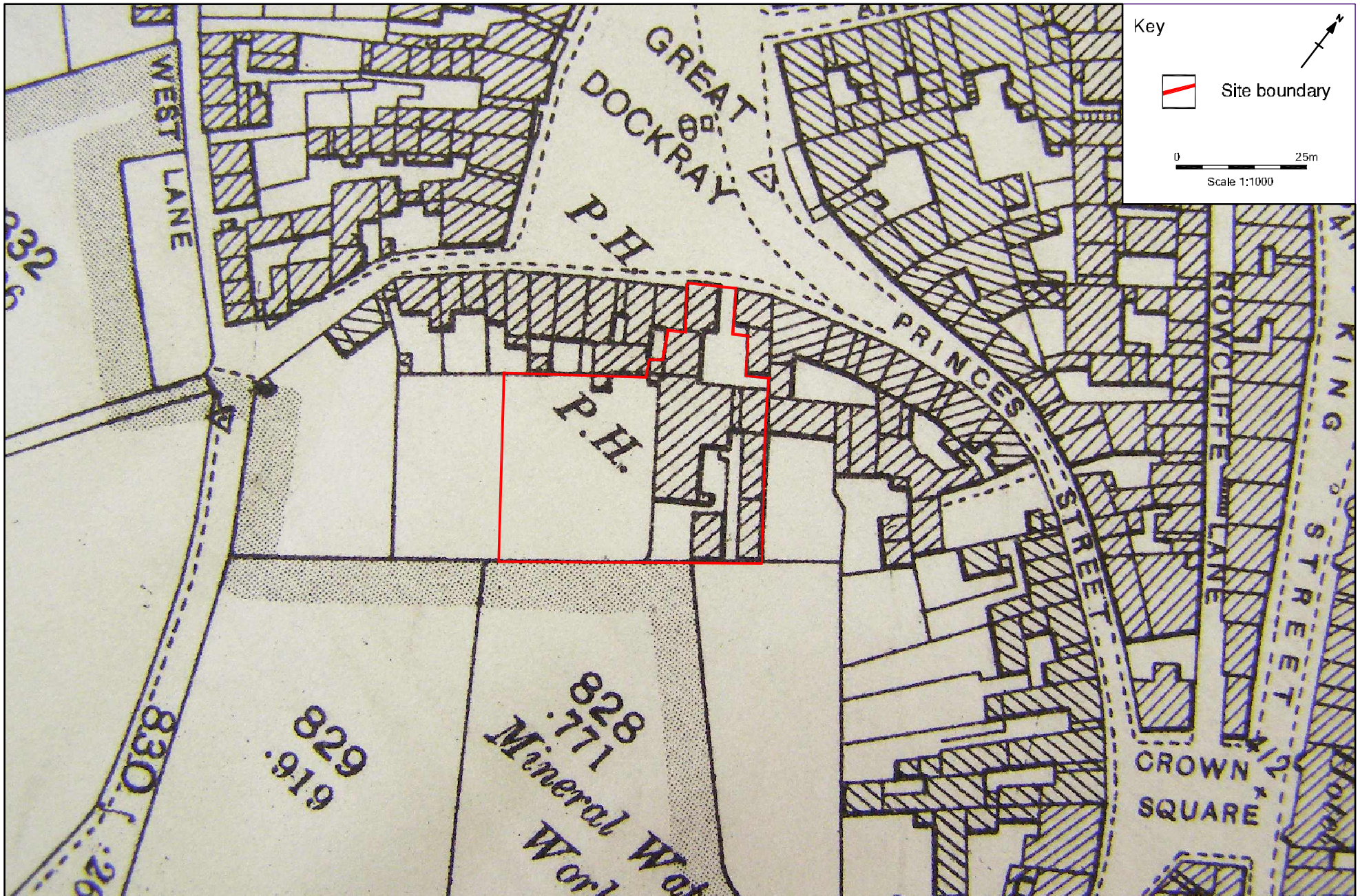


Figure 8: Extract from the Second Edition 1:2500 Ordnance Survey map of 1900

