

14 CROSS LANE, KENDAL, CUMBRIA

Archaeological Building Recording



Client: Don Lewthwaite

NGR: 351498 492113

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Non-Technical Summary

Following the submission of two planning applications for the conversion and partial demolition of a former builder's workshop a condition was placed requiring that the building be recorded. This followed on from a previous desk-based assessment carried out for the whole site and a watching brief carried out during the construction of new houses on the site of a neighbouring block of garages. The earlier desk-based assessment revealed that the core of the building being recorded was present on the site by at least 1770, before apparently being subsequently extended to the north in the early 19th century and to the east in the 20th century.

The building recording identified four phases of activity, most of which could be closely matched to the recorded history of the site. The earliest structure comprised a simple rectangular structure with opposing central wagon doorways, and a section projecting from the south-east corner almost over the line of Cock Beck, which may have been used for drawing water from it. The date of construction of this building is uncertain, but it was certainly in existence by 1770 and an earlier 18th century date seems likely but re-used cruck blades in the roof might indicate it was earlier still or that it replaced an existing building. This structure was subsequently raised in height and the building extended to the north, documentary records show that it was being used by a wool stapler in 1910, along with buildings on the opposite side of the road, and it is possible that it was originally built as a wool warehouse although it is similar in style to agricultural buildings of the period. It was subsequently extended in the early 20th century to the east with the addition of low walls, at which time at least part of it was used as a bakery, before being further extended in this direction in the later 20th century with further additions, corresponding to its use as a builder's workshop.

The site represents an interesting building in Kendal, with evidence for connections to the wool trade making it potentially quite unusual. The purpose of its initial construction remains uncertain, however, but regardless of this it is a relatively rare survival.

Acknowledgements

Greenlane Archaeology would like to thank Don Lewthwaite for commissioning the project and for his information about the site, and Andrew Leavett for providing the 'as existing' drawings of the building. Additional thanks are due to Jeremy Parsons, Historic Environment Officer at Cumbria County Council, for approving the project design and Jo Macintosh, Historic Environment Records Office at Cumbria County Council, for providing valuable information about comparable sites in Kendal. Special thanks are due to Jonathan Ratter at JWRC for providing a copy of his report on buildings at Woolpack Yard.

The building recording was carried out by Dan Elsworth, with the information forming the desk-based assessment taken from the previous report produced by Jo Dawson. The report was produced by Dan Elsworth and the figures by Tom Mace, and it was edited by Jo Dawson. Dan Elsworth managed the project.

1. Introduction

1.1 Circumstances of the Project

1.1.1 Following the submission of two planning applications by Don Lewthwaite for the creation of five dwellings through the conversion of an existing building and demolition of workshops at 14 Cross Lane, Kendal, Cumbria (Planning Application Nos. SL/2010/0201 and SL/2010/0202; NGR SD 5151 9209) a condition was placed on each application that an English Heritage Level-3 type archaeological building recording be first carried out. The conditions were worded as follows:

Condition 6 placed on SL/2010/0201:

Condition (6) Prior to any demolition work the existing building affected by the proposed development shall be recorded in accordance with a Level 3 survey as described in the English Heritage document "Understanding Historic Buildings: A Guide to Good Recording Practice, 2006" and moreover within two months of that recording work being done 3 copies of the resultant Level 3 Survey Report shall be submitted to the Local Planning Authority.

Reason (6) To ensure that a permanent record is made prior to its alteration of a building previously identified as being of architectural and historic interest and to thus accord with Save Policy C16 of the South Lakeland Local Plan.

Condition 2 placed on SL/2010/0202:

Condition (2) Prior to any demolition work the existing building range shall be recorded in accordance with a Level 3 Survey as described in the English Heritage document "Understanding Historic Buildings: A Guide to Good Recording Practice, 2006" and moreover within two months of that recording work being done three copies of the resultant Level 3 Survey Report shall be submitted to the Local Planning Authority..

Reason (2) To ensure that a permanent record is made prior to its alteration of a building range previously identified as being of architectural and historic interest and thus to accord with Saved Policy C 16 of the South Lakeland Local Plan.

1.1.2 The standing buildings at 14 Cross Lane were briefly described in terms of date and significance, in an earlier desk-based assessment report (Greenlane Archaeology 2007, 12). The main buildings (to be converted into five dwellings) comprise one building that was constructed probably in the 18th century, followed shortly afterwards by another structure. These main buildings were considered to be the most significant, as they are substantial structures which contribute to Kendal's streetscape, and retained many original or early features such as their timber roof structures, and apparent access onto Cock Beck. The remaining buildings (the workshop to be demolished) comprise one building constructed during the early 20th century, prior to which several much smaller structures were constructed within its footprint, and a roofed yard and eastern extension, both constructed in the mid to late 20th century.

1.2 Location, Geology, and Topography

1.2.1 The proposed development area is situated on the west side of Kirkland in Kendal (Fig 1), at the back of the medieval burgage plots which run at right angles to the road. The standing buildings lie at the back of 32 Kirkland, next to 30 Kirkland (30 Kirkland is also known as Kirkland House). The long elevation of the building faces onto Cross Lane, a small L-shaped street adjoining Chapel Lane, and Cock Beck runs immediately to the south of the building.

1.2.2 The site lies at approximately 50m above sea level. Kendal is largely situated on an area of Bannisdale Slates, but there is a large area of Carboniferous limestone to the west (Moseley 1978, plate 1). The overlying drift deposits comprise glacial material such as boulder clay, which forms a hummocky landscape outside of the town (Countryside Commission 1998, 66). The soils which underlie the urban part of Kendal are described as 'urban' by the Soil Survey of England and Wales, but the surrounding areas are all typical Brown Earths (Ordnance Survey 1983).

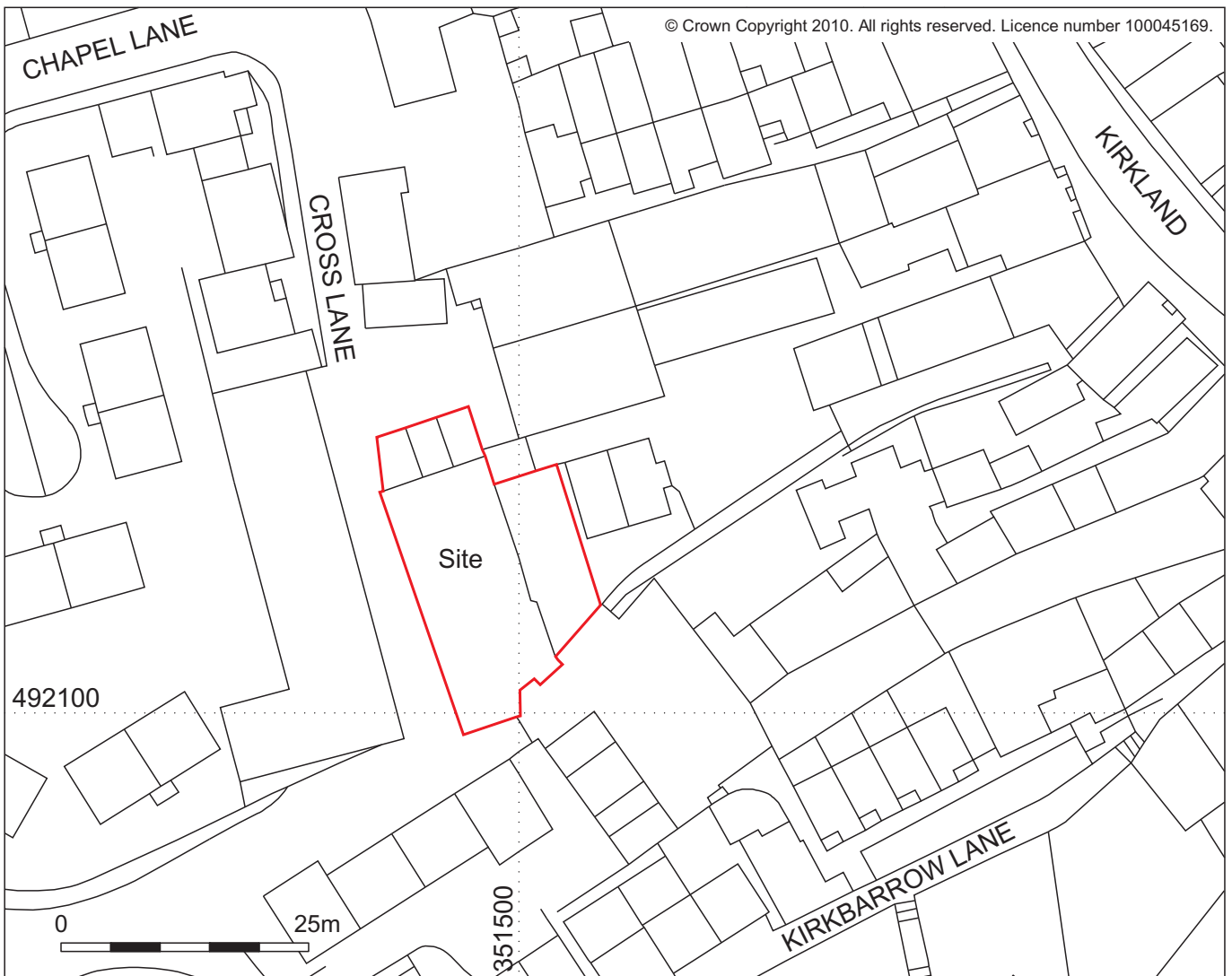
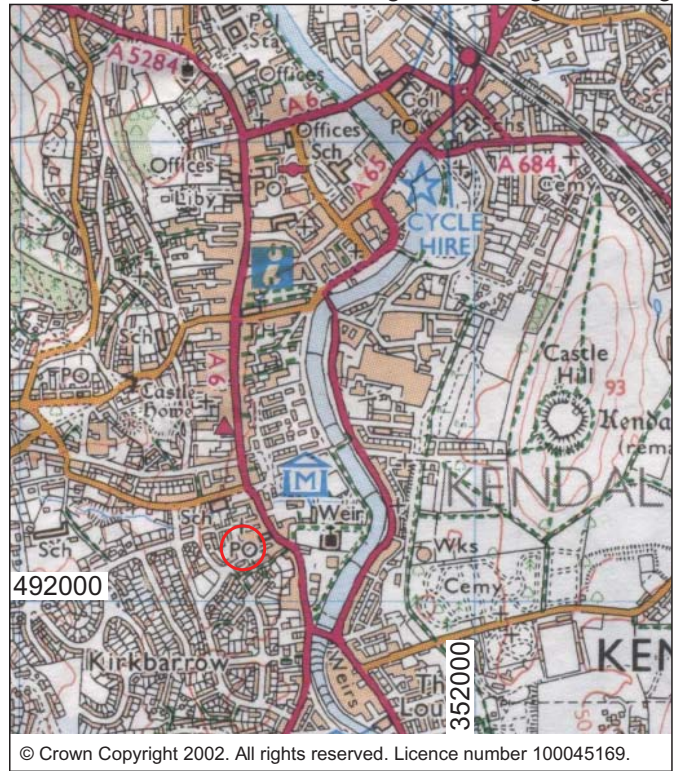
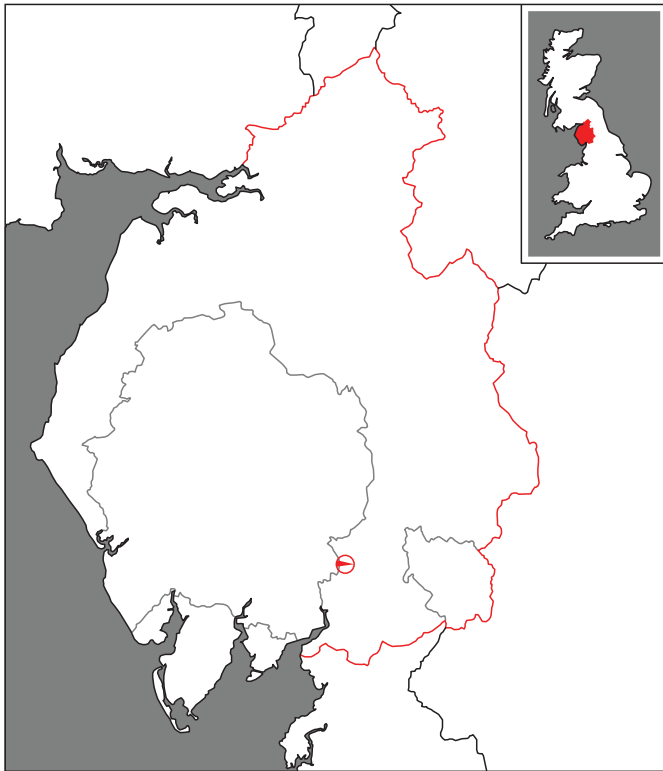


