



TWO LIONS INN, GREAT DOCKRAY, PENRITH, CUMBRIA

Archaeological Building Assessment



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SUMMARY

Manning Elliot are currently preparing a planning application, on behalf of their client Lowther Mannelli, to redevelop a large area of land at Southend Road, Penrith, Cumbria (area centred NY 5163 2987) for commercial and residential purposes, as an extension to the town of Penrith. As part of the proposals, the currently empty Grade II* listed Two Lions Inn public house will be redeveloped for commercial purposes. As a result, in consultation with English Heritage, the client commissioned Oxford Archaeology North (OA North) to undertake an assessment of the building in order to understand its phasing and note any features of archaeological or historical significance.

An assessment based on an RCHME Level 1-type survey was carried out in July 2005. The results have been presented in the following report, which is required for imminent submission with the planning application. It is anticipated that, given its statutory status, the building will require a more detailed assessment and recording prior to any development. It is also the client's intention that the information from the assessments will be used to inform their design stage for the proposed redevelopment.

The building was identified as consisting of eight main phases of building or alteration. It began initially as a two-celled, two-story merchant's house, which was later extended into an ornate medieval hall in the late sixteenth century by Gerard Lowther. In the eighteenth century the building was converted into a public house with an accompanying bowling green (OA North 2005), which resulted in numerous modifications, particularly by extended the building upwards.

It is recommended that a more detailed programme of assessment and recording is required to understand more fully the phasing of the structure. This would be required once the coverings of floors, walls and, where necessary, ceilings have been removed and the original fabric exposed. Alongside this, a detailed documentary study should be undertaken, particularly of documents held within the Lowther's archives. It may also be beneficial to excavate a series of evaluation trenches or test pits close to the building which would potentially identify below ground remains associated with features such as the stair turret and those buildings once positioned at the entrance to the courtyard.

ACKNOWLEDGEMENTS

Oxford Archaeology North would like to thank Manning Elliot for commissioning the project, and would like to offer thanks to Adrian Manning for his co-operation during the site work.

The assessment was undertaken by Jamie Quartermaine and Pete Schofield, both of whom also wrote the report. The drawings were produced by Emily Mercer who also managed the overall project and edited the report.

1 INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 As part of the proposed redevelopment at land off Southend Road, Penrith, Cumbria, Manning Elliot, on behalf of their client Lowther Manelli, commissioned Oxford Archaeology North (OA North) to undertake an initial assessment of the currently empty Two Lions Inn building, on Great Dockray, Penrith (NGR NY 51560 29970). The inn is positioned within the southern edge of the Conservation Area for Penrith, and is a Grade II* listed building (LB SMR 25303). It was heavily modified 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).
- 1.1.2 The precise details of the proposed redevelopment of the public house are yet to be confirmed, some of which will be dependent upon the outcome of this initial building assessment. However, it is likely that the ground floor will be used for commercial purposes and the nineteenth century extension will be demolished. In addition, the course of the public right of way, accessing a passageway through the building, may be changed. The building currently stands empty and is boarded up.
- 1.1.3 The intention of the building assessment was to carry out a basic examination and assessment of the internal and external features, to approximately a RCHME Level 1-type survey, to provide information on the main features of historical significance and information regarding the phasing of the structure. This report will provide the required information to be submitted imminently with the planning application. It is anticipated that, prior to any development, OA North will be able to undertake a detailed survey of the building's fabric and provide advice to the client during the design stage regarding historical features, as to the implications of their proposed removal or exposure as part of the development. Therefore, the information from this initial survey will be incorporated into the corpus of the more detailed assessment.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The proposed development site lies to the south of the town centre of Penrith. The north-eastern edge of the proposed development site, containing the Two Lions Inn, lies within the town's Conservation Area. The Inn is positioned at the rear of a courtyard which fronts onto the southern end of Great Dockray (centred NGR 51560 29970).
- 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 INTRODUCTION

2.1.1 A project design (*Appendix 1*) was submitted by OA North in response to a request by the client regarding information required for a planning application for the proposed redevelopment of the building as part of the larger Southend Road development. The project design 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 BASIC BUILDING ASSESSMENT

2.2.1 A basic level of investigation was undertaken, employing an industry-wide standard, using that of the RCHME, which is of particular importance at this stage for a Grade II* listed building.

2.2.2 **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 the individual parts of the building, especially those that would reveal aspects of its development. These records are essentially descriptive, although an interpretative assessment was carried out on site as required.

2.2.3 **Photographs:** photographs were taken in both black and white 35mm print and colour slide formats. In addition pictures were taken using a digital camera. The photographic archive consists of both general shots of the whole building and shots of specific architectural details.

2.2.4 **Site Drawings:** detailed plans have been provided of the floors and elevations by the client (hardcopy and digital). These plans were used during the site work to record significant features. The ground floor plan has been annotated for the purposes of the report to illustrate the phasing sequence.

2.3 ARCHIVE

2.3.1 A full professional archive has been compiled in accordance with the project design (*Appendix 1*), and in accordance with current IFA, UKIC (1990) and English Heritage guidelines (1991). The paper and digital archive will be deposited in the Cumbria Record Office, Carlisle, on completion of the final survey. Copies of the finalised report will also be deposited with the Historic Environment Record (HER) in Kendal.

3 BUILDING ASSESSMENT RESULTS

3.1 INTRODUCTION

- 3.1.1 For the purposes of convenience during the following description, north is taken as being towards Great Dockray, perpendicular to the facade of the building. The features referred to in the text in brackets correspond to the feature details on Figures 1-3, for the relevant rooms.

3.2 GROUND FLOOR

- 3.2.1 **Room 1:** Room 1 was the former kitchen of the house, which is now in a derelict state, with the walls and ceiling partially plaster covered. The floor survives as several phases of flagstones and cobble in-fill. The significant archaeological features include a large inglenook fireplace (1e) set into the east gable elevation. On the north elevation there exists an original mullioned window with segmental arched heads (1b), that has been incorporated into a doorway at a later date. On the same elevation is a later rectangular window which has now been blocked up (1a). The south elevation has two blocked doorways with the easternmost being a later addition (1c), and the narrower western opening (1d) was a small blocked rectangular recessed window, which has also been knocked-through to form a narrow doorway. The west elevation consists of a passage screen (1f) which butts up against the two north and south outer walls of the kitchen. The passage screen has a blocked doorway (1i) and an elaborately decorated buttery serving hatch (1h) within it.
- 3.2.2 **Room 2:** Room 2 was the original hall. It has a hard-wearing vinyl-type floor covering, and the walls are covered in painted wallpaper. Significant archaeological features included a recessed window (2e) in the north elevation, and part of the arch of the original recess survives on the west side. This elevation also has the outline of vertical supporting beam behind the wallpaper although it is of unknown purpose. The east elevation has a large open stone fireplace (2c) with linear decorated chamfered edging stones and mantel; above it is a decorated, carved and embossed, stone panel with three heraldic plaques. On either side of the fireplace are two entrance cubicles (2b and 2d) leading from the passage corridor. The southernmost of these (2d) has been part partially blocked for the purposes of conversion to a window, which was then subsequently fully blocked. The ceiling has two further heraldic plaques, but it cannot be ascertained if these are in their original positions. There are two, potentially original, linear incised decorated beams, one running north/south parallel with the current corridor wall (2g), which, at its southern end, abuts the second beam (2h) running west/east. It is thought that ran along what would have originally been the southern limit of this room. The latter beam has a series of notches carved in its the southern side.
- 3.2.3 **Room 3:** Room 3 is an addition to the rear of the extended hall (*Section 4*), on to which its external wall can be seen to abutt. It is currently a small boiler room accessible through an external doorway (3b). The walls are white

painted stone and the roof is plastered over. Internally, the visibility enabling identification of significant archaeological features is moderate to good. There is a curving section of wall running between the north and west elevations approximately 1.5m above floor level (3c).

- 3.2.4 **Room 4:** Room 4 is an addition to the rear of the extended hall (*Section 4*) and extended the living space of Room 2. It is currently part of the modern day kitchen with a hard-wearing vinyl-type floor, and the walls and ceiling are covered in painted wallpaper. Significant features include a relocated portion of the original six arched window (Plate 7) which was originally set into the rear elevation of the hall (see *Section 4*); it has been moved from the notched beam (Plate 4) in Room 2 (2h) and placed on the south elevation (4a). The window survives as three arches, of which one is blocked. The window was presumably relocated whole, but the later nineteenth century extension to the rear of the hall (Room 11) has demolished the west side of the window. This assumption seems likely as a leaf-decorated plaster coving can be observed running through the dividing wall between Rooms 04 and 05 indicating that they were originally a single room.
- 3.2.5 **Room 5:** Room 5 was originally a part of Room 4, but, with the addition of a partition wall, now forms a corridor running through the centre of the building. The walls and ceiling are covered in painted wallpaper and the floor is flagged stone in the main (5a) and changes to a raised wooden floor (5b) where it adjoins the nineteenth century extension (Room 11). Significant features within the room include a potentially original ceiling with heraldic plaques above the entrance doorways into Room 6 to the west. There are six heraldic plaques in a star shape above the front door (2a); these would have originally been adjacent to a window in the hall, and have been cut into by the positioning of the partition wall between Rooms 2 and 5.
- 3.2.6 There is an additional single heraldic plaque placed to the rear of the original hall ceiling, which has the date '1586' attached. The rear of the corridor (5b) has the contemporary leaf-decorated plaster coving which runs through the wall into Room 4 (*Section 3.2.4*, above). Interestingly, it also has a decorated arch moulding with human faces located between the hall and the extension, Room 11. An enclosed external window was observed on the west elevation (5c), although this is now hidden behind a plasterboard arch. Within the main hall, part of the linear incised wooden supporting beam can be seen above the two doorways between Rooms 5 and 6 (5d and 5e). The internal wooden stairway with wooden panelling is not thought to be original to this section of the hall (see *Section 4*), but is significant to the later development of the hall as a public house.
- 3.2.7 **Room 6:** this room is the earliest part of the building (see *Section 4*), and is currently the main bar for the public house. The floor is carpeted, although only the underlay remains, the walls are half modern wooden panelling and half painted wallpaper, and the ceiling is exposed decorated plaster. There was originally an east/west partition wall lining with up an extant upright beam in the west wall between apertures 6e and 6f.

