

PREMIER INN, STRICKLANDGATE, KENDAL, CUMBRIA

Heritage Statement



Client:
Lake District Estates Co Ltd

NGR: 351388 493028

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Non-Technical Summary

Prior to the submission of a planning application for the addition of an extension to the recently constructed Premier Inn, on Stricklandgate, Kendal, Jeremy Parsons, Historic Environment Officer at Cumbria County Council, requested that a Heritage Statement be produced to accompany the application. Greenlane Archaeology was commissioned to produce the Heritage Statement and the work for this was carried out in November and December 2011.

The proposed development site is on the north side of the west end of Maude Street, at the north end of Kendal, and to the rear of numbers 130-136 Stricklandgate. A previous programme of archaeological work was carried out prior to the construction of the Premier Inn, to the east of the proposed development site, which encountered a relatively large area of medieval and post-medieval features and deposits, including pits of various types and burgage plot boundary ditches. These remains, together with similar archaeological work on sites nearby, indicate the survival of elements of the medieval topography in this part of the town. The proposed development area is, however, to the west of the area that such remains are typically concentrated in it is likely that the garages and other building constructed on the site in the 20th century have damaged any below-ground remains. A site visit confirmed the likely disturbance on the southern half of the area, although the north half, in particular the west side, is considerably less disturbed having been used as a tennis court and small scale gardens from at least 1910. The site visit also revealed that western boundary of the proposed development area is remarkably tall and apparently revetted into the slope to the east, perhaps suggesting that it is quite early and represents the original end of the burgage plots, which were shortened prior to the late 18th century. This would correspond better with the length of plots elsewhere in the town.

It is considered likely that there is some potential for archaeological remains to be present within the proposed development area, assuming that the medieval plots did indeed originally extend to the revetted western boundary wall. The very rear part of burgage plots has been found to contain a range of features, structures, and deposits in other areas and these could be present here. However, some disturbance is likely on the southern side of the site due to the construction of the extant buildings (although these generally had quite shallow foundations), with the strip of grass and shrubs along the north side of the west end likely to be the least disturbed. Some of the standing buildings on the site are also of some historic interest, such as the stone gate onto Maude Street, the tall boundary wall with gate in the north-west corner, and the former 'motor house', now part of the offices.

Acknowledgements

Greenlane Archaeology would like to thank Lake District Estates Co Ltd for commissioning the project, in particular Peter Hensman for providing access to the site. Additional thanks are due to Tony Hills at Damson Design for providing drawings of the proposals for the site. Further thanks are due to Jo Mackintosh, Historic Environment Record Officer at Cumbria County Council, and the staff of the Cumbria Record Office in Kendal for their help. Additional thanks are also due to Robin Tait for his useful comments on the dimensions of burgage plots.

The project was managed and carried out by Dan Elsworth who also wrote the report. The illustrations were produced by Tom Mace, and the report was edited by Jo Dawson.

1. Introduction

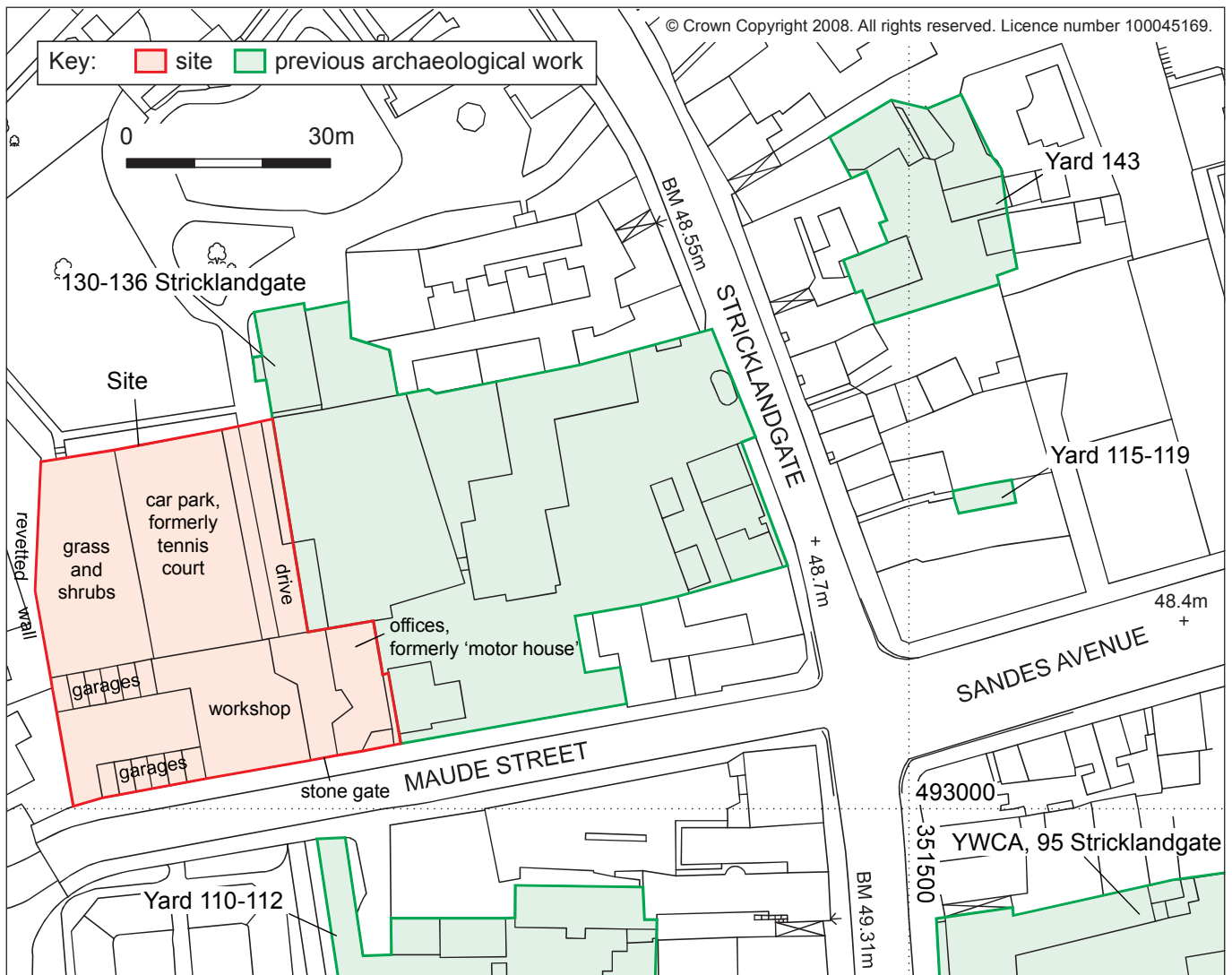
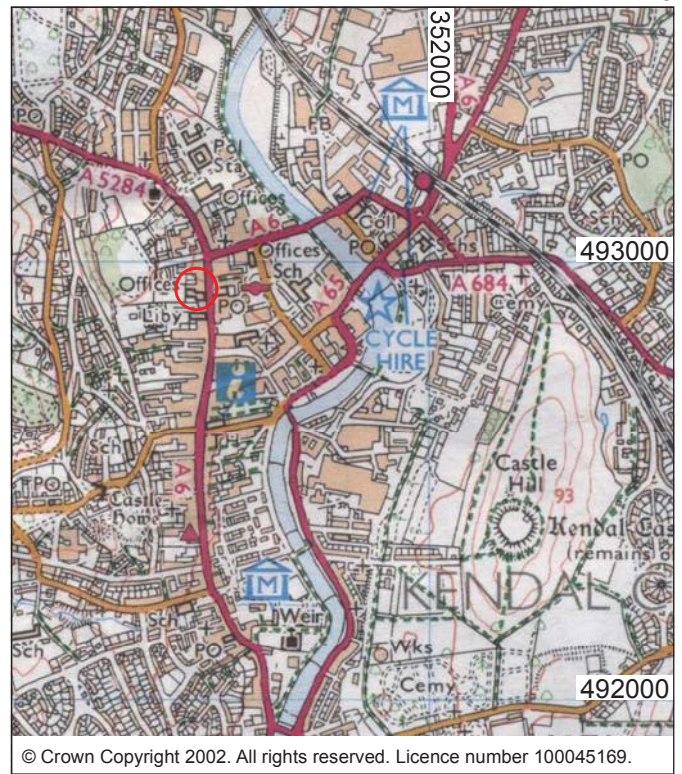
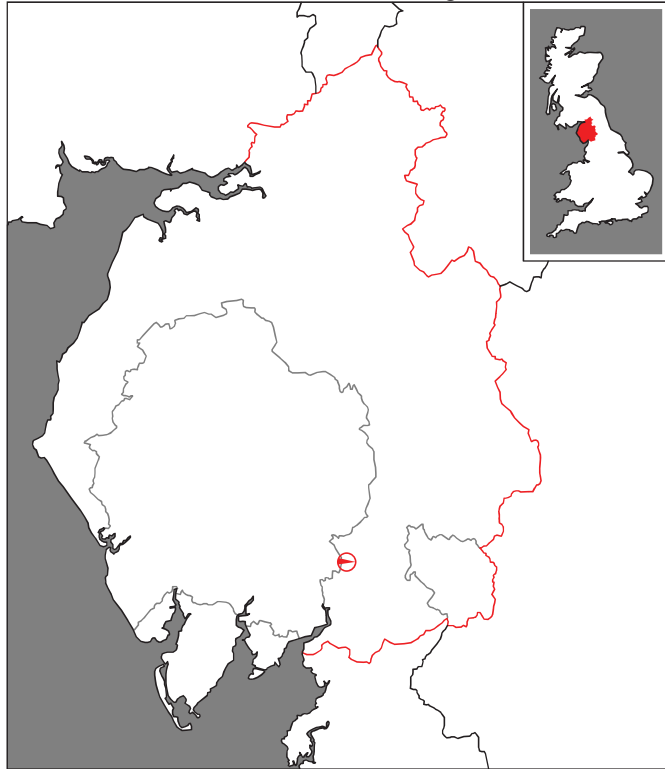
1.1 Circumstances of the Project

