

THE MINT CAKE WORKS, CROSS LANE, KENDAL, CUMBRIA

Archaeological Building Recording



Client: Andrew Wilson

Planning Application Reference:
SL/2011/0494

NGR: 351478 492115

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Non-Technical Summary

A condition was placed on a planning application to demolish The Mint Cake Works, Cross Lane, Kendal, requiring that a record of the building be made beforehand in order to better understand its historical development and significance. Following the provision of a project design by Greenlane Archaeology the work on site was carried out in August 2014.

The main building was built in the late 19th century, prior to which time the land was open fields. Documentary sources indicate that it was used by a wool stapler and so presumably acted as a warehouse, although there is otherwise little information readily available relating to its early history. More recently it was used in the manufacture of Kendal Mint Cake by Creative Confectionery.

The building recording revealed three phases of construction and alteration. The first phase clearly comprised a two storey warehouse building of simple rectangular plan but seemingly with an additional section to the south-west, although perhaps only single story in height. The building recording demonstrated that it was of seven bays, although with eight beams held by iron columns supporting the first floor. A 'cottage' was later apparently added to the north end and the south-west arm was probably raised in height, both before the end of the 19th century. During the 20th century a number of internal alterations were made, including the addition of stud walls forming new rooms, new staircases, and the insertion of doorways between the 'cottage' and the main part of the building to provide offices. Doorways and windows were also altered during this period, presumably reflecting the manner in which the building was being used. In c1993 a further extension was added to the north end enclosing the 'cottage' and providing further office space. The building represents an interesting example of a structure associated with Kendal's woollen industry, made more interesting by its apparent association with the building on the other side of Cross Lane.

Acknowledgements

Greenlane Archaeology would like to thank Andrew Wilson of Creative Confectionery for commissioning the project and providing information about the building and copies of the 'as existing' architect's drawings, which were produced by Campbell Driver Partnership Limited.

The building recording was carried out by Dan Elsworth and Tom Mace who co-wrote this report. The illustrations were produced by Tom Mace and the report 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 a planning application (Ref. SL/2011/0494) for the demolition of buildings comprising The Mint Cake Works, Cross Lane, Kendal, Cumbria (NGR 351478 492115), a condition (No. 3) was placed requiring that the building be subject to archaeological recording. Greenlane Archaeology was approached by Andrew Wilson (hereafter 'the client') of Creative Confectionery, to carry out an archaeological building recording. In response to this Greenlane Archaeology produced a project design for the work, which was carried out in August 2014.

1.1.2 The building is not listed but a previous desk-based assessment covering the whole of the Creative Confectionery site revealed it to be of historic interest, having been built in the 19th century and later used by a local wool stapler (Greenlane Archaeology 2011).

1.2 Location, Geology, and Topography

1.2.1 The building is situated on the west side of Cross Lane, which is in the Kirkland area of Kendal, south of the town centre (Figure 1). Cross Lane is a minor street to the rear of what are presumed to be original burgage plots running off Kirkland.

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).