Figure 1: Site location

Client: Don Lewthwaite

2. Methodology

2.1 Introduction

2.1.1 The building investigation comprised three separate elements intended to provide a suitable record of the structure, in line with English Heritage standards (English Heritage 2006), and the guidelines of the Institute for Archaeologists (IfA 2008a). A desk-based assessment covering the building and its environs had already been carried out (Greenlane Archaeology 2007) in accordance with the project design and IfA guidelines (IfA 2008b), and information from this was utilised in compiling this report. A suitable archive was compiled to provide a permanent paper record of the project and its results in accordance with English Heritage and IfA guidelines (English Heritage 1991; Brown 2007).

2.2 Desk-Based Assessment

2.2.1 Information relating to the history of the site has been taken from the previous desk-based assessment report (Greenlane Archaeology 2007). A number of sources of information were used during its compilation:

- **Cumbria Record Office, Kendal (CRO(K))**: this was visited in order to examine early maps and plans of the site and relevant primary and secondary sources;
- **Kendal Local Studies Library (KLSL)**: additional primary sources were examined here, in particular early photographs of the site, as well as further secondary source;
- **Client**: information relating to the site was also received from the client, which included access to the deeds and plans of the building;
- **Greenlane Archaeology library**: additional secondary sources were used to provide information for the site background.

2.3 Building Recording

2.3.1 The building recording was carried out to English Heritage Level-3 type standards (English Heritage 2006). This is a largely descriptive investigation, with a more detailed level of interpretation of the phasing and use of the building, making use of the available documentary information. The recording comprised several parts:

- **Written record**: descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs**: photographs in both 35mm colour print and colour digital format were taken of the main features of the building, its general surroundings, and any features of architectural or archaeological interest. A selection of the colour digital photographs is included in this report, and the remaining photographs are in the project archive;
- **Drawings**: drawings were produced by hand-annotating 'as existing' drawings provided by the architect. The drawings produced comprised:
 - i. 'as existing' floor plans of the building at 1:100;
 - ii. 'as existing' elevations of all accessible external aspects at 1:100;
 - iii. a cross-section at a scale of 1:50.

2.4 Archive

2.4.1 A comprehensive archive of the project has been produced in accordance with the project design and current IfA and English Heritage guidelines (Brown 2007; English Heritage 1991). The paper and digital archive and a copy of this report will be deposited in the Cumbria Record Office in Kendal on completion of the project. In addition, three copies of this report will be deposited with the Historic Environment Record, one with the client, a digital copy with the client's architect, and one will be retained

by Greenlane Archaeology. In addition a digital record of the project will be made on the *Online Access to the Index of Archaeological Investigations* (OASIS) scheme.

3. Desk-Based Assessment

3.1 Introduction

3.1.1 As the site is of post-medieval date only information relating to that period is relevant to its understanding. Kendal is, however, rich in earlier history, particularly from the medieval period and previous pieces of archaeological work carried out across the town have found extensive remains from this period. The area immediately around the site, known as Kirkland, is thought to be one of the oldest parts of the town, although archaeological work on adjoining sites has found only limited evidence for anything prior to the post-medieval period (Greenlane Archaeology 2007; 2008).

3.2 Map and Image Regression

3.2.1 **Jefferys 1770 (Plate 1):** this map clearly shows the building under investigation as a simple linear block separate from the buildings to the south and west (Plate 1). It is assumed that the change in alignment part way along the north-south part of Cross Lane is incorrect, and the map is clearly far more schematic than those that followed.

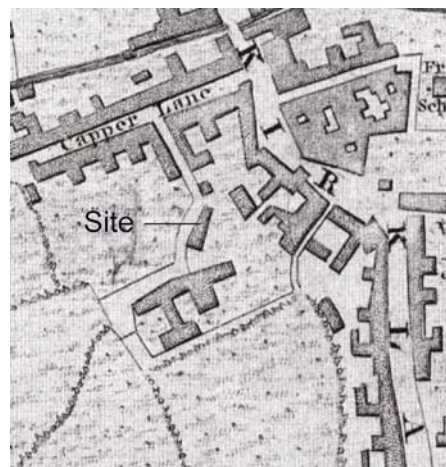


Plate 1: Extract from Jefferys' map of 1770

3.2.2 **Todd 1787:** this map shows the building under investigation next to Cock Beck, which runs approximately north-east/south-west immediately to its south (Plate 2). Again, the building is shown as a simple detached rectangular block with little additional detail.



Plate 2: Extract from Todd's map of 1787

3.2.3 **Wood 1833:** by this date Cock Beck has evidently been culverted between Buttery Well Lane to the west, and the building under investigation, resurfacing immediately to the east of it (Plate 3). Little other detail of the building is shown, however, and it is depicted in largely the same fashion as on the previous maps. The landowner of the site and the land to the east is named as Anthony Yeates.

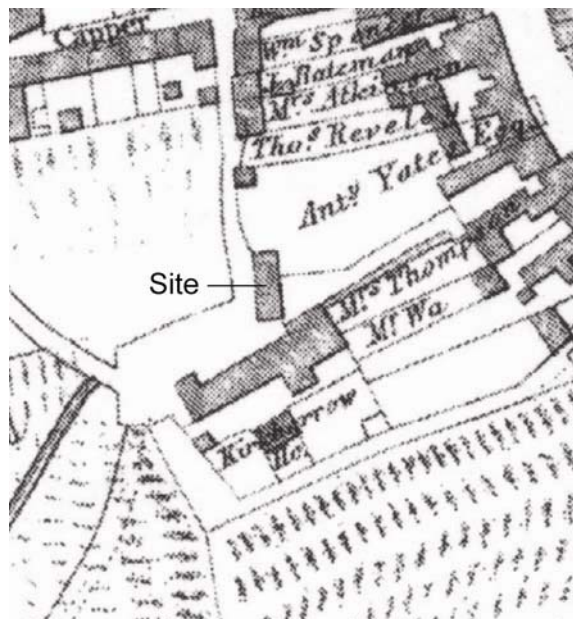


Plate 3: Extract from Wood's map of 1833

3.2.4 **Hoggarth 1853:** this map names Cock Beck, and appears to be more detailed than the previous maps (Plate 4). It appears to show that the main building has been extended to the north, although this is not entirely certain, plus there is a small extension on its north-east corner and two additional small detached buildings to the east. The landowner still appears to be John Yeates.

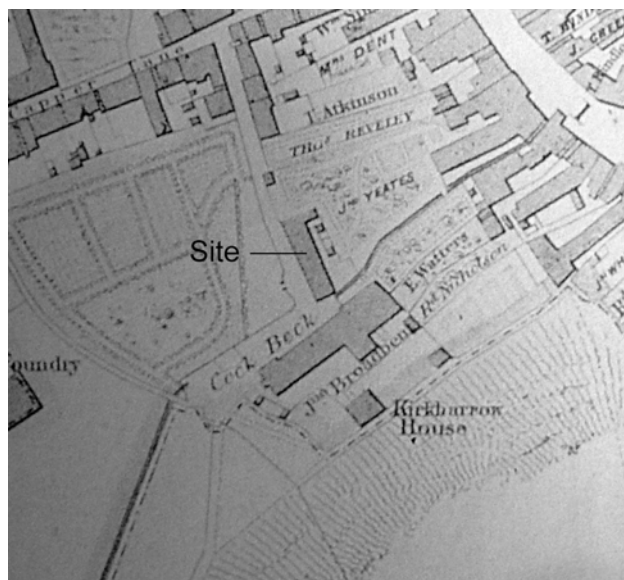


Plate 4: Extract from Hoggarth's map of 1853

3.2.5 **Ordnance Survey c1858:** this map is extremely detailed, at a scale of 1:500, and shows the divisions within the building, the small projection to the south-east corner for the first time, and the detail of the outbuildings to the east (Plate 5). It is evident that the building is sub-divided into two main sections, with boundary walls extending to the east around the small outbuildings.