1.1.1 Prior to the submission of a planning application by The Lake District Estates Co Ltd (hereafter 'the client') for the construction of an extension to the Premier Inn, Kendal, Cumbria (NGR 351388 493028), Jeremy Parsons, Historic Environment Officer at Cumbria County Council, requested a Heritage Statement be submitted with the application. The proposed extension is immediately adjacent to an area in which extensive archaeological remains were uncovered in 2008 (Greenlane Archaeology 2008a; 2009) prior to the construction of the Premier Inn, and is within the Conservation Area for Kendal. Greenlane Archaeology was approached by Tony Hills of Damson Design to provide a Heritage Statement.

1.2 Location and Arrangement, Geology, and Topography

1.2.1 The site covers an area of approximately 0.21ha, with the recently constructed Premier Inn to the east and Maude Street to the south (Figure 1). This part of Stricklandgate is at the north end of the town and is located amongst a variety of commercial and domestic properties. Stricklandgate is the town's main thoroughfare and runs roughly north/south.

1.2.2 The site lies on relatively flat ground and is approximately 50m above sea level (Ordnance Survey 2002). The river Kent is located some 300m to the north-east and drains the higher ground to the north-west of Kendal into Morecombe Bay to the south-west. The solid geology comprises Bannisdale slates but is situated on the edge of a large area of Carboniferous limestone (Moseley 1978, plate 1), with overlying drift deposits of glacial gravel (Countryside Commission 1998, 66).



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Figure 1: Site location

2. Methodology

2.1 Desk-Based Assessment

2.1.1 A desk-based assessment was carried out in accordance with the guidelines of the Institute for Archaeologists (IfA 2008). This principally comprised an examination of early maps of the site and published secondary sources, and is largely based on information gathered during the desk-based assessment carried out for work on the adjoining land to the east (Greenlane Archaeology 2008a). A number of sources of information were used during the desk-based assessment:

- **Cumbria Historic Environment Record:** this was consulted in order to identify whether any additional sites of archaeological interest had been recorded in the vicinity of the proposed development area since the completion of the previous series of archaeological investigations;
- **Cumbria Record Office (Kendal):** this was visited principally in order to examine early maps and plans of the site, but other documentary sources and published records were also consulted in order to gather information about the historical development of the site and its environs;
- **Greenlane Archaeology library:** additional secondary sources, used to provide information for the site background, were examined.

2.2 Site Visit

2.2.1 A brief site visit was carried out on the 30th November 2011. This comprised a visual inspection of the site; brief notes on features of interest were added to a plan provided by the architect and digital photographs taken. The visit assessed the present condition of the proposed development area, in particular the nature of the standing buildings present in order to reveal any likely affect on any potential archaeological deposits below ground. In addition, structures or features of historical or archaeological interest were identified, and any constraints to further archaeological work on the site noted.

2.3 Report

2.3.1 A copy of this report will be deposited in the Cumbria Record Office in Kendal at a suitable time on completion of the project, on agreement with the client. A copy of this report will be provided for the client, a digital copy for the client's agent, and a copy will be retained by Greenlane Archaeology. In addition, at a suitable time a digital copy will be provided to the Cumbria Historic Environment Record as required, and a record of the project will be made on the OASIS scheme, on agreement with the client.