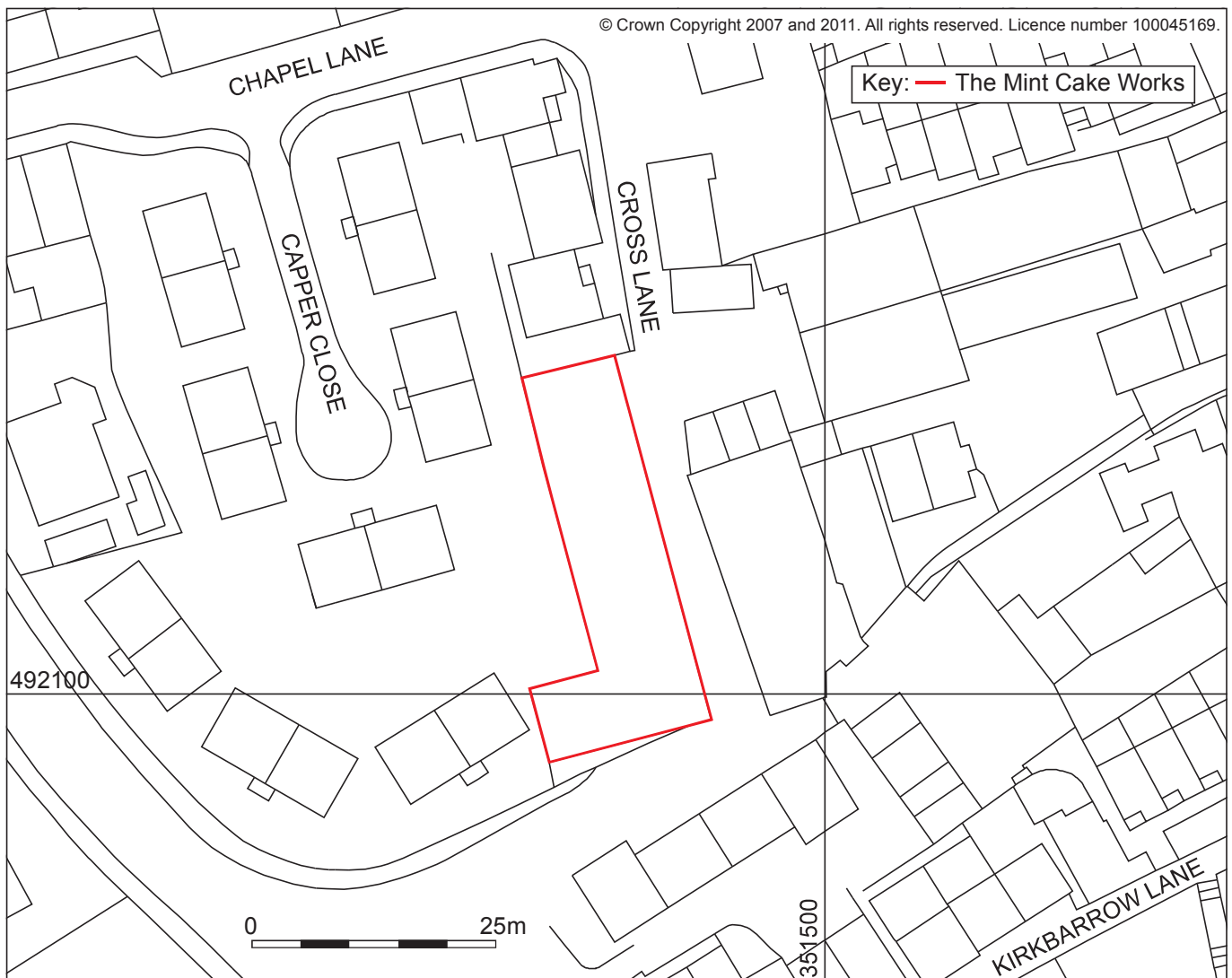
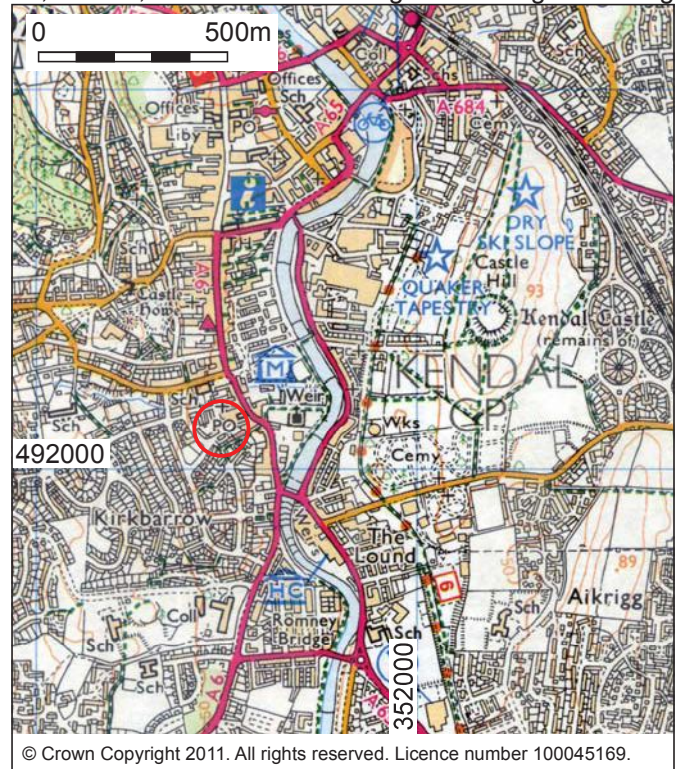
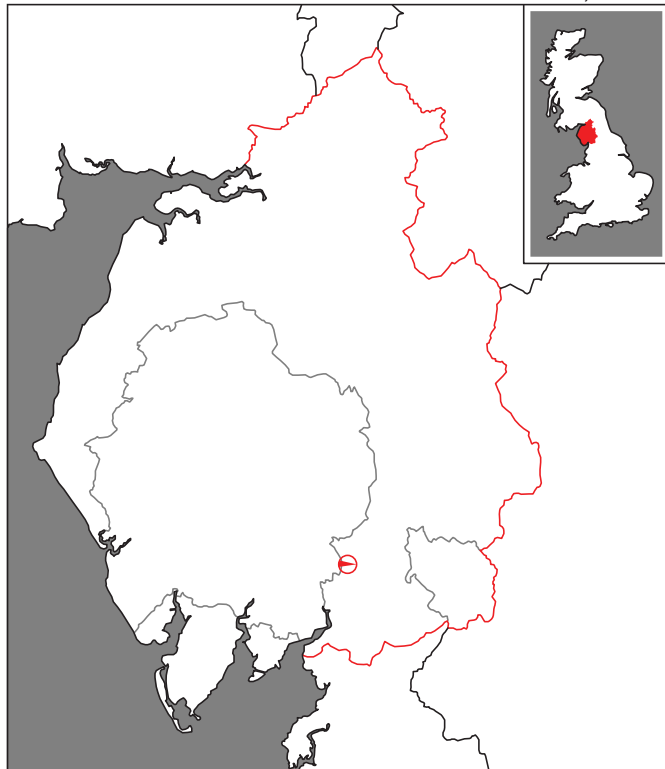