- 3.2.8 Significant features include four linear incised decorated beams running across the ceiling, which rest upon substantial corbels. These are the only corbels in the building and reflect a different building technique to that used elsewhere in the building. The ceiling has surviving elaborate plaster moulding in the southern two thirds of the room. It has ten heraldic plaques and the date '1585' adjacent to the beam above the bar. The ceiling does not survive in the northern third of the room, with the division coinciding with the former partition wall. The north elevation has been heavily modified at ground floor level, although within the cupboard set into the wall is the eastern part of a curved arched recess possibly relating to a small doorway shown on the schematic 1879 floor plan (6a).
- 3.2.9 Nothing of significance can be seen on the east elevation as it has been heavily modified and, particularly, no corbels were observed here. The small window on the south of this wall was hidden behind modern rendering (5c). The south wall 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 (2c) in Room 2, 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, which appear to have been positioned there relatively recently and so suggest that they have been moved from elsewhere. The west wall elevation has two large, full height, rectangular recessed windows (6d and 6f) which have been reduced in size at some stage. The windows are located on either side of a recessed doorway (6e), which would have originally formed the access into the external stairway turret (see *Section 4*).
- 3.2.10 **Room 7:** the current toilet extension to the front gable elevation has tiled floors and walls, and the ceiling is plastered. There is a small window in the north-west elevation (7a). There are no significant features evident. The entrance way passes through a niche in Room 6.
- 3.2.11 **Room 8:** there exists two cellar rooms beneath Room 6. The floors are concrete, the walls are plaster rendered and whitewashed, and the ceiling is suspended plasterboard. The cellar rooms are divided by a load bearing wall along the line of what was once the partition wall in Room 6 (*Section 3.2.7*). There are a few significant features, all contained within the northernmost cellar room. The dividing load-bearing wall has a potentially original doorway with stone lintel above it. The north wall elevation has an inserted barrel drop. The west wall elevation has a rectangular recess with internal curved section running from approximately 0.8m above ground level to the ceiling. The recess is located below the northernmost full length window on this elevation at ground level and may have been an access chute or stair.
- 3.2.12 **Room 9:** the external stone-built toilet attached to north end of external west wall elevation of Room 6 has plastered and painted walls, a concrete floor, and the roof has a wooden superstructure with slates. There is limited visibility of significant features is poor as it has been fire damaged, and no visibly significant features were identified.

- 3.2.13 **Room 10:** this is an external store room block on the east side of the yard. 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. In between the corbels is a small blocked window/chute which 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).
- 3.2.14 **Room 11:** this is the large extension located to the rear of the original hall and is currently the second bar of the public house, with a small partitioned vestibule adjacent to the bar and toilets and a dance floor area. The floor consists of wooden boards, the walls are covered in painted wallpaper, and the ceiling has been lowered and foam tiled. Significant features include three evenly spaced large rectangular windows in the east wall elevation (11a, b and c) and a single double width window on the west wall elevation (11d).
- 3.2.15 **Room 12:** the modern toilet block extension on the east elevation of Room 11 does not contain any features of significance. The floor is carpeted, the walls are tiled and the ceiling is covered with painted wallpaper.
- 3.2.16 **Room 13:** the modern toilet block extension on the east elevation of Room 11 and to the south of Room 12 does not contain any significant features. The floor and the walls are tiled and the ceiling is covered with painted wallpaper.
- 3.2.17 **Room 14:** a small entrance foyer extension located on the west side of the Room 11 is currently derelict with a part tiled and chipboard floor and walls and ceiling variously plastered or covered in plasterboard. There are no visually identified significant features.

3.3 FIRST FLOOR

- 3.3.1 **Room 15:** Room 15 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.
- 3.3.2 **Room 16:** Room 16 is situated above Room 1 and is now in a derelict state. The walls are partially plastered and painted white, the floor is covered in building debris and wooden boarding, the ceiling has been recently plastered. Significant features include the stepped continuation of the large inglenook fireplace chimney breast in the east wall elevation (16a), which has been damaged and knocked through on the northern corner. Also in the east elevation, is a large blocked recessed window on the north side of the chimney (16b), potentially with a two arched window surviving within it, and on the opposite side of the chimney at the corner of the elevation is a smaller blocked window recess at ceiling level (16c). The north wall elevation has one large rectangular partially blocked window recess (16d), where one of the three arches of the original window has been blocked and the others replaced (Plate 5). It also has an open doorway knocked through to service the external

stairway from the front courtyard (16e). This has cut through an original arched recess (for a window/door), and the western half of it survives. The south wall elevation has two square cut recessed windows, the westernmost has a modern blocking (16f), and the eastern has four blocked narrow arched windows (16g) with iron retaining struts still evident on the surface in between them. At the eastern end of the elevation is a later inserted, small recessed window/chute straddling the ceiling level between the first floor and roof space. The west wall elevation has the continuation of the rear of the chimney (16h) running up from Room 2, which has had a later fireplace and boxed grate inserted, and a large portion of the chimney breast has been removed/damaged by recent building work. The ceiling has been recently plastered over but there is a single thin partitioning beam running east/west across it.

- 3.3.3 **Room 17:** this room was recently used as a living room; the floor is of modern wooden floorboards, the walls and ceiling have been plastered and are covered in painted wallpaper. Significant features include a large rectangular recessed sash window on the north elevation (17a), and a small recessed cupboard on the west side of the elevation by the doorway (17b).
- 3.3.4 **Room 18:** Room 18 was recently used as a kitchen. 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 also boxed in. Significant features include a fire escape doorway which has cut through a later window (18a) in the south wall elevation.
- 3.3.5 **Room 19:** this room is actually a section of landing in the north-east corner of the original hall, above the ground floor internal stairway. The landing is level with the rooms to the east, then it has been raised up to the rooms to the west where there is the stairway up to the second floor. The floor is bare wooden floorboards, and the walls and ceiling are wallpapered with various internal partition walls. Significant features include the eastern edge of a curved stone recessed arch and step located in a small cupboard (19a) on the landing on the north wall elevation of the original hall; it is of unknown function.
- 3.3.6 **Room 20:** this is part of the original hall, and the internal layout has been partitioned to provide a bathroom. The floor has wooden floorboards, and the walls and ceiling have been covered in painted wallpaper. Significant features include a small rectangular recessed window on the northern elevation.
- 3.3.7 **Room 21:** this room is part of the original hall where the internal layout has been partitioned and is currently a toilet. The floor is part vinyl covered and part wooden floorboards, the walls and ceiling have been covered in painted wallpaper. Significant features include a large rectangular recessed window (21a) on the west wall elevation, which would have originally been full-length, but has been part blocked and has had a sash window inserted.
- 3.3.8 **Room 22:** this is a partitioned element of a formerly much larger room. The floor is covered by chipboard, the walls and ceiling are covered in painted

wallpaper, and there are no external walls or windows in it. There were no identified significant features.

- 3.3.9 **Room 23:** this room was a recent en suite bathroom. The floor is covered in carpet underlay, the walls are part tiled and part wallpapered, the ceiling is covered in painted wallpaper. Significant features include half of a large rectangular recessed window (23a) on the west wall elevation, which is shared with Room 24 and divided by a later partition wall.
- 3.3.10 **Room 24:** Room 24 was the bedroom linked to the en suite (Room 23). The floor is covered in chipboard, the walls and ceiling are covered in painted wallpaper. Significant features include a large full length blocked window recess on the south wall elevation (24a), which relates to a blocked external window and is part covered by a later extension roof. In addition, there is a blocked fireplace adjacent to the window recess that has been wallpapered over. The west wall elevation has half of a large rectangular recessed window (23a, shared with Room 23), which appears to have been full-length, but it has been partially blocked and a window inserted. The ceiling has a large exposed circular plaster panel, which has almost been cut by the corner of a later partition wall, and contains a heraldic plaque with the initials 'G L L' and the date '1585'. This plaque would have been in the centre of the former room and indicates that Rooms 22-24 originally made up the 1585 bed chamber.