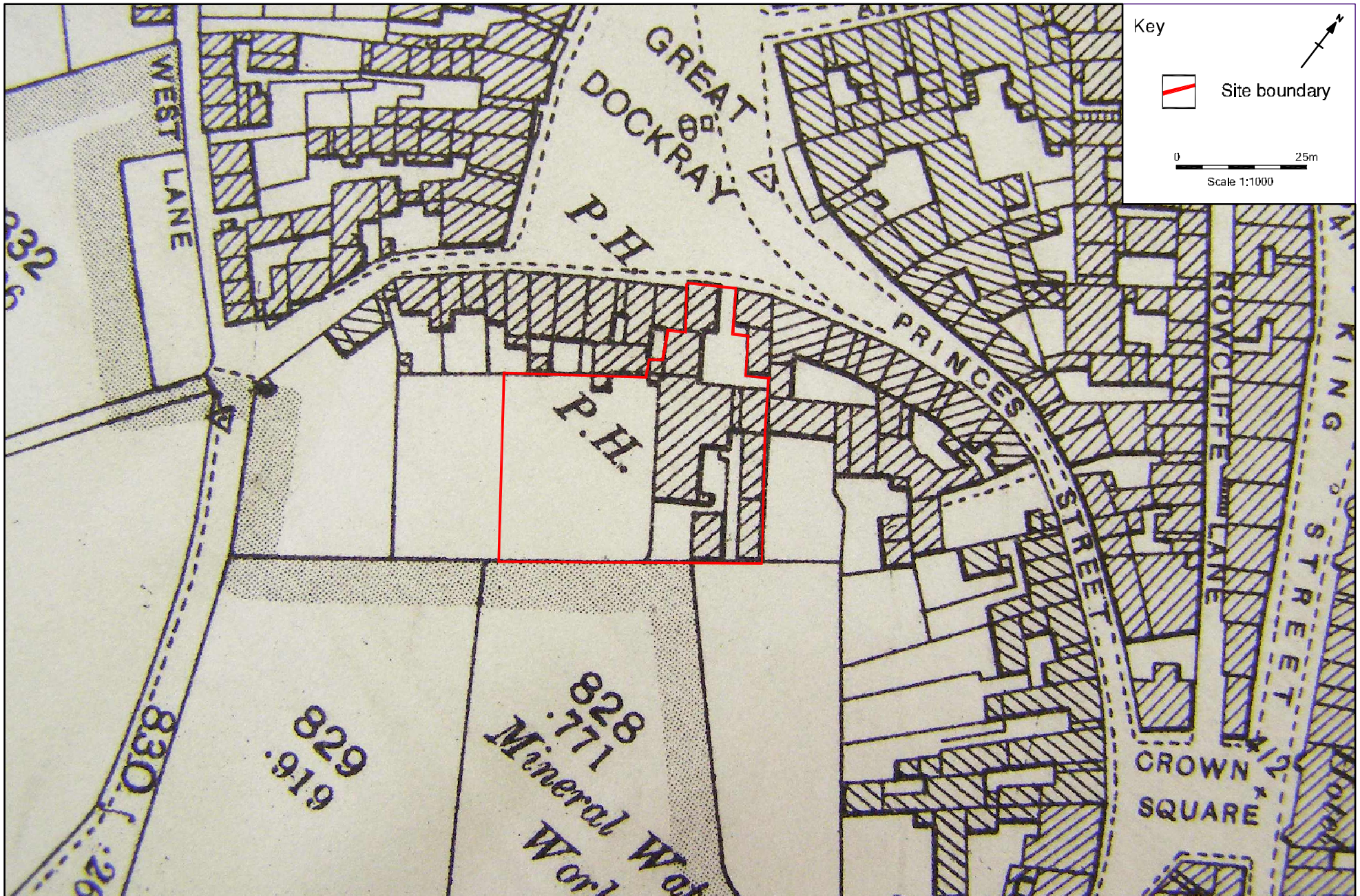


Figure 8: Extract from the Second Edition 1:2500 Ordnance Survey map of 1900