Plate 5: Extract from Ordnance Survey map of c1858

3.2.6 **Ordnance Survey 1899:** unfortunately this was the largest scale map available for this date at the Record Office, as they apparently do not hold the second edition 1:2,500 map (Plate 6). Although lacking in detail, it is the first map to show what is currently The Mint Cake Works building on the west side of Cross Lane, opposite the building under investigation. The small buildings to the east appear to have been demolished, but the boundary wall is still present.



Plate 6: Extract from Ordnance Survey map of 1899

3.2.7 **Undated photograph, c1900-1920:** this photograph is not primarily of the site but it shows the south end of the west elevation of the building (KLSL image number 002312 c1900-1920; Plate 7). It is of interest as it shows the wall at this time to be entirely without apertures, and it is apparent that the upper and lower level builds are different indicating that the wall has been raised in height.



Plate 7: Brockbeck Cottages on Cross Lane, c1900-1920, with the south end of the building that is currently Lewthwaite and Townley’s workshop on the left hand side (KLSL image number 002312 c1900-1920)

3.2.8 **Ordnance Survey 1913:** this map was enlarged from the 1897 revision of the 1:2,500 scale map, for the purposes of allowing enough room to annotate property numbers relating to the 1910 valuation. It can be seen that the previous outbuildings along the east side of the building are no longer present (Plate 8). However, a small extension is shown to the east, and another small building butts onto it to the north.



Plate 8: Extract from Ordnance Survey map of 1913 showing numbers corresponding to properties on 1910 Valuation

3.2.9 **Ordnance Survey 1920:** once again, this was the largest scale map available for this date, as the third edition 1:2,500 scale map for this area was missing from the Record Office. Although the map is lacking in detail, it can be seen that a longer extension has been built along the east side of the building (Plate 9).



Plate 9: Extract from Ordnance Survey map of 1920

3.2.10 **Ordnance Survey 1938:** this map is more detailed than the previous one, and shows the divisions within the eastern extension to the building as well as what appear to be further additions on this side, both attached and detached from the building (Plate 10).



Plate 10: Extract from Ordnance Survey map of 1938

3.2.11 **Plan from deeds, 1930s:** this shows the southern end of the building, which is described as a bakehouse (Plate 11).

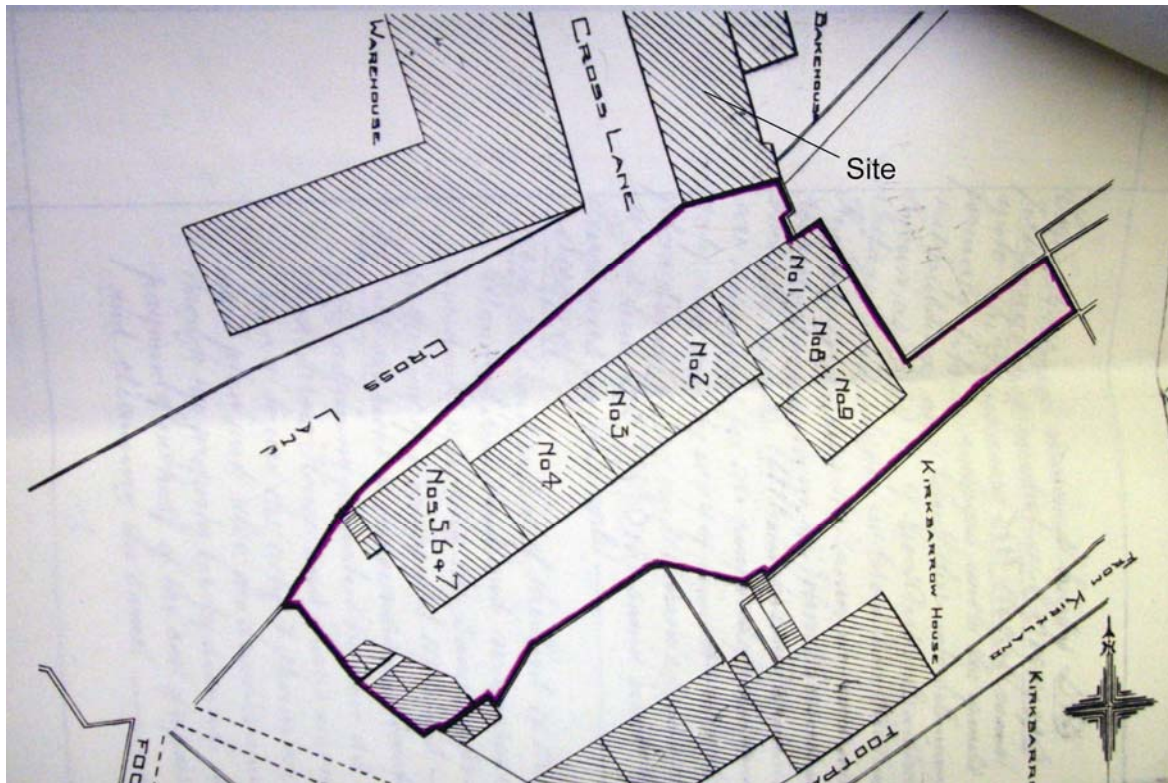


Plate 11: Plan from deeds, 1930s, showing bakehouse (top right)

3.2.12 **Plan from deeds, 1955:** this shows the building, together with the yard, a small building to the east, and Cock Beck to the south (Plate 12).

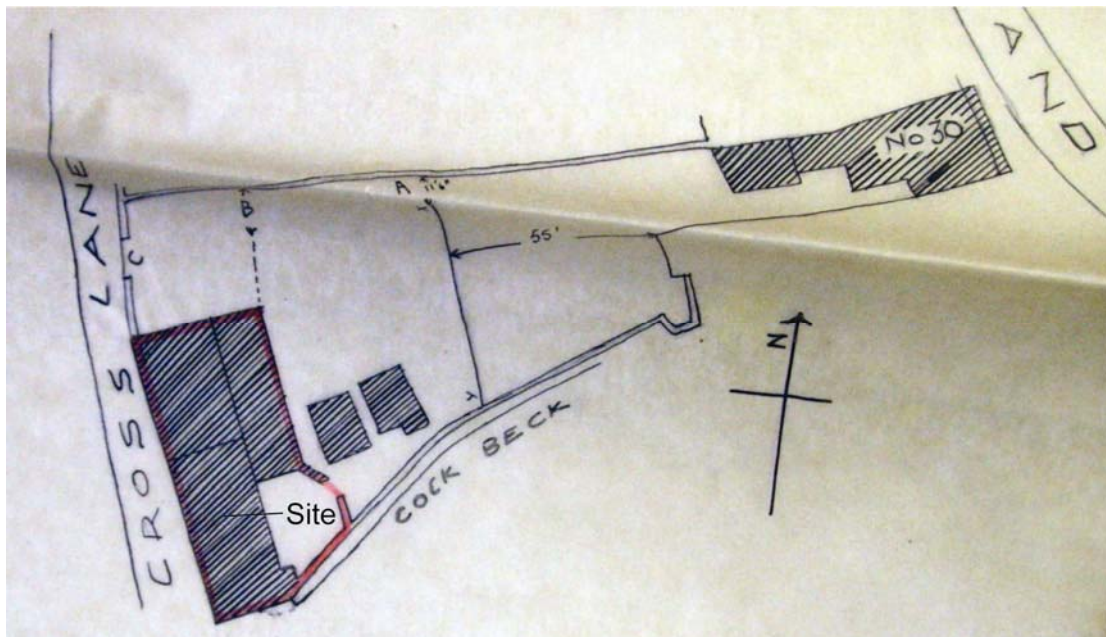


Plate 12: Plan from deeds, 1955

3.2.13 **Floor plans, 1957:** these show the layout of the site apparently shortly after Lewthwaite and Townley took it over (Plate 13 and Plate 14). The detail of the arrangement of all of the existing apertures, staircases, internal divisions, and other details are shown and a yard is labelled on the south-east side.