3.4 SECOND FLOOR

- 3.4.1 **Room 25:** Room 25 was used as a bedroom. The floor is wooden floorboards, the walls and ceiling are covered in painted wallpaper. Significant features include a large rectangular recessed sash window set partially into the eaves on the west wall elevation (25a).
- 3.4.2 **Room 26:** Room 26 was also used as a bedroom and is very similar to Room 25. The floor has wooden floorboards, and the walls and ceiling are covered in painted wallpaper. Significant features include a large rectangular recessed sash window set partially set into the eaves on the west wall elevation (26a).
- 3.4.3 **Room 27:** this room is currently a bedroom. The floor has wooden floorboards, the walls and ceiling are covered in painted wallpaper. Significant features include a large rectangular recessed sash window set partially set into the eaves on the west wall elevation (27a). In addition, there is a recessed cupboard on the south end of the east wall elevation (27b).
- 3.4.4 **Room 28:** this room is the split-level landing. The floor is wooden floorboards, the walls and ceiling are covered in painted wallpaper. Significant features include part of an wooden beam exposed within a small cupboard recessed into the north wall elevation. The feature is part of the roof extension.
- 3.4.5 **Room 29:** this was used as a small airing cupboard. The floor is covered in carpet underlay, the walls and ceiling are covered in painted wallpaper. There are no visually identified significant archaeological features.

- 3.4.6 **Room 30:** this room was a bedroom and partitioned toilet. The floor is wooden floorboards, the walls and ceiling are covered in painted wallpaper. Significant features include the exposed roof beams and purlins.
- 3.4.7 **Room 31:** Room 31 was used as a bedroom. The floor consists of wooden floorboards, the walls are part bare plaster part painted wallpaper, the ceiling is covered in painted wallpaper. Part of the east wall elevation has been recently knocked through into the roof space beyond (Room 32). Significant features include the exposed roof beams and purlins.
- 3.4.8 **Room 32:** this is an area of roof-space and it has areas of rubble and debris from the knocking through of an aperture from Room 31. All architectural features are exposed and significant features include the exposed ceiling joists that may have been part of the original ceiling for Room 16. The west elevation has the outline of the former upper gable wall, showing the chimney breast and an stone base where the primary ridge purlin at the apex of the roof would have sat, and to the south of the chimney is an obvious roof scar. The roof has been heightened and must post-date the raising of the roof over Rooms 17 and 18, because the roof in this room straddles a datestone which has '1838' marked on it twice (Plate 3), once on the inside and once on the outside of the elevation. The east wall elevation has the upper portion of the inglenook chimney breast set in the gable end, and there is a small square recessed blocked window to the north of it along with a later larger knocked through window to the south of it which has recently been blocked. The small knocked through window/chute can be seen at the east corner of the south elevation straddling the floor level and into Room 16 below.

4 SUGGESTED BUILDING PHASING

4.1 INTRODUCTION

4.1.1 For purposes of convenience during the following interpretation, north is taken as being towards Great Dockray, perpendicular to the facade of the building. The phases of the building have been planned in sequence on Figure 4, with a larger scaled drawing of the culmination of all phases in Figure 5, which should be followed accordingly with the text.

4.2 PHASE 1

4.2.1 The earliest phase of the building would appear to be Room 6. It is probable that the partition shown in the 1879 floor plan (Jackson 1879) was original, creating a simple, two-celled, two-storey building, that had gables at the north and south ends. This partition wall was supported by a similar wall still present in the cellar, which is a load-bearing wall. There is also an aperture directly below the northern window (formerly a door) (6f) in the west elevation of Room 6, leading down into the cellar in to what would have been the northern of the two cellar rooms. This suggests that the cellar was an original component of the building and it may have served as storage for the owner/tenant of the property, believed to be a merchant (Watson 1900).

4.2.2 It would appear that this part of the building was the original element of the structure, because of the evident lack of any remains of a gable wall at the western end of Room 2; such a gable wall would have been necessary had this middle section been the original free standing building. The alternative explanation is that the gable wall was demolished as part of the construction of a later western cell, but this would have entailed an enormous amount of rebuilding of the western end of the house and the corresponding rebuilding of the whole roof structure. This seems extremely improbable, and in the absence of observed wall relationships, it is considered that the most probable arrangement was that Room 6 preceded Room 2. In this arrangement the later additions of Rooms 1 and 2 were butted onto the side of Room 6, with the selective removal of part of the side wall, which would have been a much easier undertaking. This is reinforced by the fact that the original fireplace and flue for Room 2 is in the eastern dividing wall, whereas if Rooms 2 and 1 had been the original structure, common sense would have placed it in the western end wall.

4.2.3 Documentary evidence (*ibid*) suggests that prior to Gerard Lowther acquiring the property it was a simple merchant's house. This would account for the relatively simply decorated original elements within the fabric of Room 6, when compared with the later Phase 2 (*Section 4.3*). This is particularly relevant for the huge inglenook fireplace evident in Room 1, which would be out of keeping with a simple merchant's house. It is therefore to be noted that the elaborate ornamental moulding within the fabric of the building (not just superficial decoration) is only on elements of Rooms 1 and 2, not on Room 6.

These include the ornate six light moulded arch windows formerly on the south elevation of Room 2, and the entrances / window into Room 1 (Section 4.3). Also, Room 6 has a corbel supported first floor, whereas no other elements of the main building have corbel supported ceilings. Collectively these demonstrate that the build of Room 06 was very distinct from Rooms 01 and 02 and were evidently the products of two phases of construction. The significance of this is that as there are dates relating to the 1585/1586 works (Section 4.3) in both elements, therefore both elements are of that date or earlier. As it has now been established that these two elements were of different construction episodes it proves that the earliest phase of the building predated the acquisition of the property by Gerard in 1584.

- 4.2.4 The main entrance and facade of Phase 1 is believed to have originally been in the eastern wall as there is no evidence of a primary entrance in the gable walls of Room 6. This is the most conventional layout, and is in accord with the position of the stair turret at the back of the house, which was originally accessed by door 6e, and would typically have been opposite the main entrance. This would imply that the turret was also part of Phase 1. The main entrance would have been into the primary (largest) chamber and it is likely to have been on the southern side of the easterly facade.
- 4.2.5 In the external west elevation above the ground floor external door is an area of more recent masonry infill. This is evidence of the blocked doorway at first floor level leading from building into the stair turret. In the west wall elevation, to the south of the stair turret, the undated engraved drawings of Lowther's house in Watson's article (*ibid*) shows a door that may have been original to the merchant's house which would have led to the gardens behind. This is now part blocked with a window aperture.
- 4.2.6 The 1879 floor plan of the Two Lions Inn (Jackson 1879) shows all apertures and fireplaces, apart from that in Room 6 in the southern wall. It was initially considered that this may be an indication that the fireplace had been relocated and inserted from elsewhere in the building but, upon inspection, no evidence could be found to support this theory. Indeed, inspection found that the chimney was intramural, and such a flue could not have been inserted without, in effect, rebuilding the wall. In any case given that the former partition wall in Room 6 was probably original, there must have been some heating in this gable wall. Given that the southern room was much larger than the northern one, it would have, in turn, required a larger fireplace and certainly this appears to be much larger than the one shown on the 1879 plan to have been in the north elevation. The concluding evidence for the originality of the fireplace can be observed in the engraved drawings (Plate 9; Watson 1900), which depict a flue at the top of the original southern gable. Although undated, the engravings (Plate 9) are earlier than the both Watson's (1900) and Jackson's (1879) articles. The clue as to why this fireplace is not shown on the 1879 floor plan is that the surface of the top mantel stone of the fireplace has a whole series of dimples roughly carved into it. These were intended to provide attachment for lime plaster and are in indication that at some stage in its life the fire place was plastered over, and probably when the 1879 plan was being produced; hence its absence from the plan.

- 4.2.6 Of particular interest is the inconsistency in the alignment of the northern gable wall elevation on the ground floor compared to that on the first floor. The ground floor elevation is not parallel to the facade of Room 2, but at an angle. This discrepancy was not depicted on the 1879 floor plan, which shows the wall directly in line with the first floor wall. This may be due to recent survey error, or possibly that the ground wall has been severely altered when the toilet and barrel-drop extension was added to the northern external wall elevation. This aspect can be verified during any plaster strip, but until such time it is assumed that the ground floor wall has been altered.
- 4.2.7 In conclusion, Phase 1 consists of a potentially vernacular late medieval merchant's house. From documentary sources, it was known as 'Newhall', which from observed fabric remains appears to predate the 1584 conveyancing of the site between Thomas Brisbie and Gerard Lowther by some considerable period (Watson 1900).