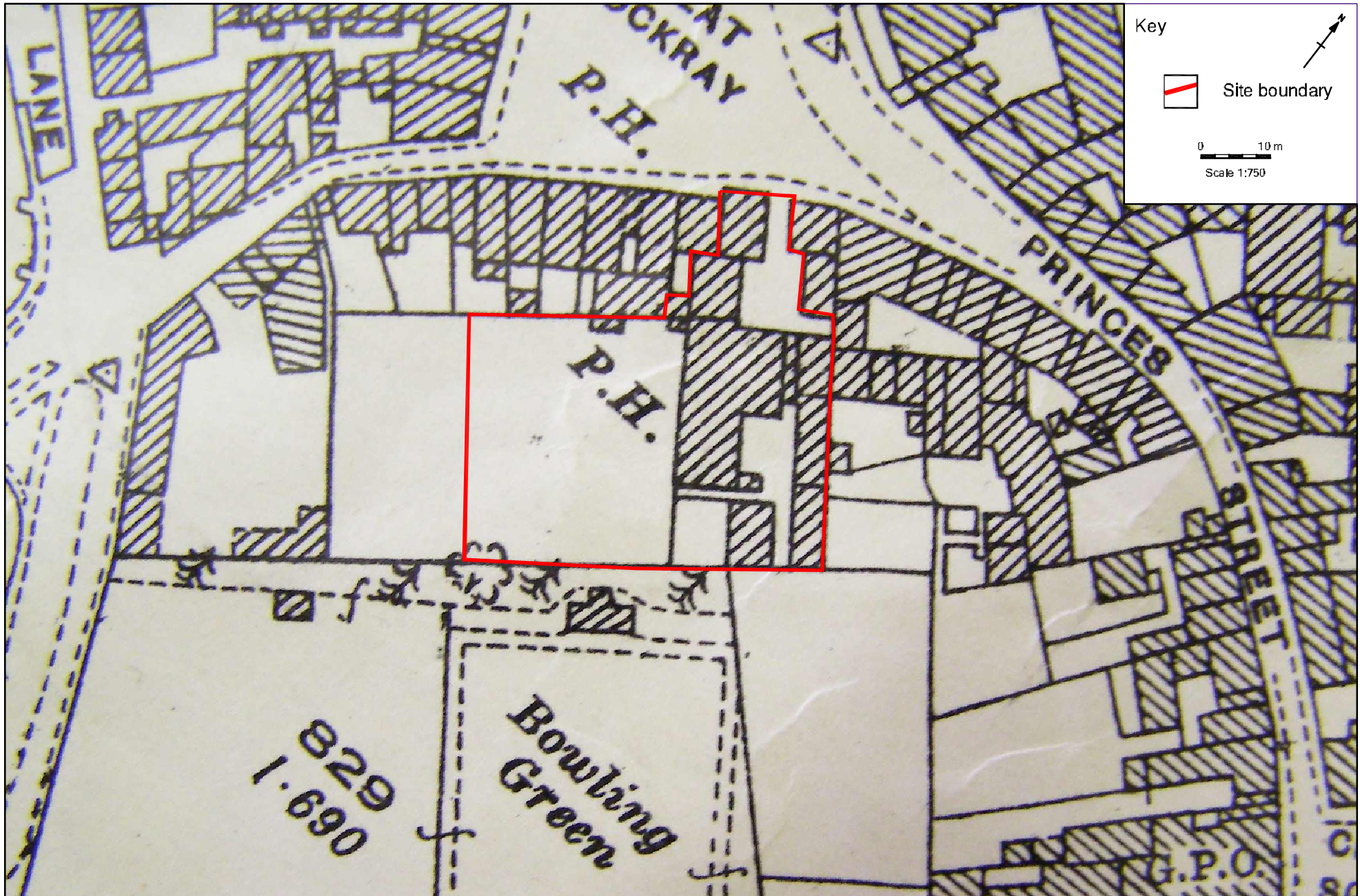


Figure 9: Extract from the Third Edition 1:2500 Ordnance Survey map of 1925



Figure 10: Extract