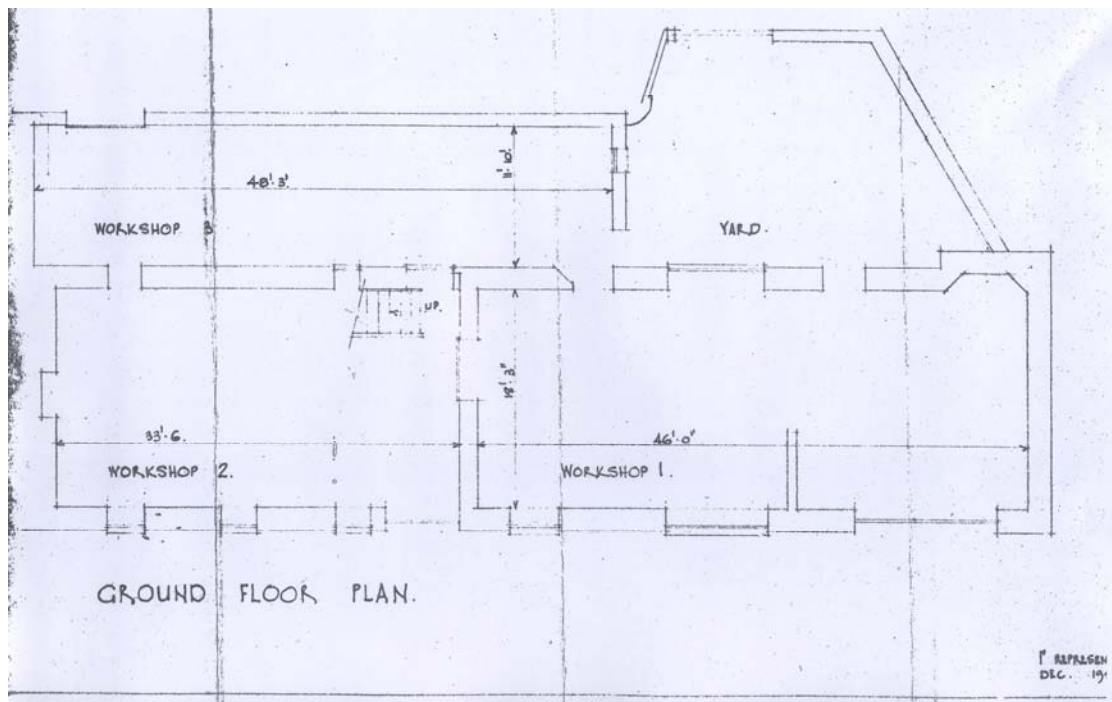


Plate 13: Ground floor plan, 1957

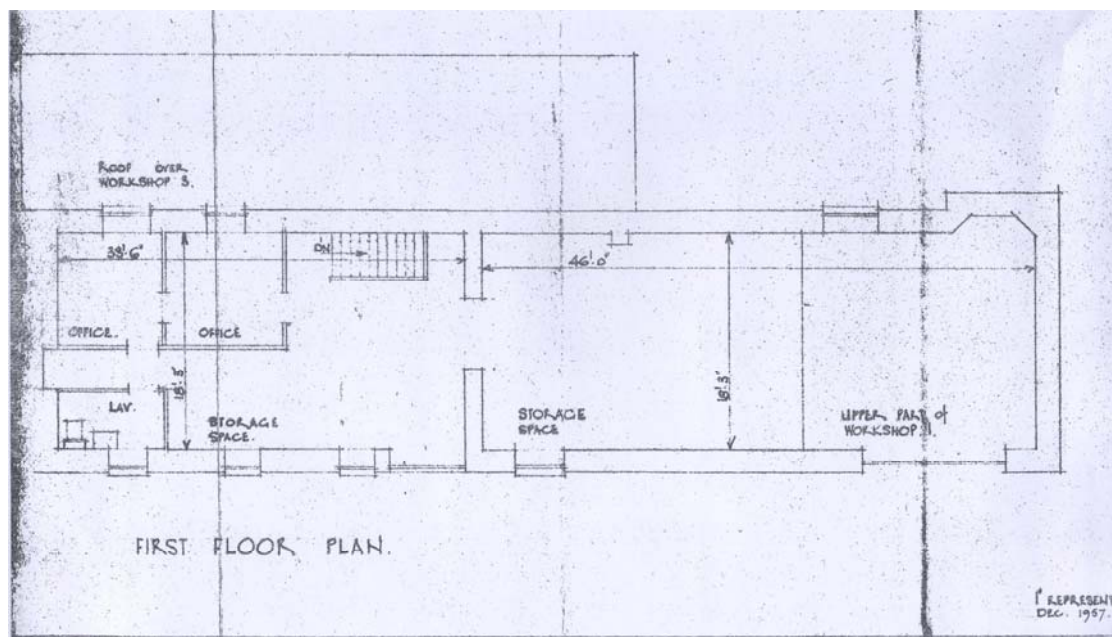


Plate 14: First floor plan, 1957

3.3 Owners and occupiers

3.3.1 The cartographic sources demonstrate that the main part of the building dates back to 1770 or earlier. Due to the lack of a clearly traceable building name it is far more problematic to trace the building back through documentary sources. The information given below is therefore lacking in detail in many areas. Tracing the changes in ownership of the site based on the deeds was extremely difficult. The deeds themselves were very complex, as they related to many separate parcels of land, and the earliest deed, from 1919, with a schedule back to 1878, was for an adjacent property (34 and 36 Kirkland, which included the site of a block of garages to the south of the site, now demolished), not the property on which the building currently stands.

3.3.2 Ownership by the Yeates family: Todd's map of 1833 and Wood's map of 1853 both show that the Yeates family owned the land on which Lewthwaite and Townley's building stands, and presumably also the building itself. In addition, information from the deeds demonstrates that properties nearby, namely 34 and 36 Kirkland, were owned by the Yeates family between 1878 and 1919 (Deeds 1919). The Yeates family of Kirkland are fairly well documented, being mentioned in numerous primary documents, and also in histories of Kendal (Nicholson 1861, 74, 116, 233; Curwen 1900, 37, 167, 192, 240). However, they appear to have been essentially landed gentry, and nothing could be found to indicate what use they might have put the building to.

3.3.3 Thomas Henry Cleary, wool stapler: the earliest definite use that could be established for the building was from the 1910 valuation book (CRO(K) WT/DV/2/28 1910) and the associated map. This lists Thomas H Cleary as the owner and occupier of the building (numbered 3647), and it is at this point described as a warehouse. Examination of nearby properties reveals that Cleary also occupied the warehouse opposite (numbered 3652; currently The Mint Cake Works), although this was owned by one Mrs JA McNaughton of Lake Side, Windermere. In addition, Cleary was the owner and occupier of the house, warehouse, and garden at 30 Kirkland (numbered 3490).

3.3.4 The earliest trade directory reference found for Thomas Henry Cleary dates from 1894, when he is described as a wool stapler in Cross Lane (Kelly and Co Ltd 1894, 205). He is listed again in 1910 as a wool stapler at Kirkland House (this is number 30 Kirkland; Kelly's Directories Ltd 1910, 82), with the same information appearing in 1925 (Kelly's Directories Ltd 1925, 196). By 1938 he is listed as a wool stapler at 6 Cross Lane (Kelly's Directories Ltd 1938, 192). It is clear from the 1910 valuation that he occupied at least three warehouses, and in directories he would be listed under his principal business address, which does not appear to have been the building under investigation. It is therefore not possible to establish how long he occupied the workshop as a warehouse; though his business address changed slightly across various directories it is unclear if this implied a change in which warehouses he occupied.

3.3.5 Bakehouse: when Don Lewthwaite's father purchased the building it was being used as a bakehouse (D Lewthwaite pers comm.; see also the plan from the deeds from the 1930s; Plate 11). When the baker moved out, Don Lewthwaite's father built the baker a new bakehouse behind the building purchased, closer to Kirkland (D Lewthwaite pers comm.). It was not possible to establish with certainty which bakeries were connected to, or located in, the building, but the information that was found is presented here.

3.3.6 Alfred Geldart of 30 Kirkland is listed under the trade section covering bakers and pastrycooks in 1938 (Kelly's Directories Ltd 1938, 152). A reference connecting one A Geldart to Cross Lane was also found within the building control plans from 1931, in the form of an application for permission to construct a petrol storage tank and pump (CRO(K) WSMB/K11/C135 1931). Unfortunately, none of the building control plans in Kendal Record Office were available for consultation, as they are in too fragile a condition.

3.3.7 An undated directory lists a baker named Alan Moore at Kirkland House (this is 30 Kirkland; Barrett's Publications Ltd n.d., 57). Another building control plan entry was found from 1949 for Kirkland House Bakery on Cross Lane; the application was for staff toilets, with the applicant being named as JV Marshall (CRO(K) WSMB/K11/K169 1949). Finally, a directory from 1953 lists Bernard J Coles, bakers, at 30 Kirkland (County Publicity Ltd 1953, 60).

3.3.8 Lewthwaite and Townley, builders and joiners: the site was used as a builders and joiners workshop from the late 1950s until the present day. The earliest directory entry for the business was from 1965, listing Lewthwaite and Townlye [*sic*], Builders Workshop, George E Lewthwaite, Cross Lane (Ashton and Denton Publishing Co 1965, 47). George Lewthwaite acquired the property in four or five separate parts, at different times, building up to the present ownership (D Lewthwaite pers comm.). Various changes were made during their ownership, including the roofing over of a former yard, and the construction of an extension to the east (*ibid*).

3.4 Conclusion

3.4.1 The building was certainly in existence by the late 18th century, although the available documentary sources do not provide enough information to ascertain what it was originally used for and the early maps are not detailed enough to show what it included. It was certainly being used by a woolstapler by 1910 so its original function may have been associated with this trade. By the early 20th century at least part of it was being used as a bakehouse. The main north/south section appears to have been present to its current length by 1770 and is clearly depicted as comprising two sections on the Ordnance Survey map of c1858. Some minor additions were made to the east and north in the early 20th century, but more substantial additions were made between 1910 and 1920 and then after the late 1950s.

4. Building Recording

4.1 Arrangement and Fabric

4.1.1 The building was orientated approximately north/south, the original structure forming a two-storey block with Cross Lane on its west side, with later additions extending some distance to the east, a smaller extension to the north. The majority of the main part was built of limestone in random courses, but there was considerably more volcanic stone and slate used in the south end. Details such as some of the quoins and voussoirs were picked out in neatly dressed limestone. The later extensions were constructed largely from concrete blocks and modern bricks. The roofing throughout comprised corrugated concrete sheeting with opaque panels forming skylights. Internally the roof and upper floors in the original building were constructed from largely hand-sawn timbers, probably Baltic pine, while machine-sawn softwoods were used in the later extensions, as well as the occasional iron I-beam and concrete block pillars. The floors were largely concrete on the ground floor, although some timber boards had been used, while the first floor is entirely constructed from timber boards. Modern partitions were typically timber stud finished with hardboard or planks and some materials such as fibre board had been used in finishing ceilings.

4.2 External Detail

4.2.1 **North elevation:** this formed the gable of the building and was largely obscured by later garages and outshuts (although the latter extend it on the east side) all of which had monopitch corrugated concrete roofs and concrete block or brick walls (Plate 15). The garages had three timber double garage doors in what was their north elevation, and they were built against an early stone wall, which butted the main wall, extended to the north at a slight angle, and had quoins at its north end. Above the garages the exposed part of the earlier building was visible; it had dressed quoins and two machine cut purlins projecting through on the east side and a pair of similar ridge purlins at the apex. The later extension to the east extended above the garages and was a larger monopitch outshut with a further, lower extension to the east. This had a large timber double doorway incorporating a pedestrian door, and was entirely finished with a rough concrete render (Plate 16).