4.3 PHASE 2

- 4.3.1 Phase 2 of the hall is dated by the ornate plasterwork with heraldic plaques observed on the ceilings in Rooms 2, 6 and 24, which provides dates of 1585 and 1586. This indicates the completion of the extension to 'Newhall' by Gerard Lowther, after he had purchased the house in 1584 (Watson 1900). The upgrading of the merchant's house of 'Newhall' into an elaborate late medieval hall consisted of the extension to the east of the earlier building (comprising Rooms 1 and 2 and above) and was added onto the main facade of Room 6. One of the most significant aspects of Phase 2 is that it resulted in the change of orientation of the building from one with the frontage facing east to one facing north.
- 4.3.2 The plaster ceilings with the heraldic plaques are most ornate in Room 6, which would have been the more private quarters away from the main hall and are apparently a later insertion; however, it is also possible that this reflects better survival here than in the adjacent hall (Room 2). The timberwork in this room is elaborately carved and were either timbers carved from *in situ* more rough and ready originals or were inserted at this date. Given the outshut stair turret of Phase 1, it is to be presumed that there was always a first floor to this building, and therefore it is most likely that the ornate tracery carving reflects a later adaptation of existing timbers rather than the imposition of new timbers.
- 4.3.3 On the first floor above Room 6 is an encircled heraldic panel which is now in the corner of Room 24, but would have been central to the main bedroom. This indicates that there was originally a partition to correspond with that seen presently in the cellar and formerly on the ground floor. Rooms 22, 23 and 24 would have been one single southern room, and similarly, Rooms 19, 20 and 21 would have formed the northern room. It is evident, therefore, that this was a primary wall that extended throughout the building from at least Phase 2 and probably also Phase 1.

- 4.3.4 The ground floor windows of the ‘new’ build (Rooms 1 and 2) had very ornate tracery, particularly when compared with Room 6, and the build also incorporated a new main doorway, which is currently that leading into the passageway from the main courtyard. The windows included one adjacent to the passage doorway on the north wall elevation of Room 1 (1b) and the six-light arched window (2h), formerly on the south wall elevation of Room 2 which was subsequently relocated. The ornate main entrance doorway was intended to be seen, and not obscured by a porch as shown in the engravings (Plate 9; *ibid*). Therefore, it is suggested that in the original (Phase 2) arrangement there was no porch.
- 4.3.5 The east wall elevation of Room 2 is extremely thick, enough to incorporate a substantial fireplace (2c) and may have been a gable wall. This could, therefore, be an indication that Room 1 post-dated the construction of Room 2. However, the consistency of the ornate moulding seen in the windows and doors of Rooms 1, 2 and Room 16 at first floor level, suggest that these were both of one build.
- 4.3.6 Within Room 1, which would have been the kitchen/buttery, the original Phase 2 elements include a very large inglenook fireplace (1e), that has a depression for an elaborate lamp like plaque (Plate 8). Further features include a window in both north (1b) (now a door) and south (1d) elevations. The window in the south wall elevation was sealed by a blocking wall (1f) (Phase 3). The elaborate window on the north wall elevation is in a comparable style to the main entrance doorway on the same elevation and the now relocated six-light arched window (formerly in Room 2). The other windows (1a and 1e) in this room are later insertions. On the first floor, Room 16 has surviving elements of three (possibly four) such style of windows with one window on both north and east elevations and possibly two on the south elevation.
- 4.3.7 One significant aspect of Phase 2 was that there was apparently no passage in the original layout; the passage wall (1f) butts onto the side walls of the room and the surround of door 1d (*Section 3.4.1*). If a passage had been an intentional part of the Phase 2 design, door 1d would have been set further to the east. The implication of this is that the main entrance would have extended directly into the kitchen. This is out of accord with the normal arrangement for medieval halls and would suggest that there was a temporary screen that would have separated the kitchen from the main entrance.
- 4.3.8 In the Phase 2 layout there was no load bearing wall built between Rooms 2 and 6. The implication for the roof was that there was no structural support for a roof end at the western edge of Room 2, where it joined Room 6. Instead the roof over the Room 2 cell was orientated north/south and had gables constructed at the north and south ends of Room 2 as shown on the undated engraving (*ibid*). This engraving shows ornate six-light arched windows set symmetrically on the ground and first floors on the south wall elevation. The line of this wall/window (2h) continues the line of the external wall of Room 1, that can be traced by an original beam running parallel and inside Room 2 to support the internal face of the wall above.

- 4.3.9 In conclusion, Phase 2 consists of an elaborate extension and ornate decoration of the hall by Gerard Lowther in 1585-1586, which had the effect of substantially changing the opulence and character of the structure to the extent of changing the orientation of the principal facade.

4.4 PHASE 3

- 4.4.1 This phase relates to the formation of a cross passage within the hall (between Rooms 1 and 2). Specifically, it relates to the construction of the wall on the west wall elevation of Room 1 (1f). This wall was observed during the visual inspection to abutt the north and south wall elevations of Room 1, and also butts onto the surround for the window in the south elevation. Within this wall, a blocked doorway can be seen and an ornate servery hatch. This arrangement is entirely in accord with a medieval hall, whereby the kitchen block was divided from the domestic accommodation and the point of entry for the owner.
- 4.4.2 The doorway at the southern end of the passage, enabling a through route, was also a later insertion, but it is not clear if this was contemporary with the wall (1f) or was created at a later phase. It was observed as being positioned very close to the edge of the rear window (1e), and it is unlikely that both apertures were constructed at the same time as they would never have been placed so close together. The form of the doorway is very plain, with a flat lintel that directly accords with the ceiling of the passage and was intended to provide access for the passage. There are no apparent hinges or door features and it does not appear to be have accessed a closed passage. Significantly, there is no obvious aperture at this point on the undated engravings (*ibid*) suggesting that the aperture was established only after the engraving; however, this may reflect that this part of the engraving was obscured.
- 4.4.3 The open porch on the north external elevation of the entrance passage, as seen on the undated engravings (Plate 9; *ibid*), was also a later insertion. The date of this cannot be ascertained but it may have been constructed during the changes to the passage.
- 4.4.4 In conclusion, Phase 3 saw relatively minor changes in comparison to the two previous phases. It was post-1586 in date, but before the very approximately dated *c*1800 (Plate 9; *ibid*).

4.5 PHASE 4

- 4.5.1 This phase relates to minor alterations to the hall; the insertion of doors and windows post-dating the main phases of construction (Phases 1 and 2). An entrance was inserted in the north wall elevation of Room 6 (seen on the 1879 floor plan). It is a very narrow aperture and was never intended as a principle access. It post-dated the main phase of constructions and may have been added in this broad period.

- 4.5.2 The engravings of the hall (Plate 9; *ibid*) show that there is a large six light window inserted into the ground floor, south wall elevation of Room 2; this had been inserted through the earlier segmental arched six-light windows, which had been blocked by this stage. There is a similar situation at first floor level where two of the large sixteen-light windows were again inserted through the segmental arched six-light windows above. Also of this period is the insertion of additional windows in the north and south wall elevations of the kitchen, Room 1 (1a and 1c), and is demonstrated by the representation of the easternmost window (1c) on the engravings (Plate 9; Watson 1900).
- 4.5.3 In conclusion, the Phase 4 changes post-dated 1586 but precede the engravings (thought to be of c1800) and the construction of the early nineteenth century extension (Phase 5).

4.6 PHASE 5

- 4.6.1 This phase reflects a major programme of extension and adaptation to the building. It principally entails the adding of a second story onto the building and the addition of an extension to the south-east corner. The alterations of this phase all utilise a distinctive thin pale red sandstone block as a raw material, and is distinct from earlier builds. On this basis it is possible to date the roof raising and the extension to the same phase.
- 4.6.2 The extension incorporates the boiler room, the modern day kitchen and a hallway on the ground floor (Rooms 3-5) and the modern kitchen on the first floor (Room 18). Its construction entailed the partial removal of the southern wall elevation of Room 2 and the six-light arched windows (Plate 4); part of the original southern wall survives in the boiler room (Room 3). A side wall was then constructed in line with the southern wall elevation of Room 1, which incorporated elements of the six-light arched windows removed from the southern wall of Room 2.
- 4.6.3 The original thick gable wall on the southern side of Room 2 was replaced by a thin partition between the recently used living room and kitchen on the first floor (Rooms 17 and 18). As this was not a load bearing wall, it is evident that the change of roof coincided with the construction of the boiler extension. The roof structure was completely remodelled. Instead of a south-facing gable, the alignment of the roof was re-orientated east/west with a gable at the eastern end of Room 2. Due to the southwards extension of Room 2, the centre line of the gable/roof was moved to the south and away from the line of roof over Room 1. This means that part of the gable wall is visible to the south of the roof of Room 1, and in this exposed section is a date stone of '1838' (Plate 3). Significantly, in the roof space of Room 1 (in Room 32) there is a further date (1838) inscribed on the lower part of the same stone, although this is partly obscured by the raised Room 1 roof line. It is therefore of note that the date stone has two dates engraved into it, one immediately above the roofline and one immediately below the roofline. This would appear to reflect that when the later Room 1 roof was raised (Phase 6), this obscured the date on the stone, so the workmen repeated the date on the upper part of the stone. This date is plausible as the extension was certainly in place by the time of the 1879 article

and also the 1849 tithe map which also shows this extension (Jackson 1880). The roof timbers cannot be the re-used originals as the new roof would have required longer timbers.