from the 1:10560 Ordnance Survey map of 1938

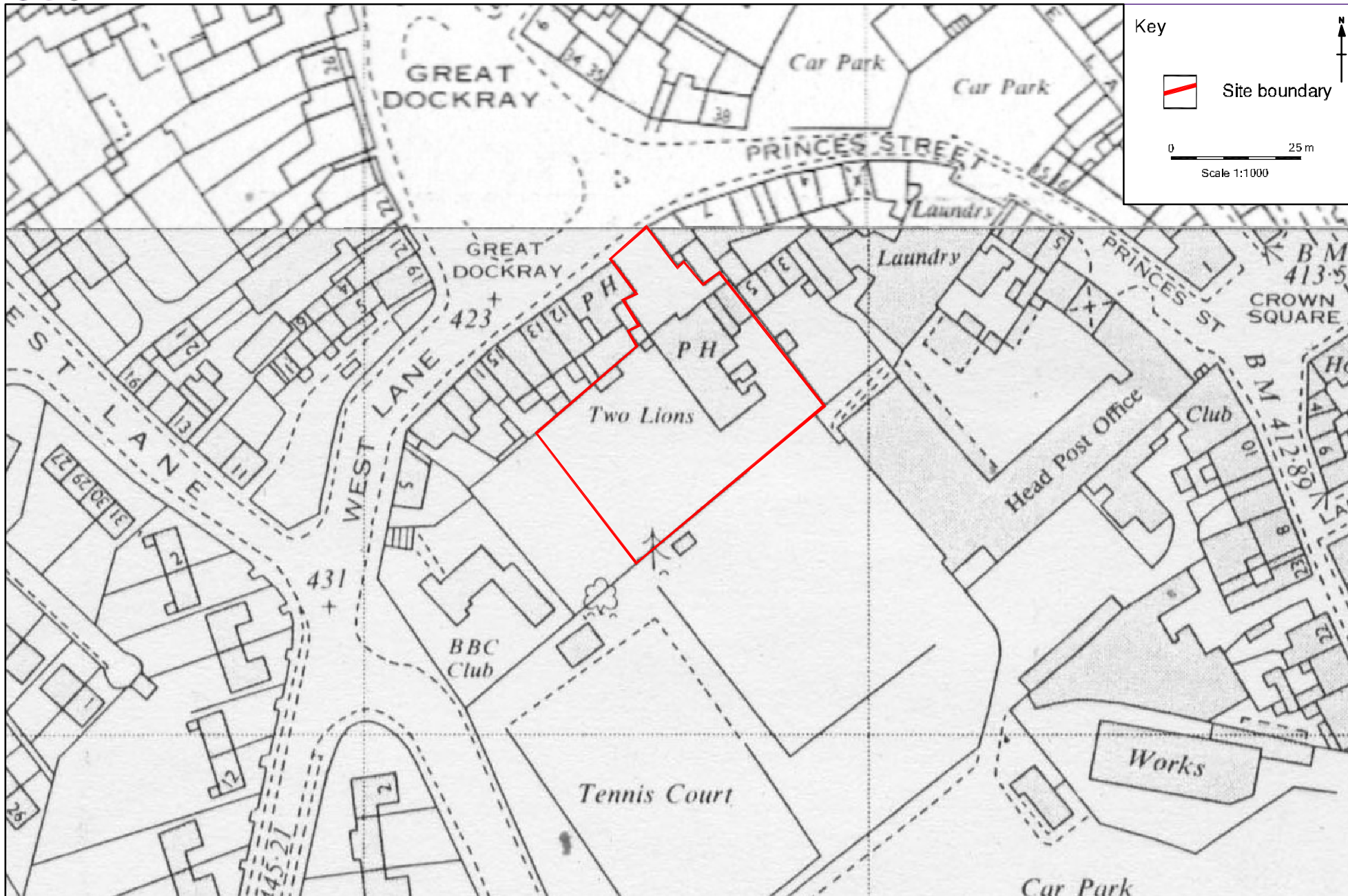
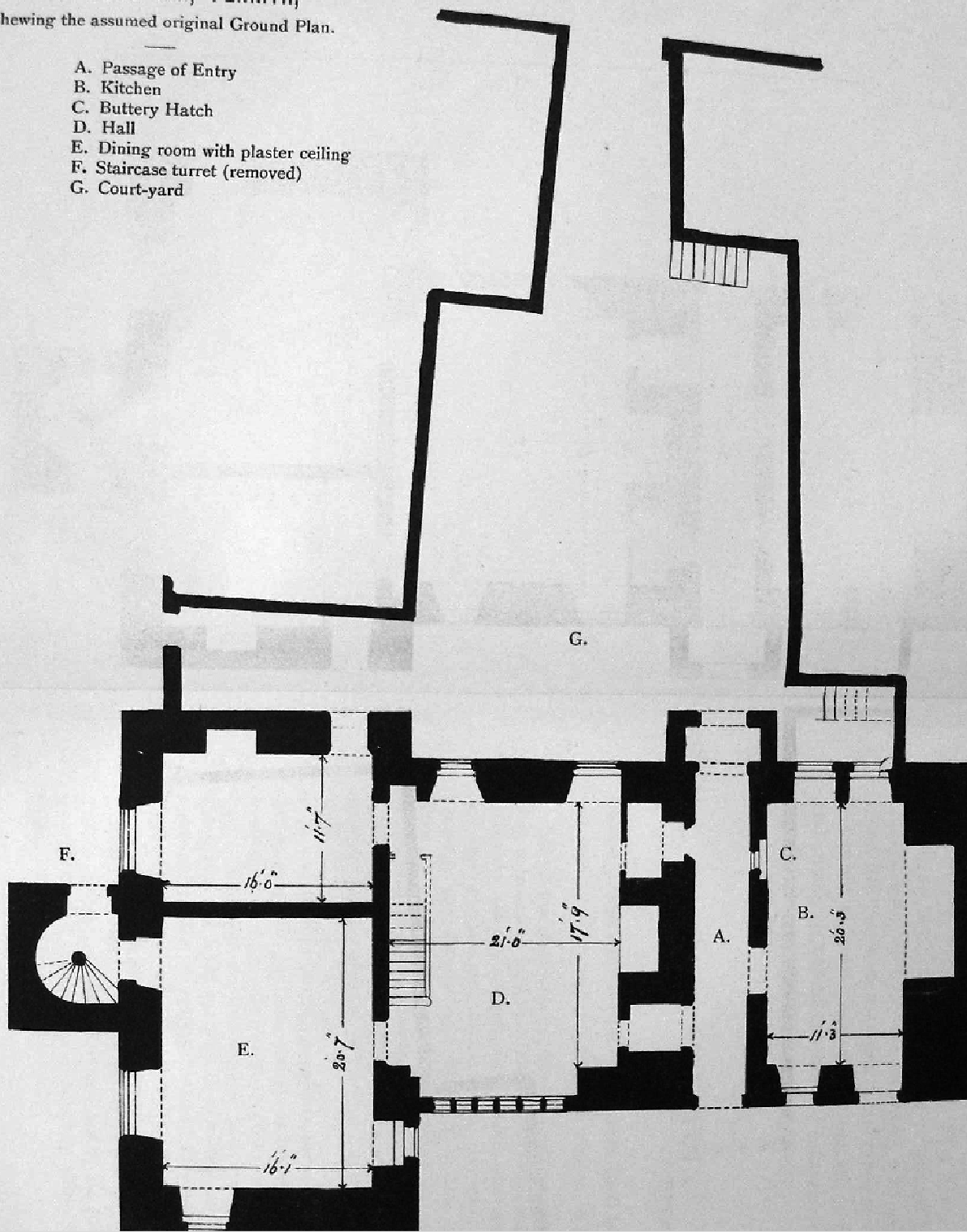