Plate 15 (left): North external elevation

Plate 16 (right): Extension to the east of the north external elevation

4.2.2 **East elevation:** this was largely inaccessible due to its proximity to the adjoining building but essentially comprised the end of a large monopitch extension and a smaller one at the north end. This end appeared to be butting the garages to the north, was partially finished with a rough concrete render and had a large double doorway with a concrete lintel (Plate 16). The return to the east is described above (*Section 4.2.1*) and the remainder of the elevation was plain and covered with a rough concrete render.

4.2.3 South elevation: the east side comprised a later monopitch outshut with a large doorway with a four-part folding timber door with a timber lintel covered by lead flashing. The wall had a concrete render finish although a section near the centre of the outshut was exposed (perhaps where an additional outshut was previously attached) showing the brick and concrete blocks behind and that the west side was originally a lower outshut and that this has been raised in height (Plate 17). Within this exposed section there was a small single-light window with a timber lintel and sill covered with roofing slates, and above this was a circular hole in the wall housing the remnants of a large metal pipe. To the west there was a large double doorway with a single light in each door, and the outshut wall butted the main wall to the west, where it returned slightly to the south. The return to the west was formed by a rounded corner at the east end of the gable (Plate 18). The lower part of the gable more noticeably comprised slate and volcanic stone and incorporated a large piece of timber at the rounded corner. Above this the build was dominated by limestone and it was apparent that the wall had been raised in height. The south-west corner had rough quoins in the lower part but neatly dressed limestone quoins in the upper and the purlins were projecting through the wall below the roof (Plate 19).



Plate 17 (left): South elevation, extension to east



Plate 18 (right): South elevation, rounded corner



Plate 19: South elevation showing the different build between the lower and upper sections

4.2.4 **West elevation:** this formed the main façade onto Cross Lane. The south end had a large doorway with a sliding door; this had evidently been inserted as the projecting jambs had been rebuilt in concrete blocks and it cut through a smaller door, which was blocked but had the remains of a limestone voussoir arch still present, on its north side. There was a further large wagon doorway to the north of this, the lower part of which was blocked with stone, the upper with bricks, and which had a neatly dressed limestone voussoir arch. Immediately adjoining it was what appeared to be a narrower blocked doorway with a timber lintel, covered with plaster. To the north were windows on the ground and first floor; the ground floor window was evidently inserted as its jambs were rebuilt in brick, and it had a timber lintel. The first floor window had a projecting stone sill. Both apertures were blocked with concrete blocks. To the north were a pair of wide doorways, one on the first floor and one on the ground floor, both with modern timber double doors with a single light in each and a concrete lintel (the lintel of the ground floor door forming the sill of that on the first floor). In addition, the first floor doorway had a section of red brick in its north jamb, adjoining which was a narrow aperture blocked with concrete blocks. Adjacent to the north side of the ground floor doorway was a window with a two-light casement, sill finished with roofing slate, and concrete lintel. North of this was a straight junction line in the stonework, perhaps for an earlier doorway.



Plate 20: South end of the west elevation

4.2.5 At the north end there were a pair of windows, one on each floor (Plate 21). The ground floor window had a two-light fixed casement, sill covered with roofing slate, and concrete lintel and the first floor window had a six-light casement and a projecting stone sill. North of these there was another window of the same type on the first floor and a doorway on the ground floor with a concrete lintel, which housed a modern timber two-panel door with a single light in the top half. This was perhaps originally a window that had been extended to form a doorway. The north end was extended by the wall butting against the north-west corner, which appeared to have a small aperture in it that had been blocked with concrete blocks (Plate 22).



Plate 21 (left): North end of the west elevation

Plate 22 (right): Wall extending the north end of the west elevation

4.3 Internal Detail

4.3.1 **Ground Floor Room 1 (G1):** this formed the easternmost room of the monopitch outshut extensions to the east of the main building. It has a concrete floor and monopitch roof of corrugated concrete sheets with glazed panels supported on grouped timber beams orientated east/west on concrete block columns incorporated into the east wall and in the centre of the room, with an iron I-beam

girder running between the south wall and the column to its north (Plate 23). The roof is evidently a later addition as it extends above the roof over room G2 to the west, effectively enclosing it. The north elevation, which extends above G2, is constructed from concrete blocks and has a large doorway with a modern double door with a timber lintel. The east elevation is also of concrete block construction, although the upper part is slightly different suggesting it has perhaps been raised in height. It incorporates a row of columns supporting the roof beams. The south elevation is slightly angled relative to the rest but is of the same build. It has a large doorway with a four-part folding timber door and extends above G2 as per the north elevation. The southern end of the west elevation is constructed from concrete blocks and houses a small window with a three-light fixed timber casement and a timber lintel and sill finished with roofing slate (Plate 24). To the north is a doorway with a plank and batten door and a timber lintel, which extends across most of this section. At the north end of this concrete brick section a large concrete block column has been added, cutting through part of the wall. The wall returns to the west behind this, before curving to the north where the wall is stone built. This continues to the north elevation, and is constructed from dressed limestone blocks laid in regular courses. It has three more concrete block columns set against it (Plate 25). The west elevation supports the corrugated concrete roof over G2; above this a small section of the wall of the main building is visible. This has the beams supporting the roof inserted into it, which sit on concrete block pads and the lower part of a blocked window is evident on the north side.



Plate 23 (left): General view of north end of G1

Plate 24 (right): South end of west elevation of G1



Plate 25: Stone section in centre of west elevation of G1

4.3.2 Ground Floor Room 2 (G2): this formed a second slightly smaller space within the outshuts to the east of the main building. It too had a monopitch roof comprising corrugated concrete panels incorporating skylights, supported by narrower beams orientated east/west and purlins orientated north/south. Most of the walls were finished with whitewash and the floor was concrete, the north end being slightly lower and with a slight step down south of the centre. The north elevation mainly comprised a thin wall of concrete blocks effectively infilling a gap between the main wall to the west and a shorter stone wall to the east (Plate 26). The stone wall to the east was much thicker but did not extend to the roof height and was topped with the concrete blocks and formed a plinth. Within the stone section, at ground level, was what appeared to be a low square opening with a stone lintel that had apparently been filled with a single block of dressed stone. The east elevation was built of brick at the north end, where there was a large doorway with an over long timber lintel. The rest of the elevation was plain, until it reached a return to the east, which comprised a rounded corner built in brick. Adjoining this was the scar of an east/west cross-wall, which corresponded to the step in the floor. The southern section of the wall was constructed from concrete blocks and contained a doorway and a three-light window, both with timber lintels (Plate 27).



Plate 26 (left): North end of G2

Plate 27 (right): South end of east elevation, G2

4.3.3 The south elevation was at a slight angle to the rest of the walls, and was also constructed from relatively modern concrete blocks. It contained a window on the east side, with a timber lintel and some red brick over that, and a doorway with a double door on the west, with a concrete lintel. This elevation butted against the main wall to the west. The west elevation originally formed the external elevation of the main building before it was covered by the extension to the east. There was a blocked pedestrian doorway on the south side with a stone voussoir arch, and what appeared to be a projecting drip course above (this is more likely to be the sill of the window visible in G3, see *Section 4.3.4* below) (Plate 28). To the north of this doorway was a large wagon doorway, also with a voussoir arch (Plate 29), and north of this was a small inserted doorway with brick rebuild in its jambs, the north of which was splayed, and a timber lintel. Immediately to the south of this was the scar of a presumed former cross-wall, corresponding with that to the east. Further north again was a ground floor window, again with a stone voussoir arch, which had been partially blocked with brick on the south side. Another inserted doorway was situated to the north of this, which had brick in its north jamb and a concrete lintel and to the north of this there was another blocked ground floor window with a voussoir arch (Plate 30). At the far north end was a doorway (possibly an enlarged window) with a voussoir arch and a step down into G4 through a beaded timber doorframe, and above this was the lower part of a window, blocked with concrete blocks (the upper part was visible in G1; see *Section 4.3.1* above) (Plate 31).



Plate 28 (left): Doorway at south end of west elevation, with sill above, G2



Plate 29 (right): Wagon doorway in west elevation, G2



Plate 30 (left): Doorways and windows in centre of west elevation, G2



Plate 31 (right): Doorway with blocked window above at north end of west elevation, G2

4.3.4 Ground Floor Room 3 (G3): this formed the south end of the main building. The majority of it was open to the roof, which is described in *Section 4.3.6* below, but the north end had a ceiling effectively created by the modern timber flooring added against the north wall. This was accessed by a flight of timber steps in the north-east corner. The floor was concrete, with a raised section on the east side supporting an iron stove marked 'Romesse Trade Mark' (Plate 32). The walls were all finished with whitewash. The north elevation had a large doorway leading to G4, which was apparently inserted and had a rough timber lintel, above this the wall had been cut into to accommodate the step in F2 above. There was a modern concrete brick structure comprising the remains of a low wall below the stairs to the east of this and a rough piece of timber built into the wall, continuing into the east elevation. The east elevation has a small inserted doorway on the north side, with a machine cut timber lintel and brick in its jambs. There is a large wagon doorway to the south with a stone voussoir arch and a further doorway to the south of this with plastered jambs with beading at the corners. The wall returned to the east at the south end where it formed a projecting section at the corner (Plate 33). This had a projecting buttress at ground level with a sloping top. The south elevation was essentially plain, although timber blocks to which perhaps shelving had been attached are present throughout. The west elevation had a large wagon doorway, which was evidently inserted as the jambs were rebuilt in concrete brick, with an iron I-beam and machine cut timbers forming the lintel (Plate 34). To the north of this was a wagon doorway with a voussoir arch, which had been blocked in two phases, leaving an alcove in the upper part, which had a timber shelf (Plate 35). To the north was a further small aperture, which had been blocked with concrete blocks leaving an alcove that had a sill made from a, presumably re-used, slab of marble.