3. Results

3.1 Introduction

3.1.1 The results of the desk-based assessment have been used to produce three separate elements. Firstly, the production of a general history of the site (*Section 3.2*). Secondly, a map regression outlining the way in which the site has developed over time (*Section 3.3*). Thirdly, details of previous archaeological work carried out in the vicinity of the site (*Section 3.4*). In addition, information about the site, collected during a site visit, is presented in *Section 3.5*. Finally, the results of these three sections are summarised in *Section 3.6*.

3.2 Site History

3.2.1 **Introduction:** the background to the site is intended to place the site in its local context. Information regarding the specific development and use of the site is presented in the map regression in Section 3.2.

3.2.2 **Prehistory:** while there is evidence for human activity in Cumbria from the Palaeolithic onwards, the earliest evidence from the area around Kendal seems to belong to the Bronze Age. An account from the Westmorland Gazette of 1868 describes how workmen digging a drain near Howard Holme (close to the A6 near the southern edge of town) came across a stone cist, containing a skeleton about 4 foot 6 inches tall, and nearby was a separate crouched burial '*which was laid on its side facing east with its knees bent up*' (Bingham 1996, 30). A Beaker period burial was found on Sizergh Fell (Fell 1953), and recent excavations at Sparrowmire Farm to the north of the town revealed a Bronze Age burnt mound (Heawood and Huckerby 2002). An enclosure known as Castlesteads or the Helm, of probable Iron Age or Romano-British date, is situated on the southern edge of the town near Oxenholme (Collingwood 1908), and another may have been situated on Helsfell to the north-west (Ferguson and Cowper 1893, 525) but there are few details about these sites.

3.2.3 **Roman period:** the 1.32 hectare fort at Watercrock, a little over 1km to the south of Kendal, shows the Romans had a presence in the area (Potter 1979). Only a small number of Roman finds have been found within or close to the town itself, however, which suggests that their presence was not extensive north of the fort (CCC and EH c2002, 8). More recently a possible hoard of Roman coins has been identified at Helsfell (Shotter 1995, 274; 1996, 27), but this is perhaps more likely to represent contact between the natives and the Romans than suggest this site is of Roman origin; a hoard is also recorded from somewhere near Castlesteads (CCC and EH c2002, 8).

3.2.4 **Early Medieval period:** as is the case throughout Cumbria, the evidence for early medieval activity is scant. Once the administration of Rome was finally rescinded in cAD 410 it seems likely that Kendal became part of the British Kingdom of Rheged (Kirkby 1962). From the early-mid 7th century onwards the expanding kingdoms of Northumbria began to influence the area. A fragment of an Anglian cross discovered in Trinity Church, Kendal is one of the few tangible pieces of evidence relating to this period (Collingwood 1904). This suggests a pre-Norman church existed on the site and that Kirkland was the early medieval focus of what was to become Kendal.

3.2.5 During the 9th and 10th centuries the region was subject to the influence of populations of Hiberno-Norse extraction. Place-name evidence (Smith 1967) indicates that these people were present throughout Cumbria, hence the proliferation of Norse names in the area.

3.2.6 **Medieval period:** the settlement of Kirkland, at the southern end of the medieval town, was recorded in the Domesday Book (as *Chechebi*; Faull and Stinson 1986), from which it may be inferred that the mother church of the area was there. The settlement became the centre of a Norman Barony in the later 11th century. The earliest fortification in Kendal, which could potentially have been the seat of the Barony, is Castle Howe (RCHME 1936, 122). The castle is one of a series of early post-conquest motte and bailey fortifications established along the river valleys of the North West and probably dates from the 12th century (Winchester 1979). A later fortification was Kendal Castle to the east of the River Kent which has earthworks and masonry dating to the 13th century onwards (Pevsner 1967, 256-7).

3.2.7 Early town development: Richard I granted a Saturday market in 1189, and at some time between 1222 and 1246 William III of Lancaster, the lord of the manor, confirmed borough status to a settlement which seems to have been encouraged to the north of Kirkland (Munby 1985). The earliest map is John Speed's of 1611 and this suggests there was some deliberate town planning. There is a notable contrast between the winding course of Kirkland, round the church, and the long straight streets of Highgate, Stricklandgate, and Stramongate, all of which converge on the market place in Kendal. The streets had narrow burgage plots extending back from the street frontage, and documents dating to 1310 and 1390 suggest that there were around 144 tofts in the town, the width of the tofts being fairly wide allowing further sub-division laterally (CCC and EH c2002, 9). The charter of between 1222 and 1246 has a specific clause relating to fulling and dyeing (Munby 1985, 103), indicating there was an established cloth-based economy in Kendal by this period. Kendal was subject to numerous raids from Scotland in the 14th century, the most notable being the great raid of 1322. There were also outbreaks of sheep murrain from 1280 onwards and poor harvests led to famines between 1315 and 1317 (Winchester 1979, 6).

3.2.8 Post-medieval period: the woollen industry came to dominate the town's economy during the later medieval and post-medieval period and remained the town's major source of wealth for some time (CCC and EH c2002, 10). During the 18th and 19th century the population expanded rapidly and settlement became considerably more dense within the town centre, with the effect that many of the older burgage plots were in-filled with new buildings. This gradually led to the development of the present Yard system, which provided access to properties behind the main streets while retaining some open space (*op cit*, 14-15). It is evident from the map regression that this infilling occurred in the area immediately to the rear of 130-136 Stricklandgate while the proposed development site remained undeveloped (see *Section 3.3* below).

3.2.9 During the late 18th century some major developments took place in close proximity to the site; the land to the north was developed by John Wakefield and Son prior to 1788 and used as a woollen manufactory (Curwen 1900, 334; their weaving shop and workers cottages are evident on the maps from 1787 onwards, see *Section 3.2* below). They made use of a beck that flowed from Maudes Meadow to the west through their property and across the street to wash yarn (*op cit*, 335). They also established a bank next to their dwelling house on Stricklandgate in 1788, and an inn known as the 'Black O'Moor' or the 'Labour in Vain' (*ibid*). Both were subsequently demolished, but the weaving shop was clearly still present until the end of the 19th century (see *Section 3.3* below).

3.2.10 The beck from Maudes Meadow subsequently formed part of a scheme to drain Maudes Meadow begun in 1863, although it was culverted from as early as 1820 (*op cit*, 334). Maude Street was constructed in 1897, and led to the destruction of several houses, including the former home of a Dr Shaw 'the famous orientalist' (*ibid*). Alterations and improvements had already been made to Sandes Avenue on the opposite side of Stricklandgate (CRO(K) WSMB/K 82a 1872), and the development of Maude Street seems to be part of a more general period of improvements to this part of the town at this time.

3.3 Map Regression

3.3.1 Todd, 1787: the site occupies an undeveloped area behind the properties that front onto Stricklandgate (Plate 1). A field boundary runs along the northern edge of the site.



Plate 1: Todd's map, 1787

3.3.2 **Wood, 1833:** the site is still undeveloped by 1833, at which time the land belonged to a Mrs Braithwaite (Plate 2).