Figure 11: Extract from the Ordnance Survey maps of 1968 and 1971

TWO LIONS INN, PENRITH,
 Shewing the assumed original Ground Plan.

- A. Passage of Entry
- B. Kitchen
- C. Buttery Hatch
- D. Hall
- E. Dining room with plaster ceiling
- F. Staircase turret (removed)
- G. Court-yard



Key



0 10 m

Scale 1:400 @ A4

Figure 12: Plan by Blanc (in Jackson 1881) showing assumed original ground plan of the Two Lions.

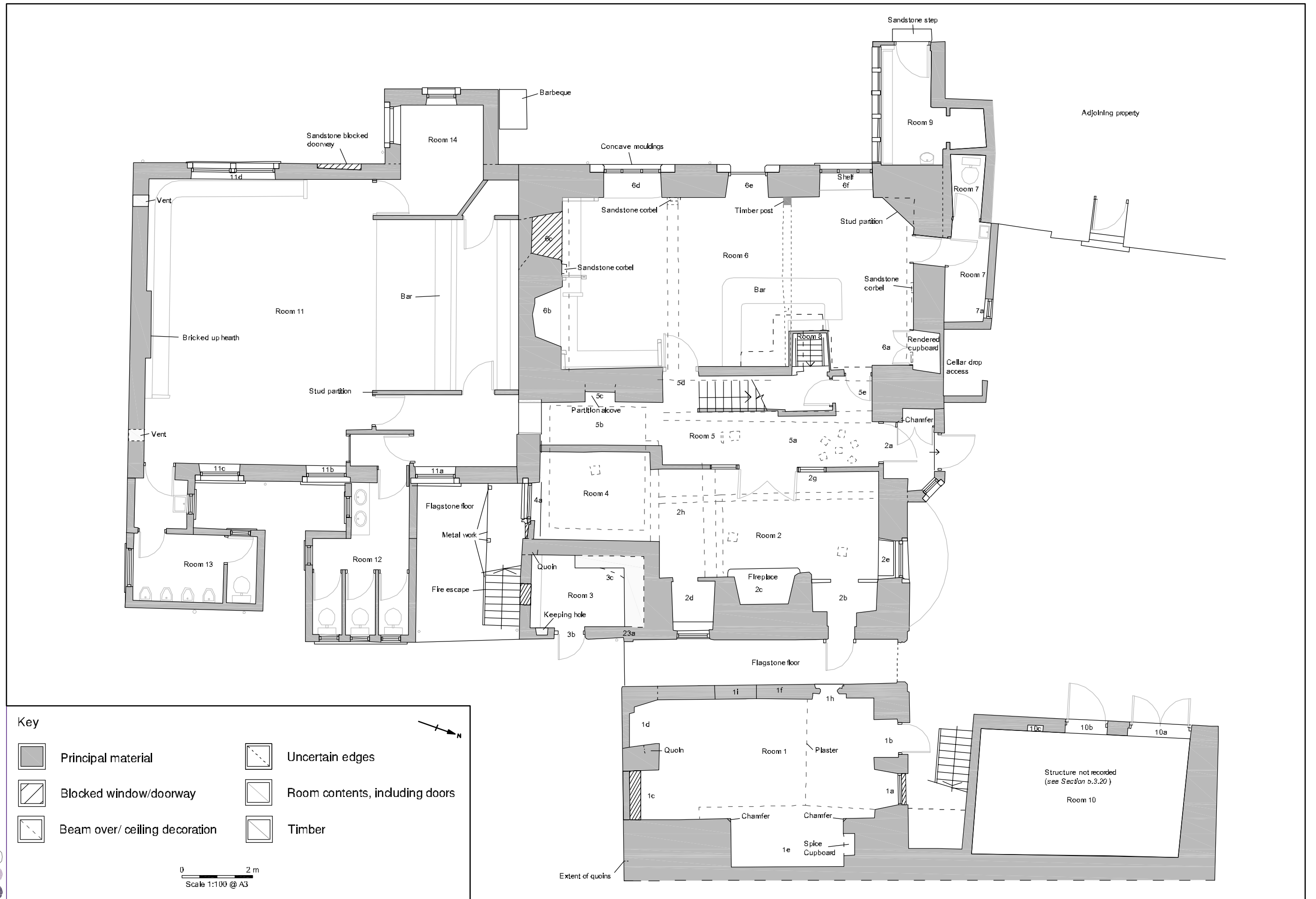
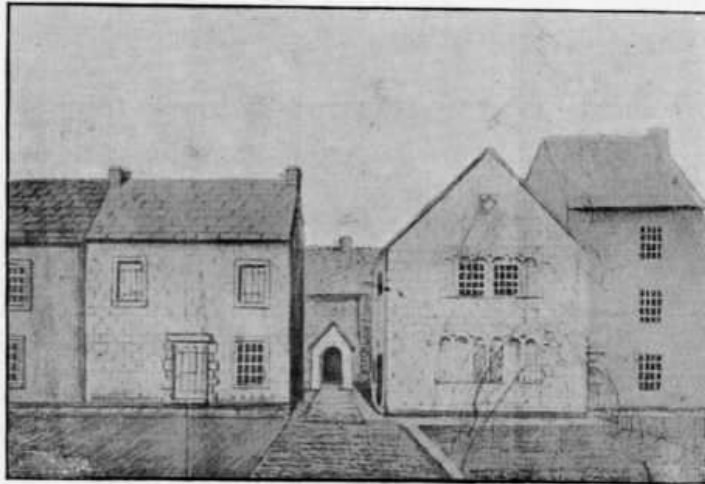
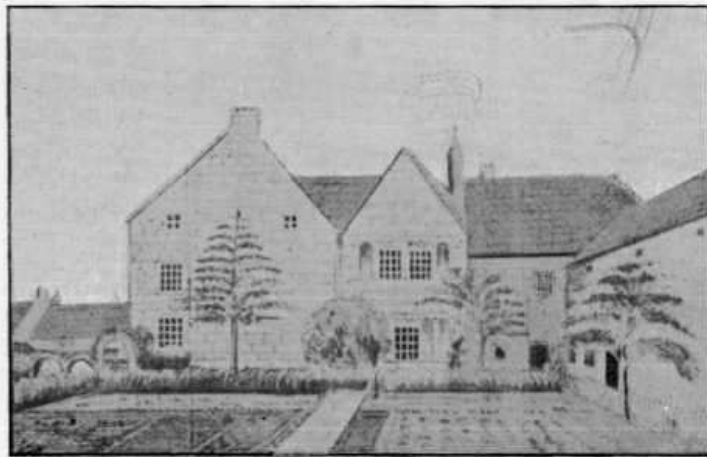


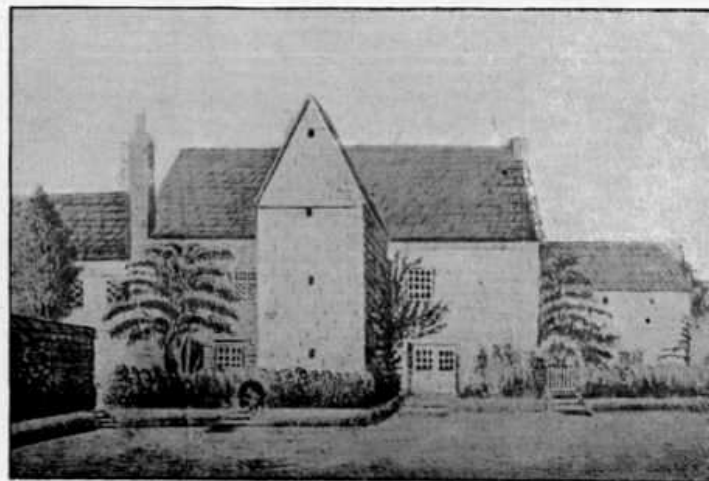
Figure 13: Ground floor plan



ENTRANCE FROM GREAT DOCKWRAY.