- 4.6.4 The roof of the original late medieval house in Phase 1 has been raised by c2m (Plate 1), which was sufficient to allow for the construction of a second floor (Rooms 25, 26 and 27). In the west external elevation there are the twenty-light, partly dormer, windows (Plate 2), the bases of which are near the transition between new and old build. The same extension is seen in the south external gable end, which shows that the gable wall has been raised on approximately the same slope. A former window at the top and to the west of the gable was blocked probably during this phase. The roof timbers were all covered at the time of the inspection but there was no indication that these were the same timbers as the former roof.
- 4.6.5 Jackson's article (1880) refers to the fact that the stair turret (against Room 6 on the floor plan) had, by that date, been removed. Therefore, it would appear that it was removed as part of this phase of alterations, and would indicate that the internal stair was in place by this date. The stair was certainly extended to accommodate the second floor and may perhaps be of this phase.
- 4.6.6 In conclusion, the extensions and remodelling of the roof structure date to 1838, by virtue of the datestones (Plate 3) and is supported by the depiction of the extension on the 1849 tithe map.

4.7 PHASE 6

- 4.7.1 The roof of the building above Room 1 has been raised by approximately 1m, as is clearly evident from within the roof space in Room 32. There are clear indications of new masonry extending up from the wall plate of the original walls on the south and north sides. The eastern gable end has been extended, and the inglenook chimney has also been extended. There are large joists between the former wall plates that could have accommodated a floor, although there was no floor boards in place at the time of the inspection.
- 4.7.2 The trusses and purlins of the roof are either re-used or appear to be relatively clean and of recent date, reflecting a mix of new and re-used in its make up. The timber work would appear to be more modern than that of the other roofs.
- 4.7.3 On the west wall elevation of Room 32 (roof space) are indications of the raising of the gable connected to Room 2 and 17/18 (Plate 6) and there is also a datestone from the raising of that gable within the roof space. The present raised roof timbers in Room 32 butt against this masonry and the datestone, and evidently the raising of the Room 1 roof post-dates the Phase 5 modifications and roof raising.
- 4.7.4 There is no evidence for any of the original or early phase roofs surviving as all the roofs have been raised throughout the entire building either as part of Phase 6 or Phase 6 and would appear to have utilised new timbers.

- 4.7.5 In conclusion, this phase of remodelling dates to post-1838 by virtue of the roof butting against the datestone.

4.8 PHASE 7

- 4.8.1 This phase primarily consists of the single story southern extension to the building (Room 11/14). It butts onto both the original late medieval hall (Room 6) and the early nineteenth century extension (Room 4) (Phase 5) and was clearly a later addition. While the early nineteenth century extension (Phase 5) was referred to by Jackson (*ibid*) this extension was not and evidently post-dated its publication. Similarly, the 1865 Ordnance Survey (OS) mapping shows the early nineteenth century extension but not the present extension. By the 1900 OS mapping, the extension is in place, and possibly includes a stub of the southernmost toilet block.
- 4.8.2 Access to the new bar, enabled by the extension, would have required an access hallway to provide access independent from the kitchen, and it is presumed that the internal partitions in Rooms 2 and 4 are also of this phase. Although it is undated it can be assumed that, by this phase, the main entrance onto the front of the building would be through the doorway porch at the end of the new partitioned corridor.
- 4.8.3 In conclusion, this phase of extension and remodelling dates from between the production of the 1879 article (Jackson 1979) and the 1900 OS mapping.

4.9 PHASE 8

- 4.9.1 The final phase of construction is that of the toilet blocks (Rooms 12 and 13) on the eastern external elevation of Room 11, and also the smaller toilet extension against the front northern facade of the building (Rooms 07 and 09). Rooms 12 and 13 are not shown on the 1938 OS mapping but are on the 1965 OS map. In addition, the ground floor extension containing Rooms 07 and 09 is also shown on the 1965 OS map, but the 1938 OS mapping is too generalised (1:10,560 map) to show this small feature, and is seemingly not on the 1925 OS map. In conclusion this phase of extension dates between *c*1925 and 1965.

5 RECOMMENDATIONS

5.1 RECOMMENDATIONS FOR FURTHER WORK

- 5.1.1 The present initial building assessment has highlighted the need for further archaeological investigative work in order to inform the design of the proposed development and prior to redevelopment. The building is of archaeological and historical importance, which reflects its Grade II* listing. It is, therefore, recommended that a watching brief be undertaken on any groundworks and stripping back of floor, wall and ceiling coverings in rooms within the building. Ideally, all surfaces in each room should be stripped back to reveal any hidden architectural or more precise phasing detail. This will provide the opportunity to undertake a more detailed buildings assessment and recording. It is imperative that as full a picture of the building be revealed before the commencement of future redevelopment work. A Level 3-type building survey is recommended. In addition, a full and more thorough documentary study should be undertaken in conjunction with a detailed survey.
- 5.1.2 Whilst recent evaluation trenching evidence for the bowling green has proved to be largely negative (OA North 2005), it would be beneficial for further evaluation to be conducted nearer to the building where possible. It is recommended that this be conducted to the north of the bowling green, by the rear wall of the buildings fronting onto Dockray, and also within the footprint of the demolished stairway turret. In addition, if any groundworks should be conducted within either the front courtyard or rear paved area, then evaluation trenching should be undertaken in order to find possible evidence for contemporary buildings shown on the early mapping/engravings.

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APPENDIX 1 - PROJECT DESIGN

1. INTRODUCTION

1.1 PROJECT BACKGROUND

1.1.1 As part of the proposed redevelopment at land off Southend Road, Penrith, Cumbria, Manning Elliot (hereafter the 'client') has requested that Oxford Archaeology North (OA North) submit a proposal to undertake an initial assessment of the Two Lions Inn building, on Great Dockray, Penrith (NGR NY 51560 29970). The Inn is positioned within the southern edge of the Conservation Area for Penrith, and is a Grade II* listed building (LB SMR 25303). 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).

1.1.2 The precise details for the redevelopment of the public house are yet to be confirmed, some of which are dependent on the outcome of the initial building assessment. However, it is likely that the ground floor will be used for commercial purposes and the nineteenth century extension will be demolished. In addition, the course of the public right of way accessing a passageway through the building may be changed. The building currently stands empty and is boarded up.

1.1.3 The intention of the building assessment is to carry out a basic examination and assessment of the internal and external features, to approximately a RCHME Level I-type survey, to provide information on the features of historical significance. This information will be submitted with the planning application. Once the proposals for redevelopment have been confirmed and the results of the consultation process of the planning application are known, a more detailed recording survey is likely to be requested by the relevant statutory bodies, which will be subject to a separate project design. During this process, the client has requested that OA North provide advice during the design stage regarding historical features as to the implications of their proposed removal or investigation of features to be exposed as part of the development.

1.1.4 Section 2 of this document states the objectives of the project, Section 3 deals with OA North's methodology, Section 4 addresses other pertinent issues including details of staff to be involved, and the project costs are presented in Section 5.

1.2 OXFORD ARCHAEOLOGY NORTH

1.2.1 Oxford Archaeology North has considerable experience of building assessment, as well as the evaluation and excavation of sites of all periods, having undertaken a great number of small and large scale projects throughout Northern England during the past 25 years. These 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.

2 OBJECTIVES

2.1 The following programme has been designed to undertake a basic assessment of the building in order to provide information to include within the planning application submission for the Southend Road site, pending confirmation of the redevelopment proposals. It will aim to identify any features of historical importance or significance that may have implications for any decisions or details of the development plans. Subject to the outcome of the planning application, it is likely that the relevant statutory bodies will require a more detailed survey prior to development.

- 2.2 **Basic building assessment and examination:** to provide a visual record and assessment of the public house to at least a RCHME Level I-type standard.
- 2.3 **Report and Archive:** the tight time schedule of the programme of work in order that the information is submitted with the planning application may necessitate an interim report. The full finalised version will be produced for the client within eight weeks of completion of the fieldwork. A site archive will be produced to English Heritage guidelines (MAP 2).
- 3 METHOD STATEMENT
- 3.1 **BASIC BUILDING ASSESSMENT**
- 3.1.1 In order to allow the client to be aware of the features of potential historical importance and their implications for future detailed development proposals, a basic level of investigation will be carried out (see 3.1.2 below). This will employ an industry-wide standard, using that of the RCHME, which is of particular importance at this stage for a Grade II* listed building.
- 3.1.2 A visual inspection of the public house building and any associated buildings will be undertaken to RCHME Level I-type survey standards. This level of survey is a visual record, which will serve to identify the location and age of features. The emphasis of the assessment will be to generally record and note the significant features prior to the proposed development.
- 3.1.3 **Written Description:** for the purposes of a Level I-type survey the written record includes:
- (i) the precise location of the site;
 - (ii) date of the record and the surveyor;
 - (iii) description of the type of structure, purpose, materials and possible date of origin from a superficial inspection.
- 3.1.4 However, as most of this can be ascertained through documentary sources the written record will also aim to include a brief description of the main significant features identified through a basic examination. It will also aim to distinguish between relatively original features and those pertaining to its modern use.
- 3.1.5 **Photographic Archive:** a photographic archive will be produced utilising a 35mm camera to produce both colour slides and monochrome contact prints. A high-resolution digital camera (4 megapixels) will also be employed for general coverage and for use for illustration purposes within the final report. A full photographic index will be produced. The photographic archive will comprise the following:
- (i) The general external appearance of the building/s;
 - (ii) Any external or internal detail, structural or decorative, which is relevant to the design, development and use of the building/s, other than is recorded on general views.
 - (iii) Any internal detailed views of features of especial architectural interest, fixtures and fittings, or fabric detail relevant to phasing the buildings.
- 3.1.6 **Site Drawings:** there is usually no requirement to produce site drawings (plans/elevations/sections) for this level of assessment. However, detailed plans have been provided of the floors and elevations by the client (hardcopy and digital). These will be notated to show the most significant features.
- 3.2 **REPORT**
- 3.2.1 The report will include the following:
- (i) a concise, non-technical summary of the results;
 - (ii) Introduction; to include the circumstances of the project and the aims and objectives of the study;
 - (iii) Methodology; to include a summary of the methodology and an indication of any departure from the agreed project design;
 - (v) summary of the archaeological/historical background for the Two Lions Inn;