3.3.3 **Hoggarth, 1853:** by 1853 the site belongs to a Mr Braithwaite and it has been subdivided by an east/west boundary. The northern end of the site appears to comprise what are probably formal gardens whereas the south end of the site appears to be an open field, with its boundary essentially corresponding with the west edge of the site.

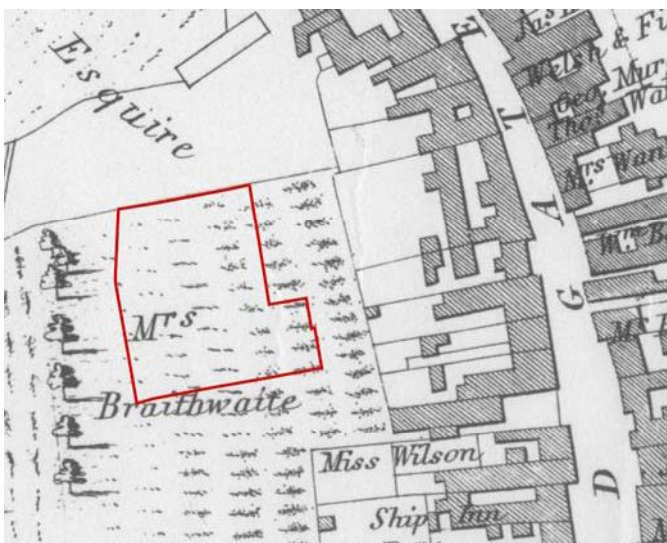


Plate 2 (left): Wood's map, 1833

Plate 3 (right): Hoggarth's map, 1853

3.3.4 **Ordnance Survey, 1859:** this map shows a similar level of detail to Hoggarth's map of 1853 (Plate 4; cf. Plate 3). The site has yet to be built on.

3.3.5 **Plan of New Street, 1897:** this is a plan of the intended line of Maude Street, which is accompanied by construction details (CRO(K) WSMB/K/11/3/18/S18 1897; Plate 5). It is of interest because it shows in some detail how it relates to the earlier buildings on the site, many of which were evidently demolished to accommodate it, although the information is otherwise similar to that shown on the previous Ordnance Survey map (see Plate 4). Other developments soon followed on from the creation of this street; a separate proposal dated to the same year exists for a 'mews house and stables' to be built for Mr GB Burrow (CRO(K) WSMB/K/11/3/12/S19 1897), which is the building now used as the offices for the Lake District Estates Co Ltd (now known as Maudelands).

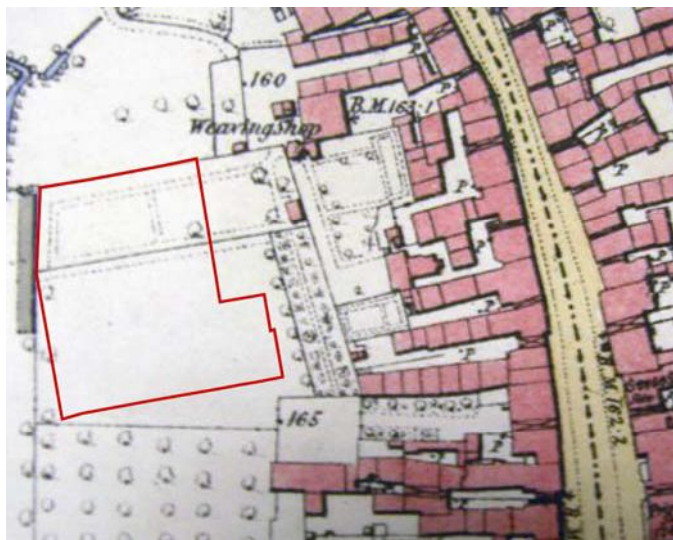


Plate 4 (left): Ordnance Survey map, 1859

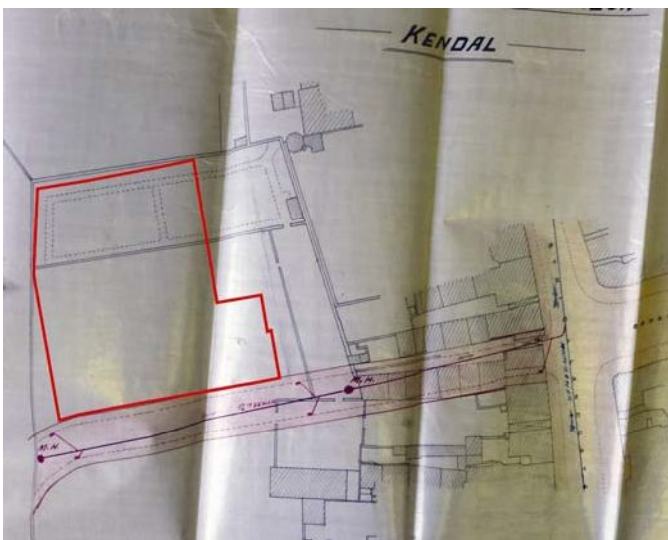


Plate 5 (right): Plan of proposed new street, 1897

3.3.6 **Ordnance Survey, 1898:** the site boundaries are unchanged by 1898 although less detail is shown of the gardens to the north end of the site (Plate 6). There is a break in the street front along Stricklandgate a little to the south and east of the site, which corresponds to the entrance of 'Maude Street', which would later pass immediately to the south of the site. Although it was not marked or identified at this time, it appears to be in the process of being built, which would correspond with the earlier plan (see Section 3.3.5 and Plate 5 above). A break on the east side corresponds with 'Sandes Avenue'.