Plate 32 (left): Stove against the east wall in G3



Plate 33 (right): South-east corner of G3

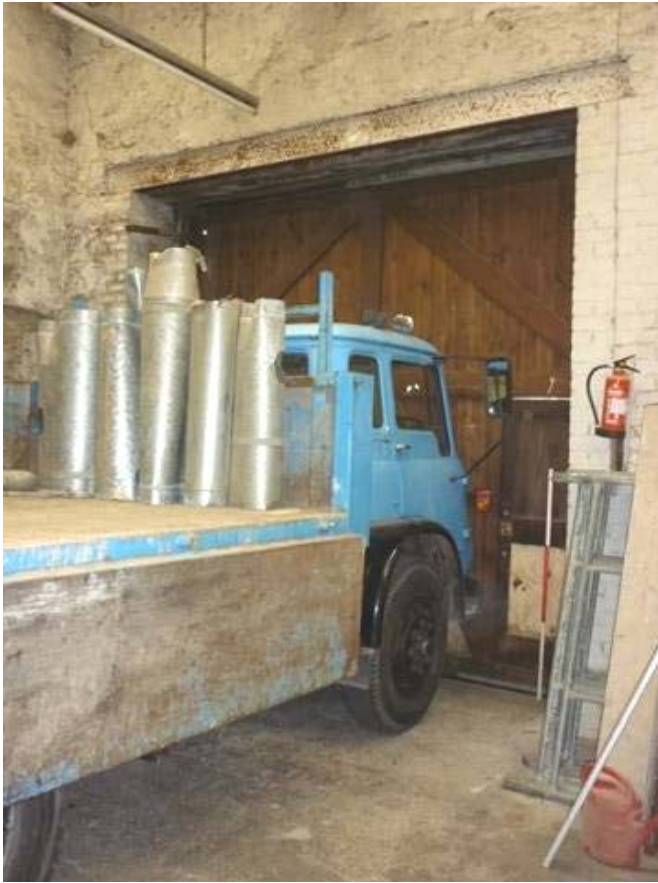


Plate 34 (left): Inserted doorway at the south end of the west elevation, G3



Plate 35 (right): Blocked wagon doorway in the centre of the west elevation, G3

4.3.5 Ground Floor Room 4 (G4): this had originally formed a single room but modern stud partitions had been added to form a range of small rooms along the west side (G4a-G4e). It all had a timber floor comprising tongue and groove boards orientated north/south although a slightly raised timber floor had been added in at least parts of G4a-G4e. The ceiling was supported by two large hand sawn beams orientated east/west with smaller joists of similar type orientated north/south. The north elevation was plain and finished with plaster and whitewash, with a return to the south on the west side formed by stud walls finished with hardboard. The east elevation had a doorway at the north end with the remains of a beaded doorframe, a timber lintel, and a step up into G2. The floorboards had apparently been replaced in front of this doorway. To the south was another doorway, which had been blocked leaving an alcove, and also had a timber lintel, to the south of which was an inserted doorway with brick in its jambs and a timber lintel (Plate 36). To the south of this was a window, which had been narrowed with brick on the south side and infilled with brick underneath and incorporated an eight-light casement, probably a re-used piece of sash window (Plate 37). The south elevation had a large doorway with a sliding door with three-lights in the top part, brackets marked 'Henderson' and a handle marked 'Henderson Barking' (Plate 37). The west elevation comprised a modern stud wall finished with hard board.



Plate 36 (left): Doorways in the east elevation of G4

Plate 37 (right): Window at the south end of the east elevation and sliding door to the south

4.3.6 G4a formed a small porch around a doorway to the west. It had a chipboard floor and perforated tiles covering the ceiling. There was a doorway to the west, the door of which incorporated a single light, and a single-light window in the stud wall to the north. The east wall was a stud wall with a modern door and the south was plain. G4b formed an office, with a modern ceiling, perhaps suspended, and raised timber laminate floor. It had a modern finish throughout, the north, east, and part of the south elevation being stud walls with modern doors to the north-east and south-east and a window into G4a. There were two windows in the west elevation, both with two-light hinged casements. G4c formed a very small store to the north of G4b. The north, south, and east walls were modern stud walls with shelves against the north and south. There were doors to the north-east and south-east. The west elevation was the original wall and was finished with whitewash and the floor was finished with vinyl. G4d formed another slightly larger store, the floor of which was finished with vinyl and the ceiling fibreboard. The south and east elevations comprised modern stud walls with a door to the south-east, and there was a doorway to the west through the main wall with a modern two panel door with a single light. Further stud walls in the north-west corner formed Room G4e. G4e comprised a toilet, the south and east walls of which were modern stud walls and the rest plain, with a boxed pipe along the ceiling.

4.3.7 **First Floor Room 1 (F1):** this effectively just formed the roof space above G3, but had a timber floor against the north wall comprising modern tongue and groove boards orientated east/west and with a hand rail along the south side (with an opening section for loading from the floor below) and stairs on the east side (Plate 38). The corrugated sheet concrete roof was supported by four tie beam trusses, all with a collar bolted between the principal rafters, the tie beam and principal rafters bolted together, and a basic lap joint at the junction of the principal rafters (Plate 39). Three were the same style, comprising hand sawn timbers, probably Baltic pine as possible Baltic timber marks were evident on the north faces. The northernmost truss was constructed from much rougher hand-finished timbers, those used for the principal rafters clearly re-used and perhaps parts of former cruck blades. Each truss had carpenters' marks at the junction between the principal rafters and the tie beam in the form of Roman numerals cut with a chisel and in the following arrangement: south truss – IV on the west side, III [?] on the east; south central truss – II on west side; north central truss – Λ on the west side; north truss – III on the west side, VII on the east. The trusses in turn supported modern machine cut timber purlins, two per pitch and a pair at the apex. The north elevation had a larger inserted doorway with a timber lintel and a modern double door, with partial timber infilling on either side (Plate 40). Above it the line of the former gable height was evident incorporating the sawn off ends of a diagonally set ridge purlin and two additional purlins, one on either side (Plate 40 and Plate 41). The east elevation was slightly raised or rebuilt along the top in concrete blocks. There was an aperture at the south end blocked with concrete blocks before the angled return to the east and the south-east corner incorporated two large overlapping pieces of timber, one of which had an obvious relict slot and peg hole in it. The south elevation was plain, and the

west had a window at the north end that had splayed jambs, a timber lintel, a timber sill made of tongue and groove boards, and had been partially blocked to form an alcove.



Plate 38 (left): General view of north end of F1



Plate 39 (right): General view of trusses in F1 from north



Plate 40 (left): Doorway in north elevation, F1



Plate 41 (right): Former gable line above door, F1

4.3.8 **First Floor Room 2 (F2)**: this had a timber tongue and groove floor the boards orientated east/west and was open to the corrugated sheet roof. This was supported by two king post trusses, the king post of each having a joggled base and splayed head (Plate 42). There were carpenter's marks at the junction of the tie beam and principals and the king post and tie beam in the form of chiselled Roman numerals; II on the west side, – at the base of the king post, and I on the east side (Plate 43). At the north end an additional section of floor had been added beneath the tie beams comprising north/south joists with the remains of lathe and plaster attached below. Below this was a section of stud walling running east/west across the room, parallel with the north truss but just to the north of it. The east and west sides were constructed from tongue and groove boards, and incorporated a doorway with a three panel door on the east side, while the centre was modern, finished with hardboard, and included two doorways with modern doors. This stud wall included a section extending to the north, which formed two smaller rooms at the north end (F2a and F2b). The upper part of the north elevation comprised the main wall proper, and was plain, while the lower part was effectively formed by the stud wall adjacent to the truss. The east elevation had a small inserted window on the north side with a concrete sill and lintel and a three-light hinged casement. The top of the wall was rebuilt in concrete blocks. The south elevation had a large central doorway with a single timber step up to it and some evidence of the line of the former gable above. The west elevation had a large doorway on the south side that was presumably inserted as it had concrete block rebuild over its lintel and there was a blocked narrow aperture to the north with a timber lintel (Plate 44). To the north was a further window with splayed jambs, a timber sill, timber lintel finished with the remains of timber lathes, and a six-light hinged casement window. The wall top was also rebuilt in concrete blocks.



Plate 42 (Left): North truss in F2



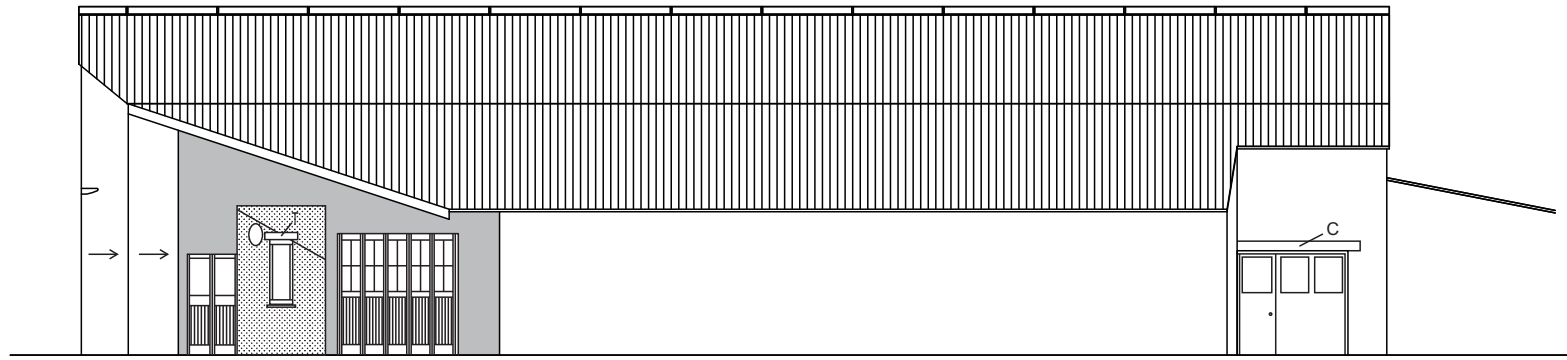
Plate 43 (right): Carpenter's marks at west end of north truss, F2