BACK OR GARDEN ELEVATION,



GERARD LOWTHER'S HOUSE, PENRITH.

(TO FACE P. 100.)

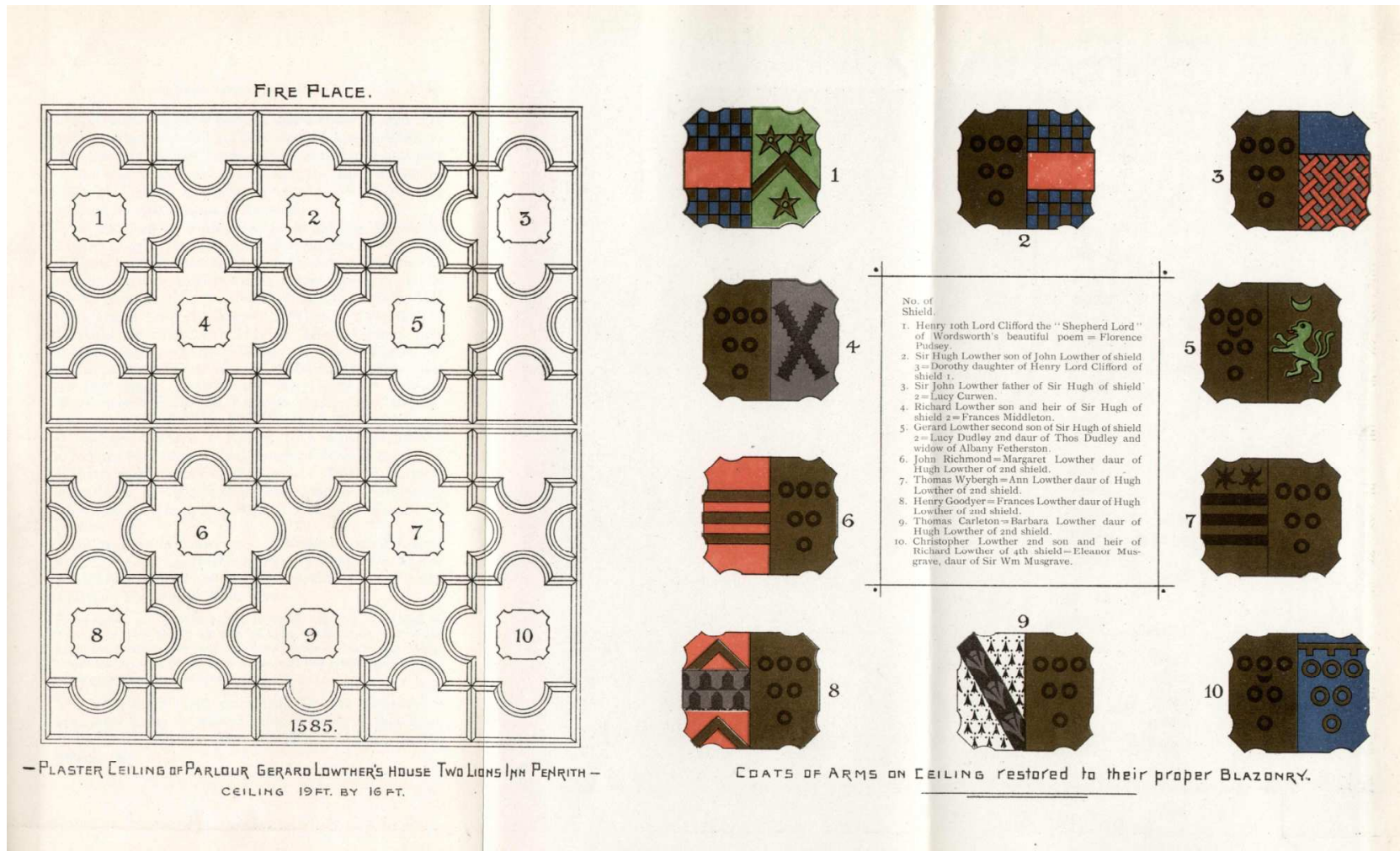


Plate 2: Plan of the plaster ceiling in the parlour, showing detail of coats of arms (Watson 1901)