- (viii) an initial assessment of any likely implications of the proposed development to the building/s and any appropriate recommendations for further work at this stage;
 - (iv) a copy of the agreed project design as an appendix;
 - (x) appropriate figures and plates;
 - (xi) a full bibliography;
- 3.2.2 **Interim report:** an interim report will be issued following the completion of the fieldwork in discussion with the client.
- 3.2.3 **Final Report:** this will be issued as one bound and one unbound copy of a written synthetic report submitted to the client within eight weeks of completion of the fieldwork. A further copy will be submitted to the Cumbria HER within eight weeks of completion of the study. The report will present, summarise, and interpret the results of the programme detailed above.
- 3.2.4 Provision will be made for a summary report to be submitted to a suitable regional or national archaeological journal within one year of completion of fieldwork, if relevant results are obtained.
- 3.2.5 **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 this project design, and should be treated as such. They are not suitable for publication as academic documents or otherwise without amendment or revision.

3.3 ARCHIVE

- 3.3.1 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. 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). The paper archive will be deposited with the County Record Office, Kendal.

4 OTHER MATTERS

4.1 HEALTH AND SAFETY

- 4.1.1 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). OA North will liaise with the client to ensure all health and safety regulations are met. A risk assessment will be completed in advance of any on-site works and supplied to MAS Archaeological Officer and the client if requested. It is assumed that any information regarding health and safety issues on site will be made available by the client to OA North prior to the work commencing on site.

4.2 ACCESS

- 4.2.1 OA North will consult with the client regarding access to the building/s.

4.3 WORK TIMETABLE

- 4.3.1 **Building Assessment:** this element is expected to take two/three days on site.
- 4.3.2 **Interim Report:** this element will be discussed with the client in terms of the working timetable and the requirements of the planning application.
- 4.3.3 **Report:** the finalised client report will be completed within approximately eight weeks following completion of the fieldwork.

4.4 STAFFING

- 4.4.1 The project will be under the direct management of **Emily Mercer BA (Hons) MSc AIFA** (OA North Senior Project Manager) to whom all correspondence should be addressed.
- 4.4.2 All elements of the fieldwork will be undertaken by either an OA North project officer or supervisor experienced in this type of project. All OA North project officers and supervisors are experienced field archaeologists capable of carrying out projects of all sizes. Due to scheduling requirements it is not possible to provide these details at the present time. However, once the timetable of constructions works is made available details of staff can be provided.
- 4.5 INSURANCE**
- 4.5.1 OA North has professional indemnity to a value of £10,000,000, employer's liability cover to a value of £10,000,000 and public liability to a value of £15,000,000. Written details of insurance cover can be provided if required.

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ILLUSTRATIONS

FIGURES

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Figure 3: Second floor plan, relating to the building assessment results

Figure 4: Ground floor plan showing the sequence of the main structural phases

Figure 5: Ground floor plan showing the culmination of the main structural phases

PLATES

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Plate 2: West external elevation of original late medieval hall

Plate 3: Datestone on raised roof extension, external elevation Room 17/18

Plate 4: Original beams and position of original six-light window, Room 2

Plate 5: Partially blocked window and door arch, north elevation, Room 16

Plate 6: Chimney breast and roof scar, west elevation, Room 32

Plate 7: Relocated arched window, external south elevation (Room 4)

Plate 8: The original large inglenook fireplace on the east elevation in Room 1

Plate 9: Undated engraving, possibly *c*1800 (Watson 1900)



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Plate 6: Chimney breast and roof scar, west elevation, Room 32

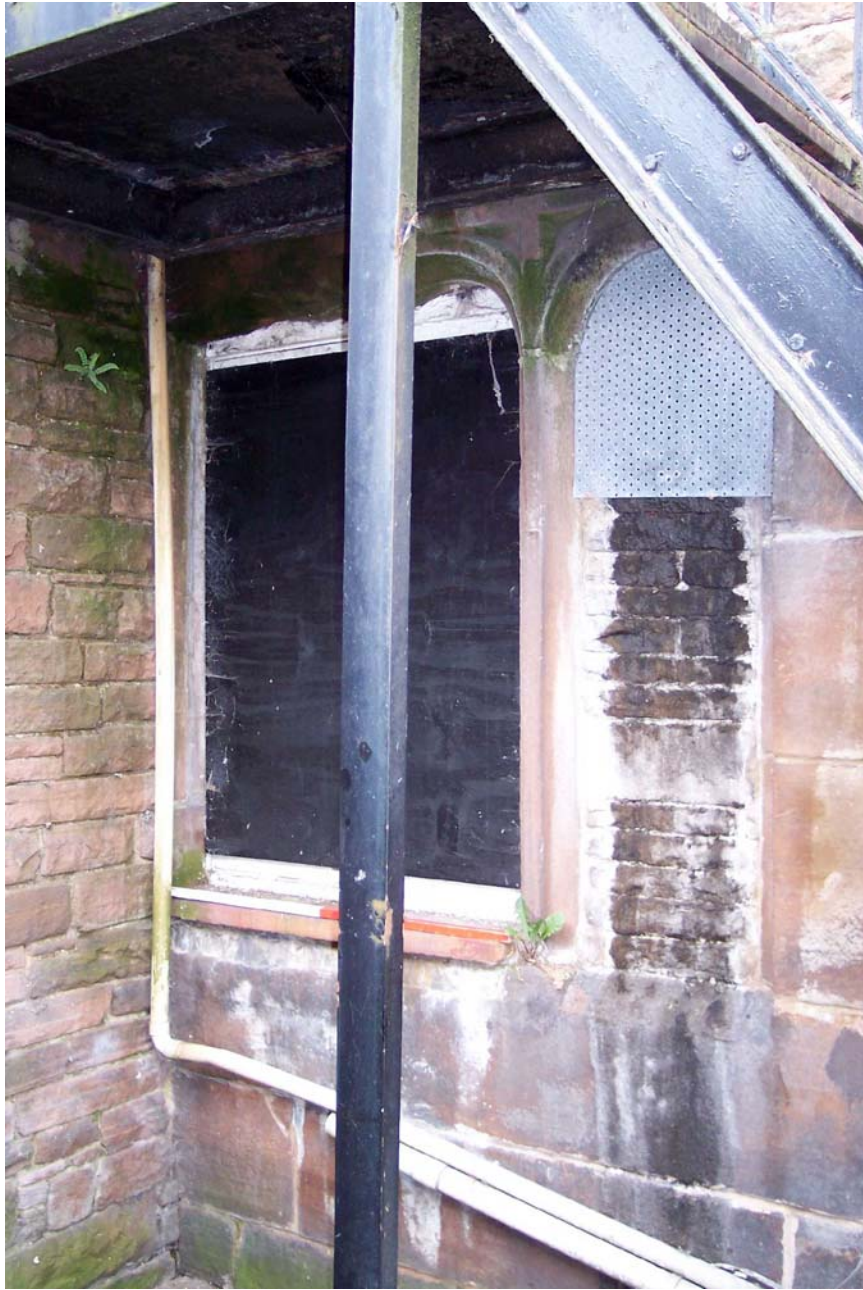
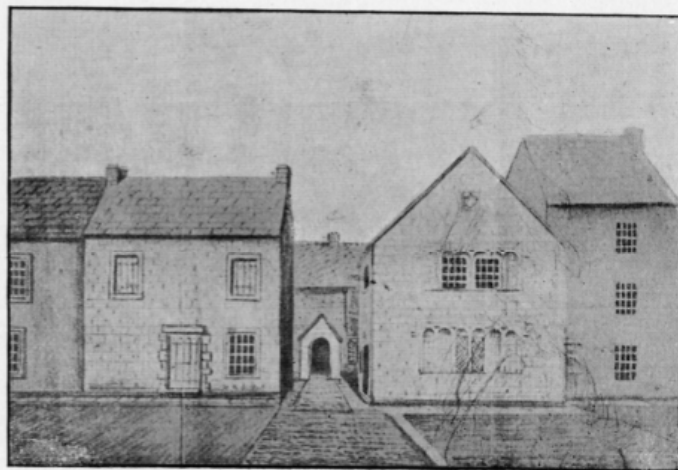