Plate 6 (left): Ordnance Survey map, 1898

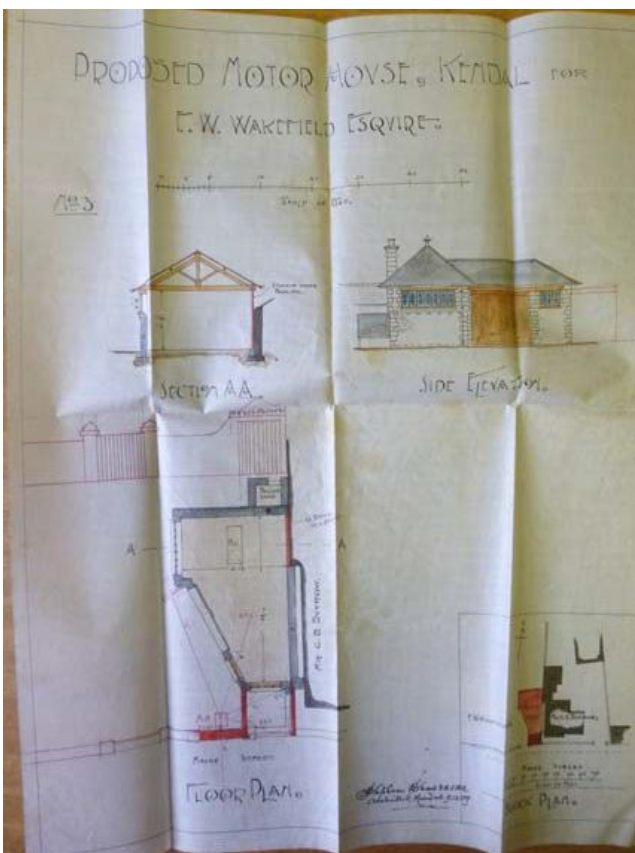


Plate 7 (right): Proposed 'motor house', 1910

3.3.7 **Proposed 'motor house', 1910:** this is a development control plan relating to the construction of a 'motor house' to the west of the mews house and stables built in 1897 (CRO(K) WSMB/K/11/3/12/M7 1910; Plate 7), which now forms part of the Lake District Estates Co's office. It shows that the original garage comprised a single irregularly shaped room, with a vehicle inspection pit on the north side, and a separate 'boiler shed' against the north external wall. Drainage and other elements are also shown as are alterations to the boundary wall to the south. The walls are to be built of stone and brick with shallow pad foundations.

3.3.8 **Ordnance Survey, 1912:** the newly created 'Maude Street' runs along the southern edge of the site, although it is not named on the map (Plate 8). The east/west boundary across the north end of the site has been removed by this point and a track runs along the east side of the site. There are possibly roofless or non-permanent structures to the north and south-east corners of the site, but this is a little unclear. The east end of the field is now separate, with further structures built over beyond the eastern limit of the site. The plot is numbered '1998', and this is listed in the valuation book (CRO(K) WT/DV/2/27 1910) as occupied and owned by Edward W Wakefield and described as 'Tennis Ground'.

3.3.9 **Proposed open fronted shed, 1923:** this plan is for a shed against the east boundary of the site, to the north of the earlier 'motor house' (CRO(K) WSMB/K/11/3/12/M17 1923; Plate 9). This was evidently quite a lightweight structure with steel girders used in its construction and the walls sat on pad foundations.

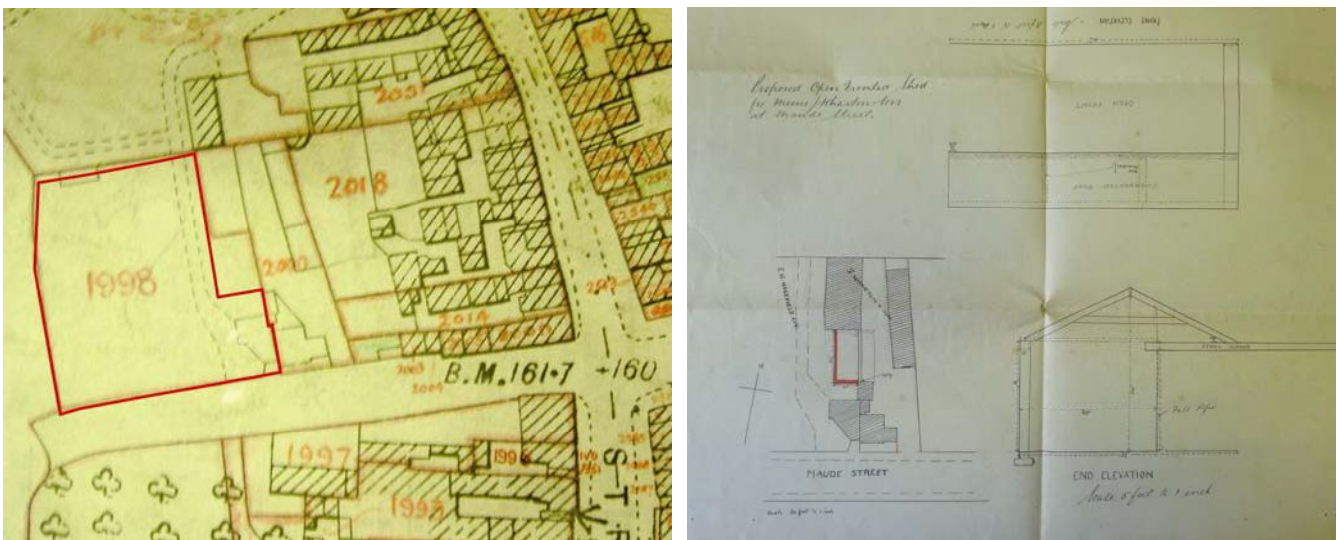


Plate 8 (left): Ordnance Survey map, 1912

Plate 9 (right): Proposed open fronted shed, 1923

3.3.10 **Ordnance Survey, 1938:** the south side of 'Maude Street' is now well established and further development is apparent to the west of the site (Plate 10). The track is still present and the south and west sides of the site are shown as wooded. The structures to the east end of the field and at the south-east corner of the site are clearly marked; those to the east are shown as open-sided on the east side. The structure to the north end of the site is not shown.



Plate 10 (right): Ordnance Survey map, 1938

3.3.11 **New garages and alterations, 1953-1961:** between 1953 and 1961 several applications were made for the erection of lock-up garages along the south side of the proposed development area and alterations to the existing office, built in 1910, to the east. The first of these, dated March 1953, was for a row of 12 garages facing towards Maude Street, but this was apparently not approved (CRO(K) WSMB/K/11/3/12/M137 1953). At the same time an application was also made to convert the garage built in 1910 into an office (CRO(K) WSMB/K/11/3/12/M136 1953), which evidently went through. As part of this new internal walls were added and existing openings modified, and a new garage created in the space between this building and the building to the north (Plate 11).



Plate 11: Proposed conversion of garage into office, 1953

3.3.12 Subsequently, in July 1953, another application was made for seven lock-up garages, this time situated against the wall along Maude Street, although this too was originally an application for 12 garages that was later scaled back (CRO(K) WSMB/K/11/3/13/M141 1953; Plate 12). Interestingly, this arrangement originally included one garage on the east side of the entrance gate, but it is not clear if this was ever built. The application states that the land was until that point used as a shrubbery, and that the proposed garages were to be built with concrete blocks sat on a 4" concrete slab on a 6" layer of hardcore.



Plate 12: Proposed lock-up garages, 1953

3.3.13 In 1954 an application was made for further alterations to the office created from the earlier garage in 1953, primarily including the addition of a pair of toilets in what had been the garage added in 1953 (CRO(K) WSMB/K/11/3/12/M146 1954; Plate 13). In the same year a further six garages were added to the already existing row of seven against the south wall (CRO(K) WSMB/K/11/3/12/M147 1954), built in a similar style, although this apparently also involved the raising of the boundary wall. In 1955 an application was submitted for the erection of a further 11 lock-up garages opposing what was now a row of 13 (CRO(K) WSMB/K/11/3/12/M156 1955; Plate 14). These were built in the same general style, with concrete block walls 9" and 4½" thick on land said to be 'part waste part tennis court'.