Plate 3: North facade of the Two Lions Inn



Plate 4: Detail of north gable of west range



Plate 5: Detail of Phase 3 studded door



Plate 6: Detail of Phase 3 four-centred arch



Plate 7: Phase 2 hoodmould, Room 1



Plate 8: Phase 6 single story extension



Plate 9: Southern gable of west range



Plate 10: Datestone above roof, south pitch, courtyard range



Plate 11: West external elevation



Plate 12: Detail of raised roof height, west external elevation



Plate 13: General view from south-west



Plate 14: Mason's marks on dressed stones of inglenook fireplace, Room 1



Plate 15: Detail of mason's mark

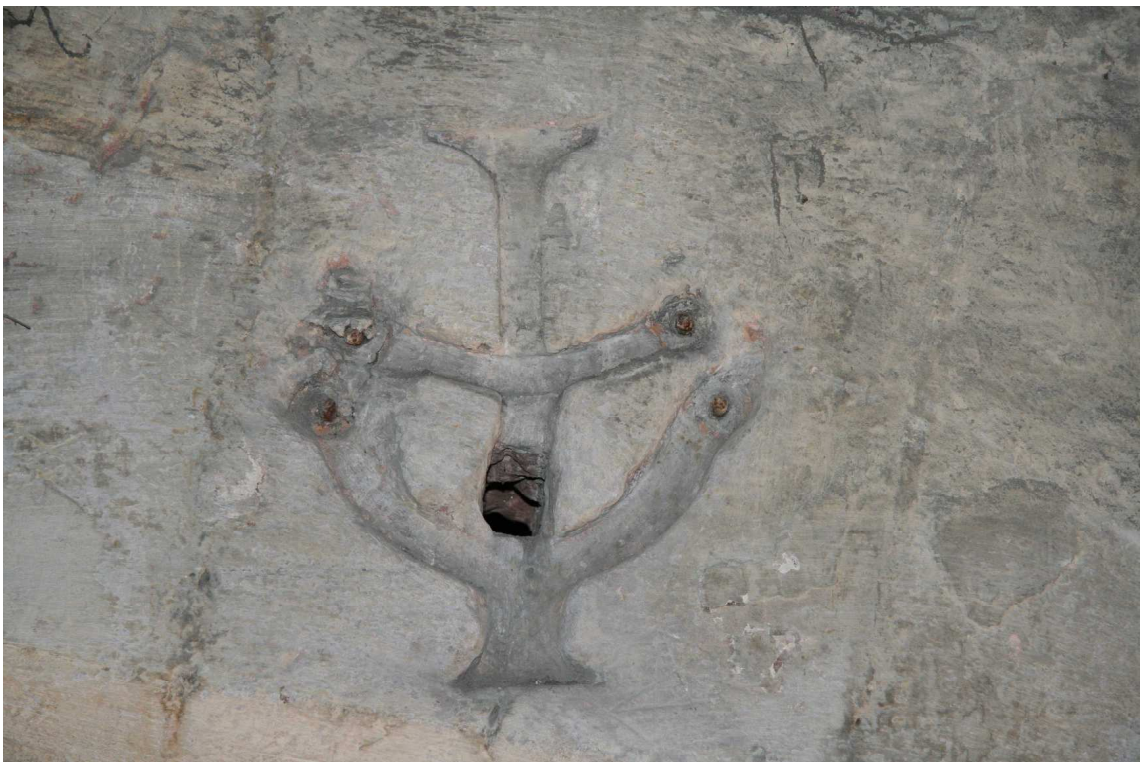


Plate 16: Detail of decorative housing in arch of inglenook, Room 1



Plate 17: Re-used window surround within fire-back, Room 1

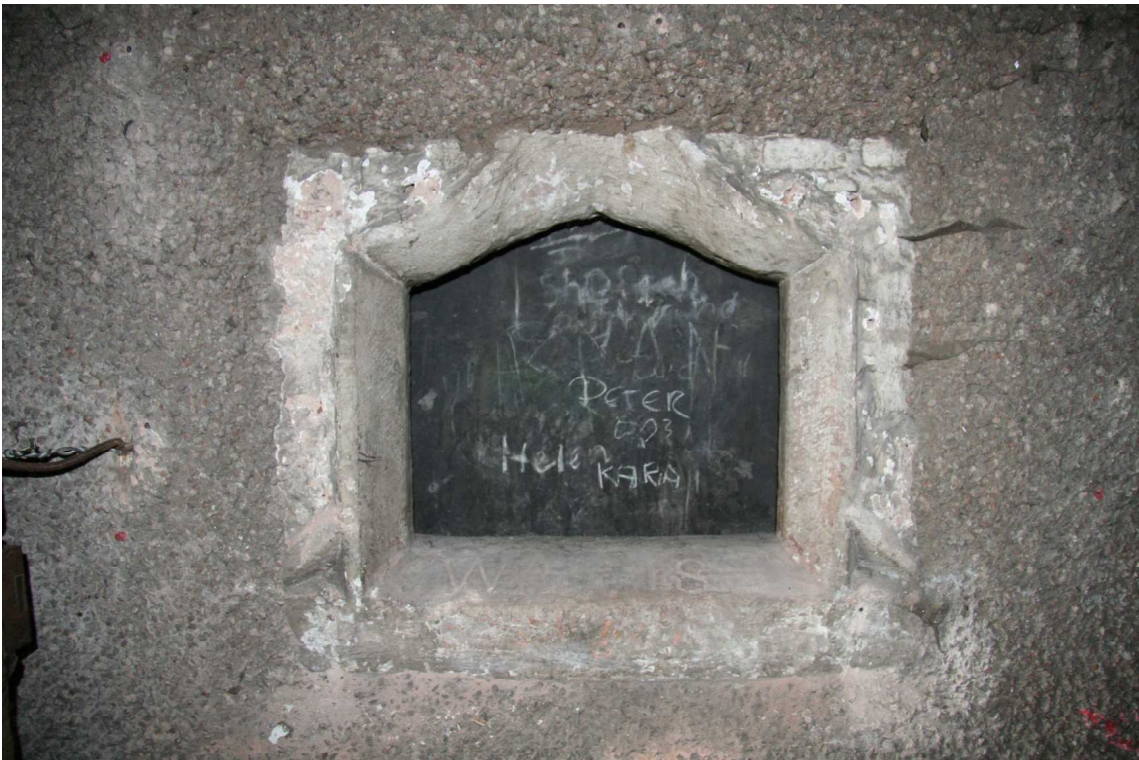


Plate 18: Served hatch, Room 1



Plate 19: Fireplace, Room 2



Plate 20: Detail of transverse beam, Rooms 2/4



Plate 21: Detail of window mouldings, Room 4

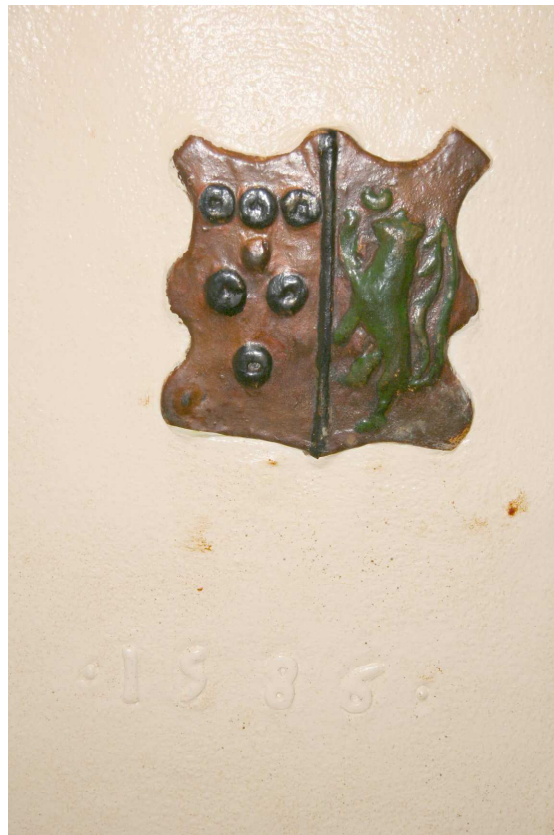