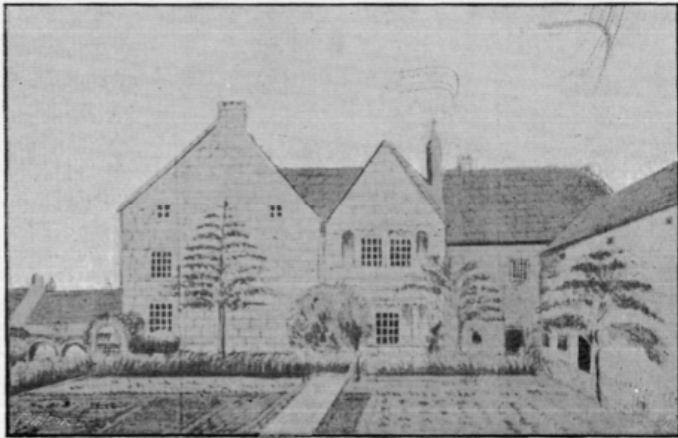
Plate 7: Relocated arched window, external south elevation (Room 4)



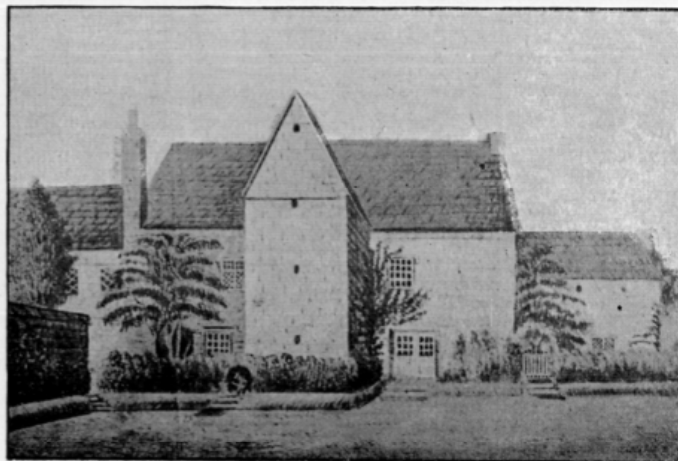
Plate 8: The original large inglenook fireplace on the east elevation in Room 1



ENTRANCE FROM GREAT DOCKWRAY.



BACK OR GARDEN ELEVATION.



GERARD LOWTHER'S HOUSE, PENRITH.

Plate 9: Undated engraving, possibly c1800 (Watson 1900)