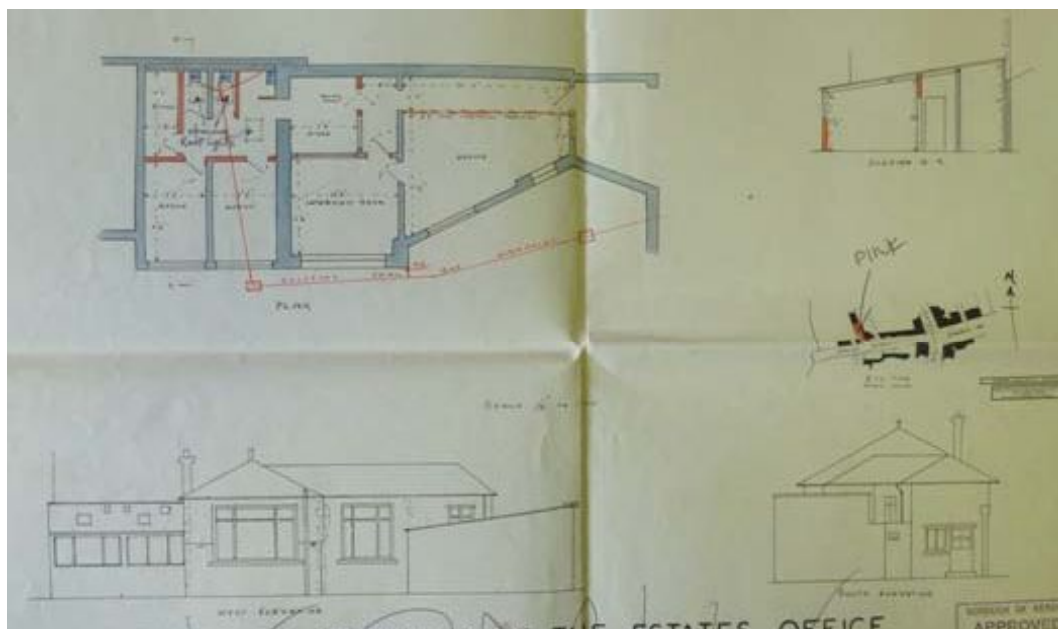


Plate 13: Proposed alterations to office and garage, 1954

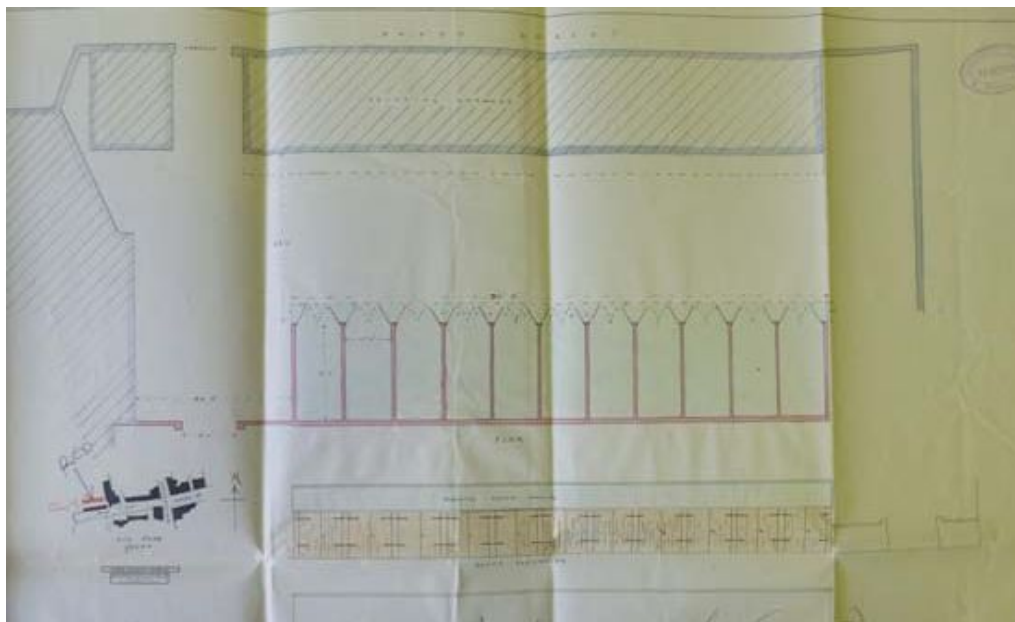


Plate 14: Proposed lock-up garages, 1955

3.3.14 In 1960 another application was made for the erection of three lock-up garages; two added to the west end of the north row and one added to the west end of the south row (CRO(K) WSMB/K/11/3/12/M192 1960; Plate 15). Again, these were clearly in a similar style to the earlier ones although they are described as having 9” piers on 9” thick concrete foundations. A new access gate was also to be added in the west end of the southern boundary wall. In 1961 a proposal for a further garage was submitted, this time with a living quarter and situated against an existing building on the east side of the site (CRO(K) WSMB/K/11/3/12/M217 1961). This was to be built of stone but only a block plan was available (Plate 16).

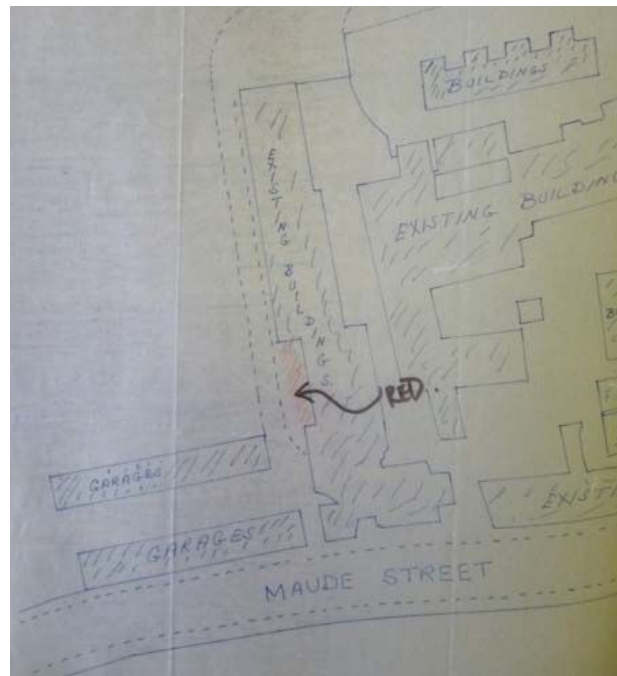
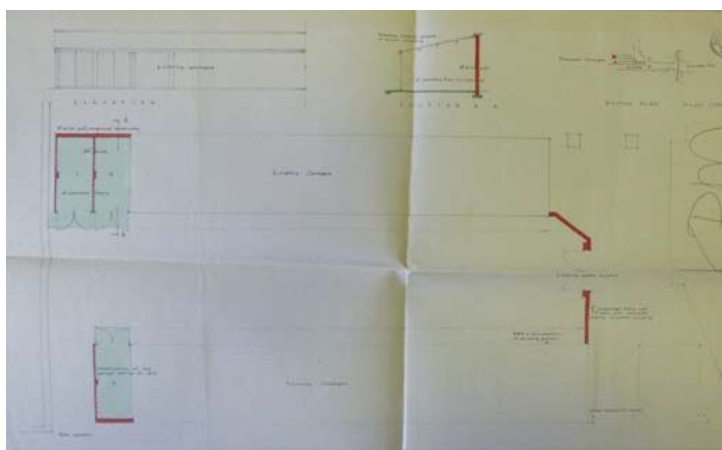