Plate 22: Detail of dated heraldic shield, Room 5



Plate 23: Grouping of heraldic shields, Room 5



Plate 24: Detail of cut sill beam, Room 5



Plate 25: General shot of decorated plaster ceiling, Room 6



Plate 26: Detail of decorated beam, Room 6



Plate 27: General view, Room 6



Plate 28: Window detail, Room 11

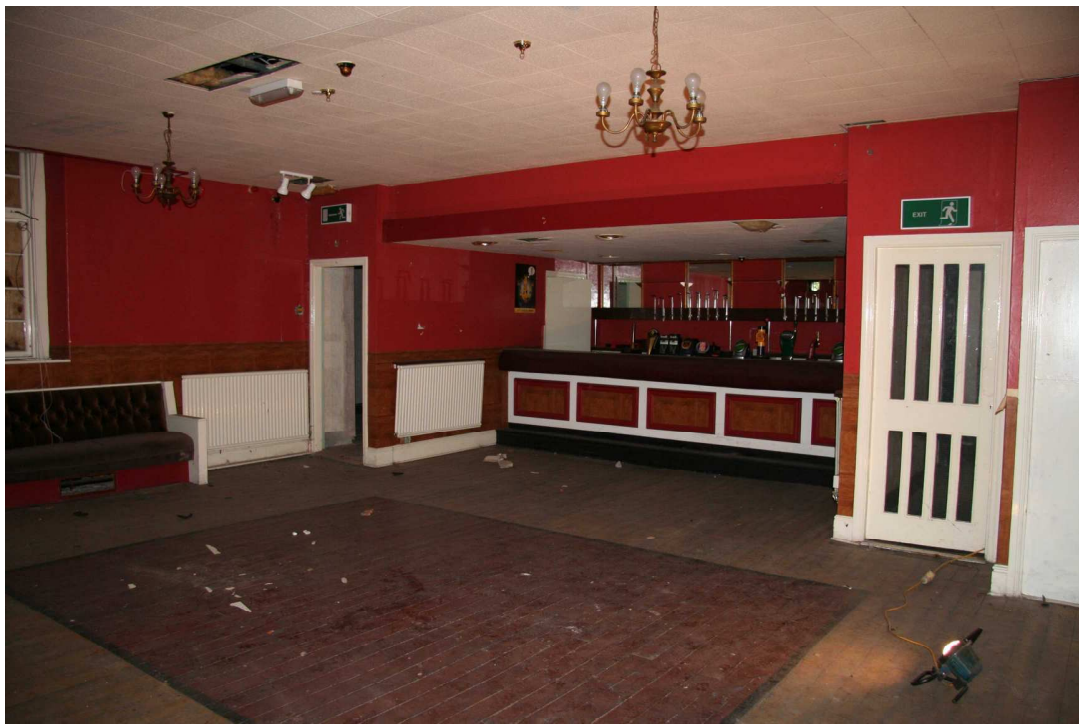


Plate 29: General view, Room 11



Plate 30: Horizontal, Yorkshire sash window, Room 16



Plate 31: Blocked Phase 2 window, Room 16



Plate 32: Detail of original first floor beam, Room 23



Plate 33: Heraldic shield, date and initials, ceiling, Room 24



Plate 34: Decorated floor joists, Room 24



Plate 35: Detail of decoration of floor joist, Room 24



Plate 36: General view, Room 30



Plate 37: General view, Room 31



Plate 38: General view, Room 32



Plate 39: Wall scar, west elevation, room 32



Plate 40: Datestone within western elevation, Room 32



Plate 41: Western truss, Room 32



Plate 42: Recess in east elevation, Room 33



Plate 43: Window detail, west elevation, Room 33