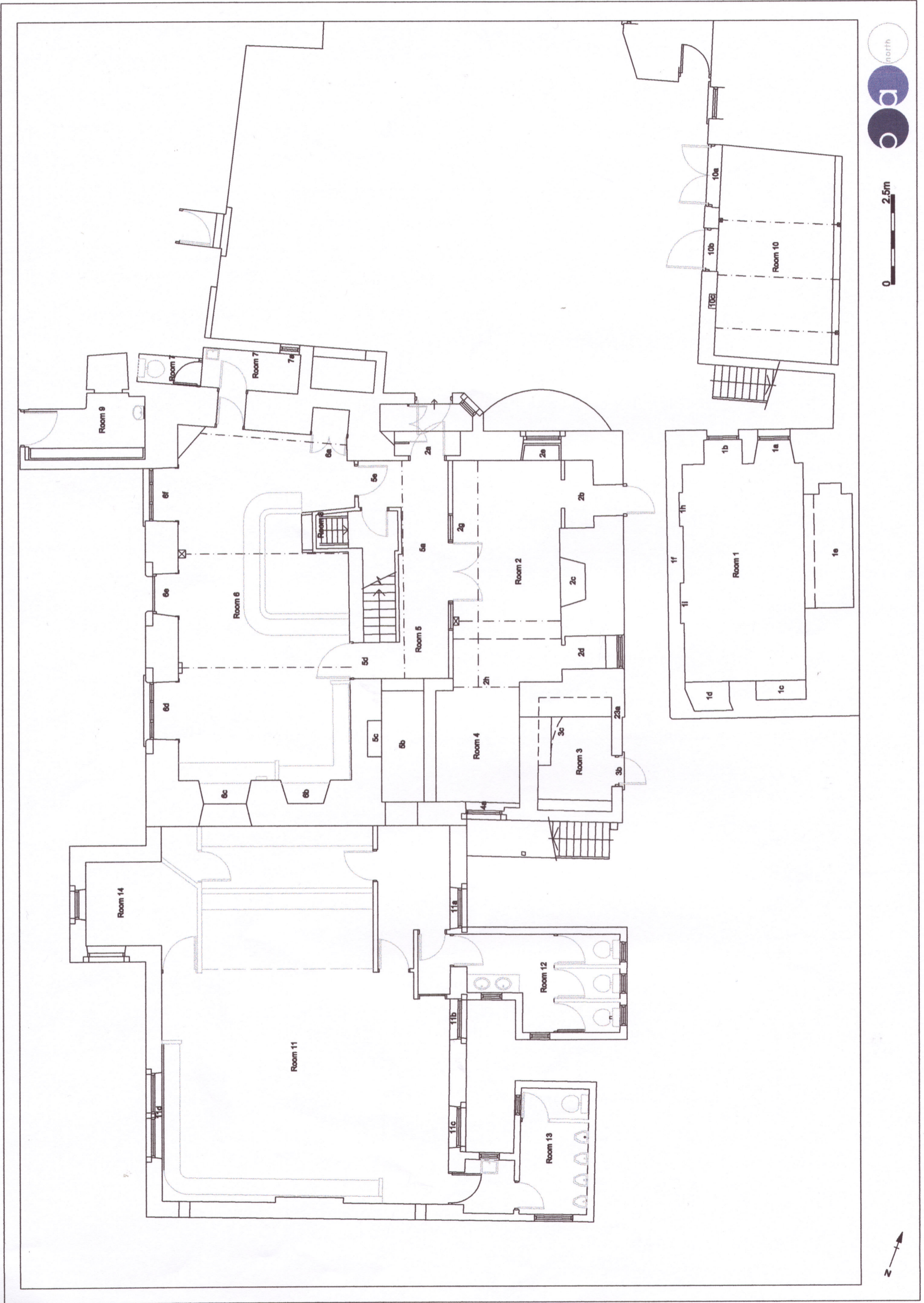


Figure 1: Ground floor plan, relating to the building assessment results

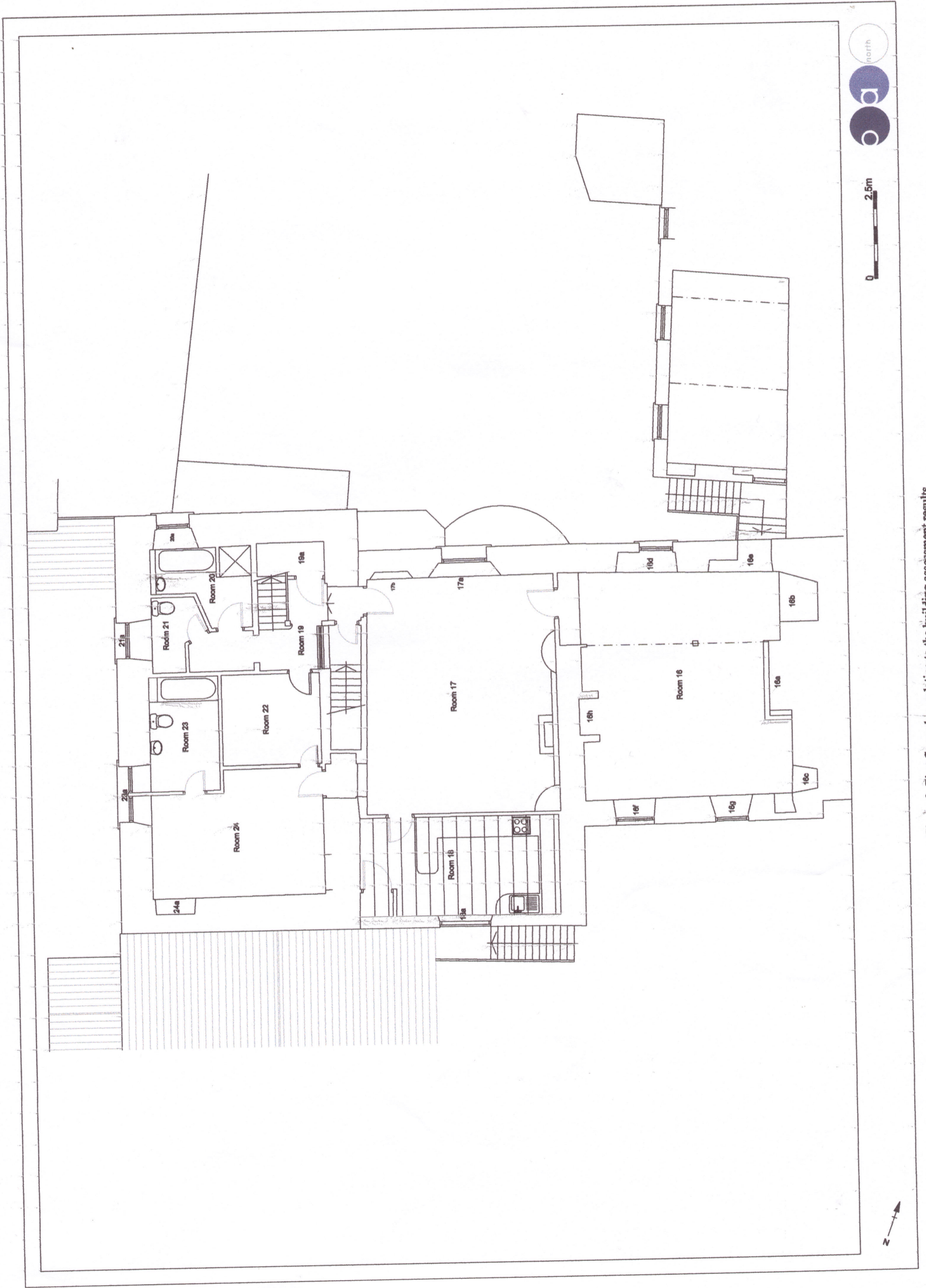


Figure 2: First floor plan, relating to the building assessment results

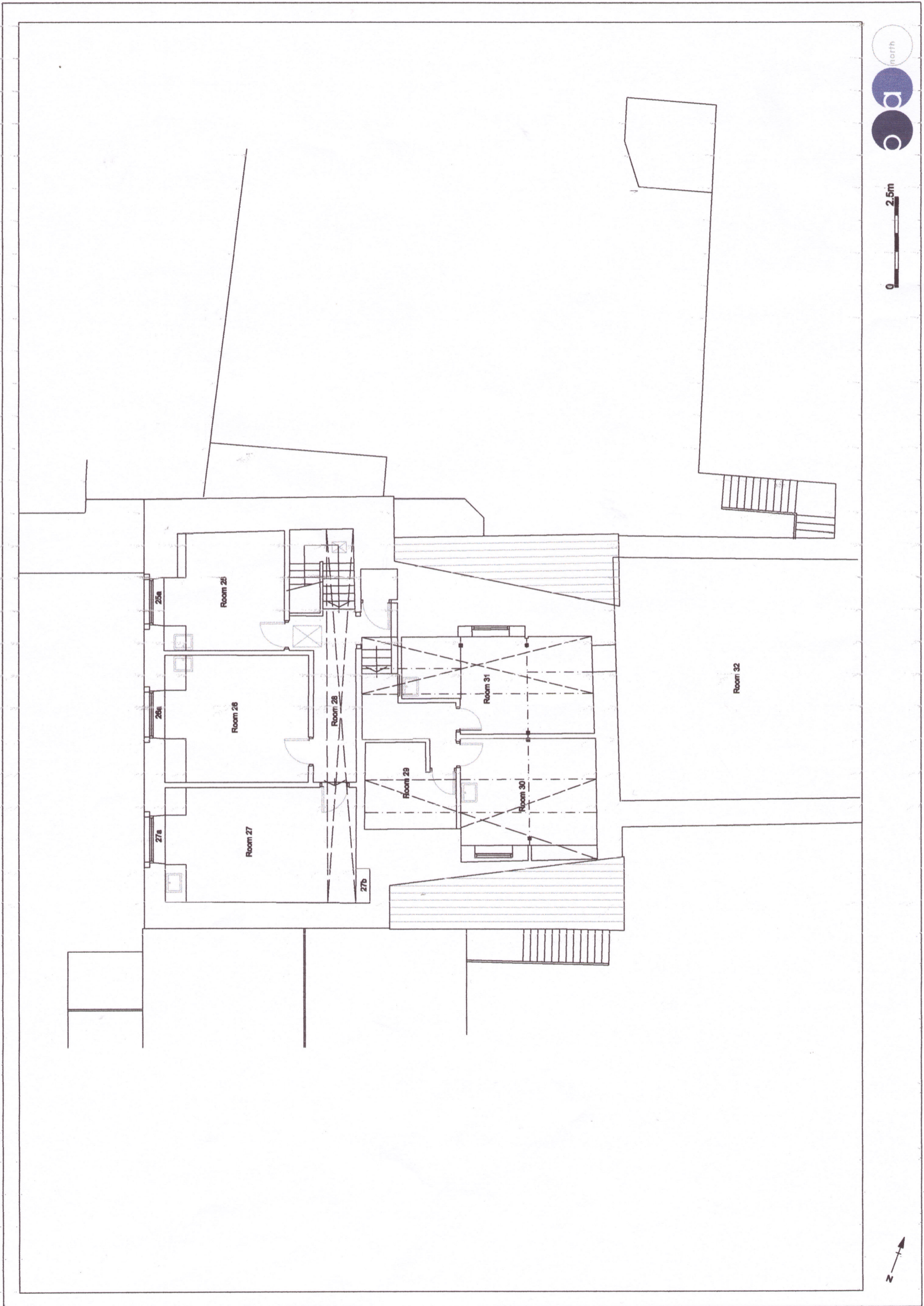


Figure 3: Second floor plan, relating to the building assessment results

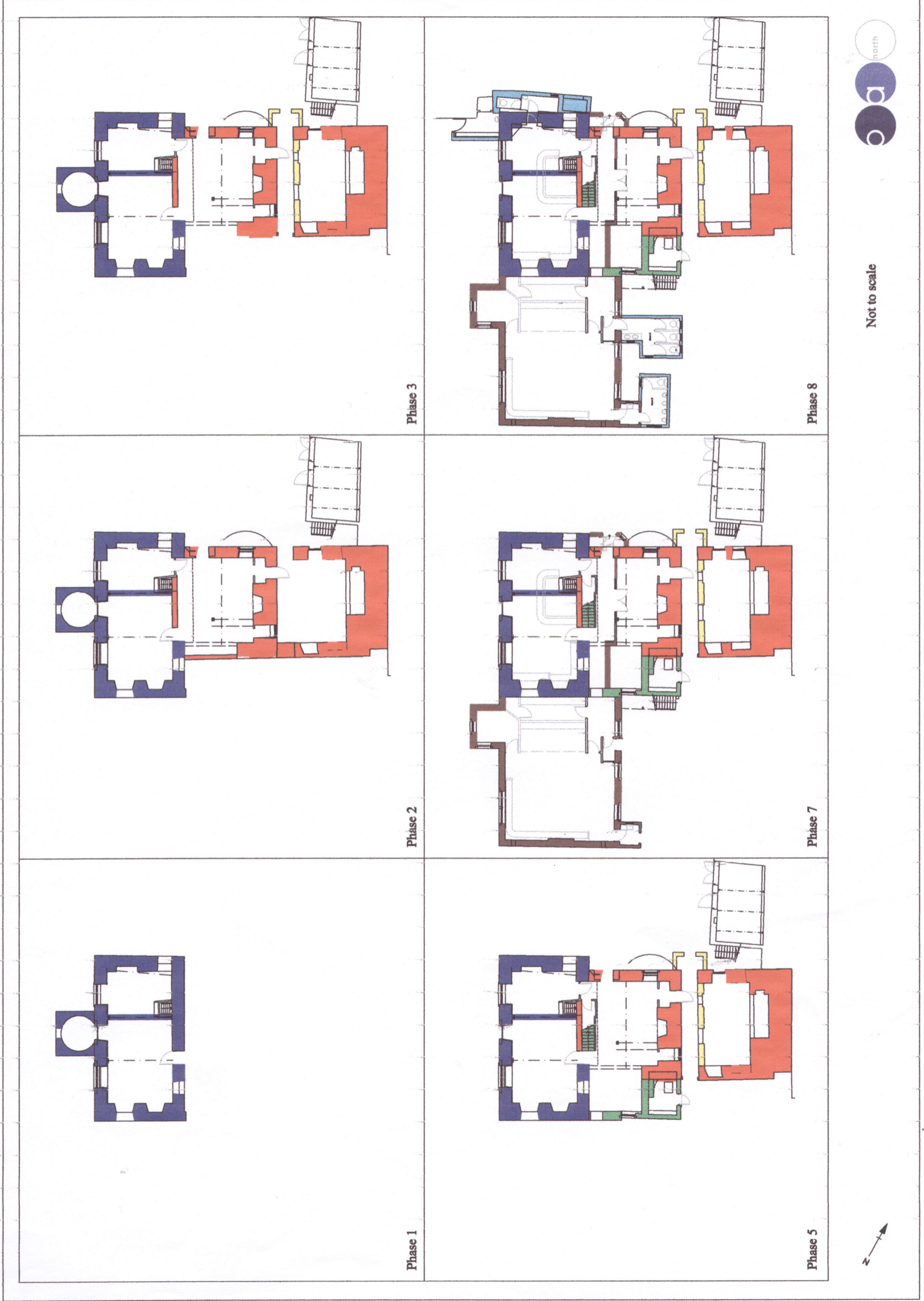


Figure 4: Ground floor plan showing the sequence of the main structural phases



Figure 5: Ground floor plan showing the culmination of the main structural phases