Plate 15 (left): Proposed additional garages, 1960

Plate 16 (right): Block plan showing proposed garage, 1961

3.4 Previous Archaeological Work

3.4.1 Introduction: there have been a considerable number of archaeological investigations along Stricklandgate and in other areas of Kendal's town centre; many of these investigations have revealed evidence for Kendal's development in the 12th and 13th centuries. The eight sites that are most relevant to this project are all within a 200m radius of the site (the location of the closest of these shown in Figure 1), and are summarised below in the order in which they were undertaken.

3.4.2 Excavation at Stricklandgate car park: in 1987 a small excavation was carried out in a car park 13m from the frontage onto Stricklandgate. This revealed property boundaries and a series of timber buildings dating from the 14th century onwards, and evidence that the surviving property boundaries in Kendal have preserved the line of ones laid out in the 13th or 14th century (Newman 1988, 45-47).

3.4.3 Excavation at 65 Stricklandgate: in 1988 a small excavation was carried out within the footprint of a building due to be demolished for redevelopment. This revealed despite the presence of 16th or 17th century cellars there were traces of medieval buildings surviving along with a series of pits, hearths, and floor layers dating from the 12th-14th centuries (Newman 1988, 47-49).

3.4.4 Evaluation and Excavation at Elephant Yard: an evaluation in 1997 was centred on the car park of the Woolpack Hotel c200m to the south of the proposed development site and revealed domestic and light industrial medieval activity at the rear of the burgage plots fronting Stricklandgate (LUAU 1997; 1998a; 1998b). This was represented by pitting, shallow footings, and two stone kilns. The subsequent excavations centred on the site of the former Woolpack Hotel were carried out in 1998 and revealed dense areas of activity typically associated with the rear of burgage plots including pitting, a well, latrines, and structural evidence that probably related to outbuildings. The associated finds indicated such activity was occurring in the 13th and 14th centuries.

3.4.5 Evaluation and Excavation at Yards 110 to 112 Stricklandgate: the evaluation carried out in 2001 revealed two pits and a vertical sided cut feature; the location of this site is within 20m of the proposed development site and fronts the southern side of Maude Street. The pits both contained 12th to 14th century pottery, the vertical sided feature was thought to indicate industrial activity and a truncated soil horizon containing medieval pottery was also recorded (LUAU 2001, 1). The subsequent excavation revealed two broad phases of activity dating from the late 12th to mid-14th century, and the later 14th to 16th century. These phases were representative of activity at the rear of plots fronting onto Stricklandgate, features included stone lined latrines, rubbish pits, and quarry pits (OA North 2004, 4).

3.4.6 Evaluation and watching brief at Halls Pet Stores, 119 Stricklandgate: an evaluation of land 10m to the east of the proposed development site, on the opposite side of Stricklandgate, was carried out in 2004, following an earlier desk-based assessment (OA North 2003). The evaluation revealed two pits that contained medieval pottery (AOC 2004a, 1); a subsequent watching brief did not discover any additional features (AOC 2004b).

3.4.7 Building recording, Yard 143 Stricklandgate: a building recording was carried out on this site of a group of derelict buildings prior to redevelopment (Greenlane Archaeology 2008c). These include a coach house and the remains of a row of cottages, part of which was converted for use as a pie factory in the 20th century. The coach house is probably of early 19th century date, while the cottages are likely to be late 18th century, and demonstrate the extensive amount of development and infilling of plots that was taking place during this period.

3.4.8 Evaluation and Excavation, rear of 130-136 Stricklandgate: the most relevant piece of work to the site is also the most recent, the evaluation and subsequent excavation of a large area to the rear of 130-136 Stricklandgate, situated immediately to the east of the proposed development site (Greenlane Archaeology 2008b; 2009; Whitehead *et al* forthcoming). This demonstrated that, despite the presence of several 20th century buildings and even buried fuel tanks, archaeological features and deposits of medieval and post-medieval date were well preserved across a large area. These principally comprised pits, many of which were probably initially used for clay extractions, which had then been back filled with rubbish and stones, but plot boundary ditches and other structures, possibly both structural and industrial were also present.

3.4.9 Evaluation, rear of 95 Stricklandgate: this evaluation, comprising three trenches, revealed truncated soil horizons containing medieval pottery, but the only features encountered were post-medieval in date (Greenlane Archaeology 2010a). These appeared to comprise plot boundaries and a possible garden feature. Other finds of interest included a piece of apparent pottery kiln furniture and a flint blade of probable Mesolithic date.

3.5 Site Visit

3.5.1 The proposed development site is at present a mixture of open spaces used for access and parking, finished with tarmac and gravel, an open area covered by shrubs and grass forming a strip along the north-west edge of the site, and a variety of types of single storey buildings.

3.5.2 Of the open areas the most extensive is formed by a driveway along the east edge of the site, orientated north/south, which passes from Maude Street to the south across the entire site area and beyond the north boundary, accessing the rear of the neighbouring properties to the north. This is initially finished with tarmac but changes to gravel as it heads north, and drops down slightly as it passes to the rear of the newly built hotel to the east (Plate 17). Connecting to this and filling the centre of the north side of the site is a large area of tarmac (Plate 18), now used as a car park but formerly a tennis court (although it originally had a grass surface, Peter Hensman pers comm.), with a high metal fence along all sides, apart from the south, which is against the external wall of the neighbouring buildings. The fence along the north side forms the boundary with the adjoining property (and the edge of the proposed development area), although its west end is continued by a tall garden wall with a decorative finial on its east end (Plate 19) and incorporates a gate with steps down with decorative ashlar stone arch (Plate 20). There is a distinct change in ground level to the north of this boundary, with a noticeable step down. The remaining open area is an access area between the garages on the south-west side of the site, which is again finished with tarmac.