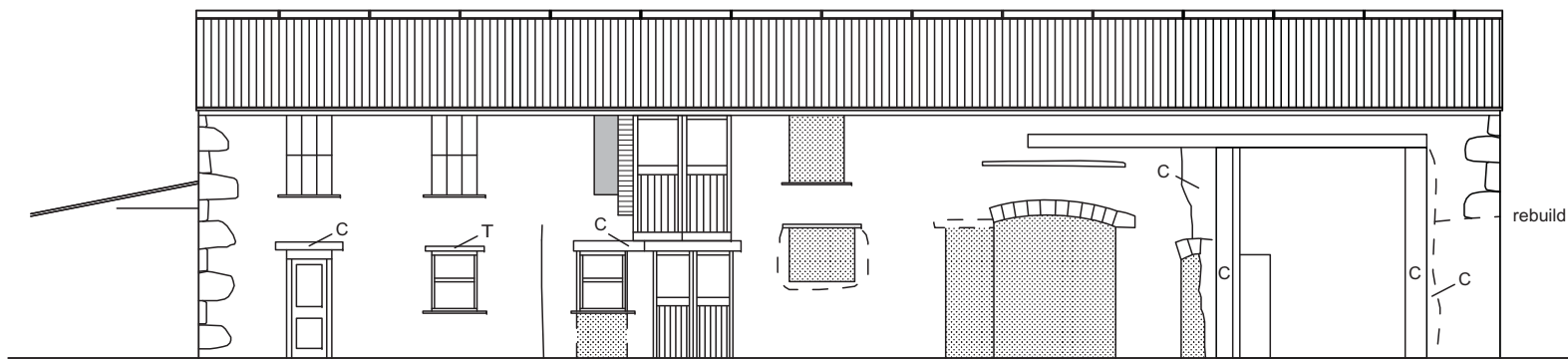
Plate 44 (right): Large doorway, south end of west elevation, F2

4.3.9 At the north end the north-western of the two small rooms, F2a, comprised a small toilet. The north elevation was plain and finished with plaster and paint. The east and south were modern stud walls with a doorway to the south with a modern door. The west elevation had a window with splayed jambs, a timber sill, and a six-light hinged casement. Room F2b comprised a larger store room at the north-east end of F2. The north elevation was largely covered by modern veneer sheets, but a large alcove was exposed on the west side, with several shelves inside it and a projecting section of masonry, presumably part of a chimneybreast. The east elevation had the same panelled finish but included a blocked window with splayed jambs extending to the floor. The south and west elevations were modern stud walls, with a door to the south.

EAST ELEVATION



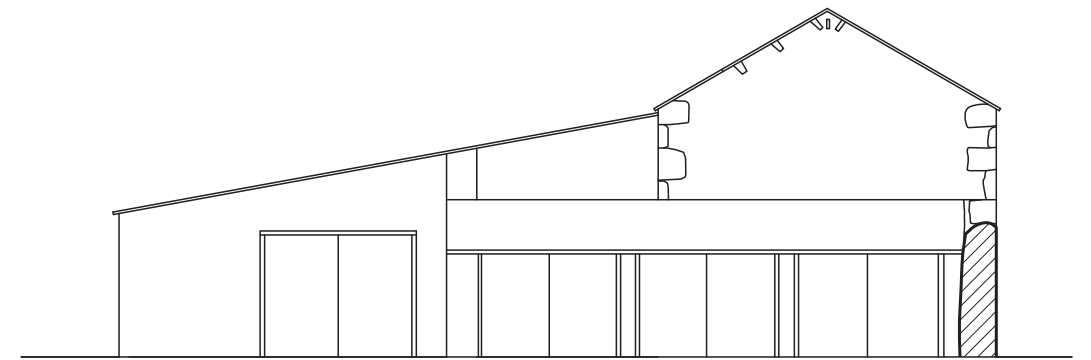
WEST ELEVATION



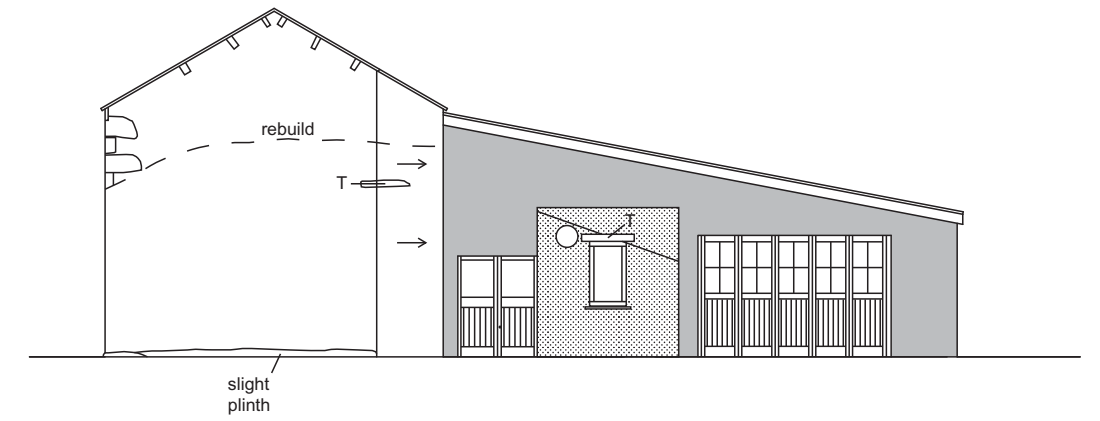
Key:			
C	concrete	■	cross-sectional timber
T	timber	▨	cross-sectional wall
■	concrete render	▤	blocked feature
		▥	brick