Plate 17 (left): North end of the drive along the east side of the site

Plate 18 (right): The tarmac car park, formerly a tennis court, on the north side of the site



Plate 19 (left): Tall boundary wall with finial on the west side of the north boundary to the site



Plate 20 (right): Decorative gateway within the garden wall

3.5.3 To the west of the former tennis court is an open area comprising a strip of lawn with a corresponding strip of shrubbery to the west. Beyond this is a stone boundary wall, although, because of the considerable drop in ground level (of between 1m and 2m) in the land beyond this is revetted into the resulting slope (Plate 21), suggesting that this boundary is of some antiquity and that soil has accumulated against it on the east side. Further south the wall is both revetted into the slope and extending above ground to a considerable height. There are several standing buildings on the site. In the south-west corner there are two rows of small concrete block garages with double doorways constructed from timber tongue and groove planks and corrugated sheet roofs (Plate 22 and Plate 23). To the east of these is a workshop building of similar construction although with a gabled roof (Plate 23), the interior of which is subdivided into several rooms (although these were not examined in detail). The cartographic and other sources indicate that this was constructed after 1961. These three elements form a single C-shaped block, the south side of which adjoins or forms part of the tall boundary wall along the north side of Maude Street, which is finished with rough cast render, has a gate at the west end, which is unremarkable, and another to the east, which has a pair of large gateposts constructed from ashlar limestone blocks (Plate 24). East of the workshop, on the other side of the access road, is a more irregular building currently used as an office, comprising an evidently earlier block and two additions, all of which appears to have been added to the office to the east (No. 12 Maude Street or Maudelands) (Plate 25). The central block of this building has a rusticated finish comprising ashlar limestone blocks, with dressed quoins and curious dressed projecting sections on corbels either side of a large central opening (Plate 26). This section appears to continue at an angle to the south-east, with what appears to have been another large opening evident due to a large timber lintel, while the additions to the north and south are evidently quite modern.



Plate 21 (left): Revetted boundary wall to the west



Plate 22 (right): Northern row of garages and workshop



Plate 23 (left): Southern row of garages and workshop



Plate 24 (right): Gateposts at east entrance from Maude Street



Plate 25 (left): Office building east of the access road



Plate 26 (right): Detail of central block of office building showing stone build

3.6 Conclusion

3.6.1 The site is located in an area to the west of the properties which front onto Stricklandgate, and although this is one of the main medieval streets through Kendal, the cartographic evidence shows that the site was undeveloped until the very late 19th or early 20th century, with the creation of 'Maude Street'. Before this there were possibly formal gardens or allotments to the north end of the site with an enclosed field to the south (c. mid to late 19th century) and before that it was all open field (c18th century). The current garages on site date from the mid-20th century. The site visit confirmed the presence of 20th century buildings on the southern part of the site and a former tennis court (now a tarmac car park) and area of lawn and shrubbery on the north, but also that the western boundary comprised a very tall wall revetted into the slope, perhaps suggesting it is of some antiquity.

4. Discussion

4.1 Introduction

4.1.1 The discussion of the results of the desk-based assessment is intended to determine the archaeological and historical significance of the site, in light of known history and impact of the proposed development. This information is then used to produce recommendations for further archaeological work on the site.

4.2 Significance

4.2.1 While there are no known remains of archaeological interest within the proposed development area, the investigation carried out on the adjoining land to the east revealed a considerable number of archaeological features and deposits dating from the medieval period onwards. The map regression coupled with the results of the site visit, revealed that there is little in the way of surviving structures of historic interest, although the gate posts forming the eastern entrance to the south, the tall boundary wall incorporating the decorative gate along the west side of the north boundary, and elements of the office building on the east side of the site are of some interest.

4.3 Potential

4.3.1 The potential for the site to contain significant archaeological deposits and features is uncertain. It was assumed during the previous investigation to the east that the area was outside of the boundaries of the medieval burgage plots (Greenlane Archaeology 2008b), but this is not certain. The revetted wall forming the west boundary may represent the accumulation of soil, which would suggest that this represents a very early plot boundary. The survival of features of medieval origin in the present topography can be attested from other sites of similar type, for example behind High Street in Skipton, where burgage plot boundaries were preserved as pronounced breaks of slope (Greenlane Archaeology 2011, 16-17). In addition, it appears from the map evidence that the burgage plots present at the north end of Stricklandgate are much shorter (perhaps 40m-50m long) than those elsewhere in Kendal (up to perhaps 100m long), but, if they in fact extended to this revetted boundary they would be a similar length. Evaluation at the very rear of a plot at Collin Croft, off Highgate, revealed the remains of a probable boundary, likely to be of medieval origin (Greenlane Archaeology 2007). Ditches almost certainly representing the medieval plot boundaries were revealed during the excavation to the east of the site (Greenlane Archaeology 2009), and if the plots do extend to the west similar features should be present. Only further archaeological work would be able to confirm whether this is the case; if the boundaries were found to extend this far there is also therefore the potential for other deposits and features relating to the backlands of the medieval burgage plots to be present.

4.3.2 The very rear end of burgage plots have rarely been examined elsewhere in Kendal and it is uncertain what sort of features might be present, although it is conceivable that industrial activities might have taken place, away from the dwelling. In addition, barns and other buildings associated with agricultural activity are known in such locations, with post-medieval examples still standing in some cases (Elsworth and Dawson 2005; Greenlane Archaeology 2010b). An easy comparison with work carried out in other medieval towns is difficult but in Scotland the very rear of burgage plots have been found to house a variety of structures and deposits including timber buildings (typically of smaller scale than those at the front of the plot), middens, agricultural soils, and industrial remains (Coleman 2004).

4.4 Disturbance

4.4.1 The vast majority of the site has clearly been disturbed by landscaping and the construction of the garages, workshop, and what is now part of the office attached to Maudlands. The plans submitted with the original plans show that the garages built in the 1950s and 1960s have relatively shallow foundations, while the earlier 'motor house' is likely to have more substantial footings and contained an inspection pit and had an attached boiler house. Only the thin strip of grass and shrubs along the north

side of the far west end of the site is at all likely to have remained undisturbed. The areas finished with tarmac, such as the drives and the car park (the former tennis court) are perhaps likely to have been subject to marginally less disturbance, although it is probable that they will have been used for the insertion of services and drains.

4.5 Impact

4.5.1 The proposed development will have the potential to impact any below ground remains of archaeological interest, as well as the three elements of standing building that are of some historic interest (described in *Section 4.2.1* above). It is probable that a considerable amount of ground reduction will be required to enable the proposed extension to fit with the existing hotel building, or, as a minimum, that extensive foundations will need to be excavated. Archaeological deposits revealed during the evaluation and excavation on the area to the east were often in excess of 1m below the surface, but there had been considerably more development in this area so any deposits within the proposed development area are likely to be slightly more shallow. Regardless of this, the need for foundations to be placed on solid ground means that archaeological deposits overlying or cut into the natural solid geology are likely to be affected.

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