NORTH ELEVATION



SOUTH ELEVATION



SOUTH-FACING CROSS-SECTION A-A1

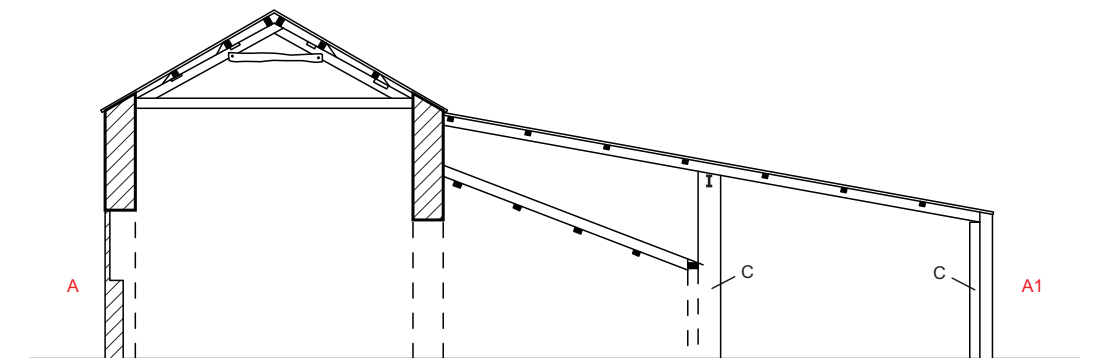


Figure 2: External elevations and south-facing cross-section

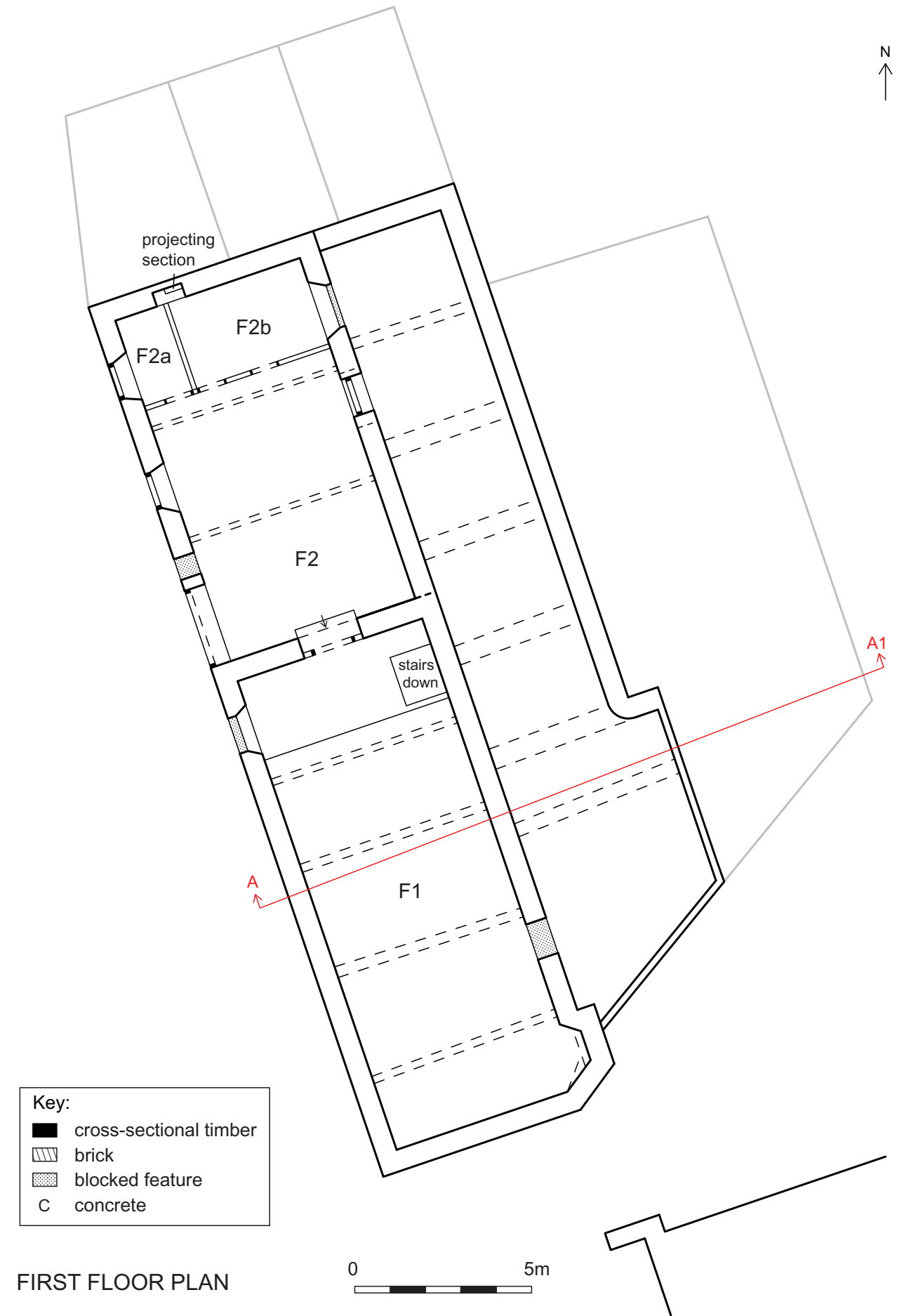
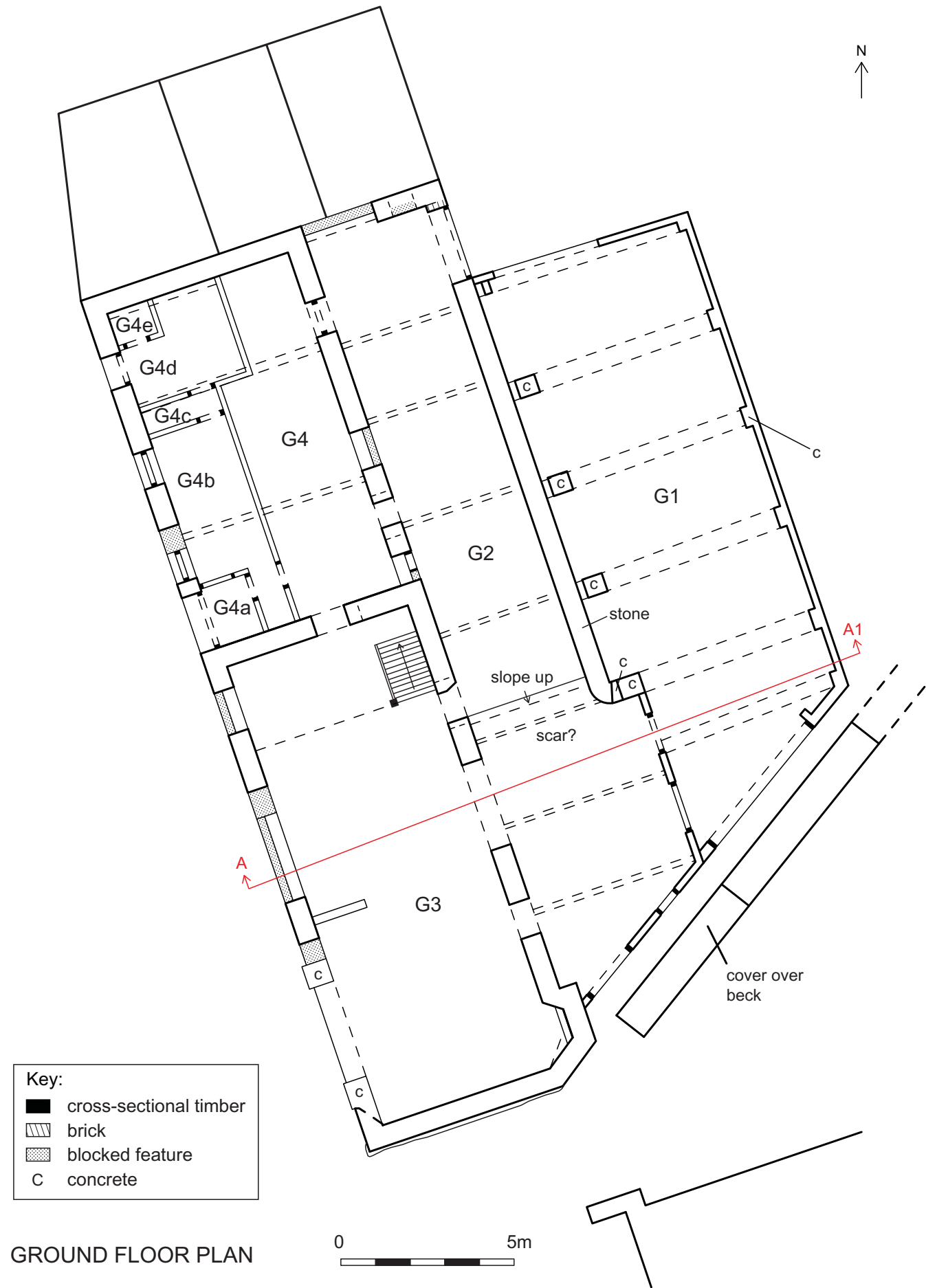


Figure 3: Floor plans

5 Discussion

5.1 Phasing

5.1.1 **Introduction:** the building has evidently seen a number of alterations and the physical evidence for this, combined with the extensive documentary information, for the later history of the site at least, allow a total of four phases of development to be identified. The earliest of these cannot be easily dated but the later ones can be dated quite closely through reference to the available mapping. As already stated (see *Section 3.4*), understanding the function of the earliest phases is extremely difficult due to the lack of detailed documentary information.

5.1.2 **Phase 1:** it is evident that the earliest part of the building is the south end, but that this was originally lower than it is at present. It evidently comprised a simple rectangular block, with a slight projection at the south-east corner almost over the course of Cock Beck; this may therefore have had some connection with water power or, perhaps more likely, drawing water from the beck for some purpose. The exact arrangement of the building during this phase is uncertain although it appears, as a minimum, to have had a pair of opposing central wagon doorways although other ground floor doorways were also present. The form of the roof is also uncertain, although some elements of it were perhaps re-used in the present roof trusses; these perhaps indicate that the Phase 1 building was cruck-framed, although these could have come from a number of other sources. The form of this building, with its opposing wagon doorways, is very much like that of a threshing barn, but the lack of ventilation slots perhaps makes this unlikely. Its position, in an urban area, might also make this unlikely, although examples in similar locations are known in Ulverston, one of which has been recorded (Elsworth and Dawson 2005). It is conceivable that, given the evidence in later sources describing it as being occupied by a wool stapler, that it was constructed as a 'wool warehouse' but so little is known about such structures in the local area this can only remain conjecture. Other examples of possible wool warehouses are rare in the region. One exists in Woolpack Yard in Kendal, but this is a much larger and more complex structure than that at Cross Lane; although it does have large opposing wagon doorways it also has a central access passage (JWRC 2005). Dating this phase is difficult; it clearly pre-dates the following phase and yet all of the elements relating to these two phases were apparently in existence by the time of Jeffereys' map of 1770. Phase 1 must therefore pre-date 1770 but is presumably somewhat older. The style of the architecture, in particular the voussoir arches would suggest an 18th century date, although these could have been added in Phase 2 – those over the wagon doors almost certainly were. The presence of re-used cruck-fragments in the roof might indicate a earlier date for this phase, but as already stated it would depend on where these came from.

5.1.3 **Phase 2:** it is apparent that the original building was raised in height during this phase, and at the same time the building was extended to the north with a similarly tall addition. The map evidence is not quite detailed enough to show with any certainty when this happened, although it does appear that the building increases in length between Wood's map of 1833 and Hoggarth's of 1853 (see Plate 3 and Plate 4). The style of construction, with neatly dressed quoins and voussoir arches, would be fitting with this date, although could be 18th century. Subsequent alterations have to some extent masked the details of this addition, although it clearly had windows and doorways on both floors on the east and west sides and must therefore have had two storeys. The larger warehouse style doorways on both floors at the south end of this addition were perhaps initially included in this phase, and subsequently altered. The present roof probably also belongs to this phase, and its form would also fit a late 18th or early 19th century date (Brunskill 2002, 153), although it is apparent from the re-used timber and mis-matching carpenter's marks that much if not all of it was re-used, a common occurrence from at least the 17th century (Tyson 2000, 41). The king-post trusses of the north end are perhaps slightly later (*ibid*), and might suggest an early 19th century date for this phase, or that the roof was subsequently modified. On balance it seems most likely that this phase dates to between 1833 and 1853.

5.1.4 **Phase 3:** the map evidence shows that during the early 20th century additions were made to the east and these can be identified on site in the walls forming ground floor Room 2. It is evident that these additions were made at different times, however, with the northern part formed by a wall constructed from re-used dressed stone blocks along the east and north sides originally including a south wall,

constructed between 1910 and 1920. A later wall, initially forming a yard, was then added to the south between the 1930s and 1955. This would appear to correspond to the lower part of the brick wall forming the south end of G2. It seems likely that other alterations were also carried out during this period, including the insertion of new windows and doorways in the east and west elevations of the main section of the building (including the large doorway at the south end of the west elevation, presumably for vehicular access) and alterations to existing ones, and the creation of internal partitions on the upper floor. Some of these changes could also have occurred in Phase 4 but the plans from 1957 (Plate 13 and Plate 14) suggest that most had already been carried out by this date. Phase 3 coincides with the documented use of at least part of the building as a bakery although there is little evidence in the form of any visible features for this, apart perhaps from the blocked opening in the north wall of G2.

5.1.5 **Phase 4:** after Lewthwaite and Townley acquired the building they carried out a number of alterations, the most substantial being the addition of a further extension to the east, forming Room G1 and effectively encasing G2 below the new roof. The walls of the former yard to the east of the building were also raised to form part of this extension. The space inside G3 was opened up with the removal of the upper floor (as shown on the plans of 1957) and the stairs were moved from G4 to G3, and minor alterations were made to some of the windows and doorways. The internal partitions that were present in 1957 were also completely reorganised.

5.2 Conclusion

5.2.1 The earliest phases of the building's development and the documentary sources suggest that the building had an industrial function, certainly connected to the wool trade by the beginning of the 20th century. It would seem likely that it was built for such use, although agricultural use is also possible. The lack of comparable examples of 'wool warehouses' of this period in the area and few detailed studies in the region (with the exception of the one at Woolpack Yard) make it difficult to draw any more detailed conclusions. The apparent close connection in architectural style between agricultural buildings and some warehouses (Elsworth 2006, 15) also makes its original purpose difficult to determine without additional documentary sources. If it was indeed constructed to form a function connected to the wool trade the projecting section at the south-east end almost over the course of Cock Beck is also of interest. Was this perhaps for bringing water into the building for use in washing fleeces or some similar task? Again, further investigation of similar examples would be necessary to determine this. Nevertheless, the survival of this building, in particular its earliest phase, is remarkable, and the record of it important for the future understanding of such structures elsewhere.

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