Figure 1: Site location

Client: Andrew Wilson

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 2008). In addition, information relating to the site collected as part of a previous desk-based assessment is incorporated into this report, and a suitable archive was compiled to provide a permanent 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 collated as part of the earlier desk-based assessment (Greenlane Archaeology 2011) covering the whole of the Creative Confectionery site is included in this report in order to place the results of the building recording in their historical context.

2.3 Building Recording

2.3.1 The building recording was carried out to English Heritage Level-2 type standards (English Heritage 2006), which provides a relatively detailed record of the building, but discusses its development in terms of its historical context to only a limited extent. The recording comprised the following elements:

- **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-annotation of printed plots of 'as existing' architect's drawings provided by the client's architect. In addition, a cross-section was produced by hand. The drawings produced ultimately comprised:
 - i. external elevations at a scale of 1:100;
 - ii. a plan of each floor at a scale of 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 Archive Centre in Kendal on completion of the project. A copy of this report will be provided for the client and one will be retained by Greenlane Archaeology. In addition a paper and digital copy of the report will be provided to the Cumbria Historic Environment Record (HER) in Kendal and 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 Map and Image Regression

3.1.1 **Introduction:** early maps of the area tend to be relatively lacking in detail and are certainly not specific enough to be useful in understanding the development of the property. The earliest useful maps are therefore only from the late 18th century.

3.1.2 **Jefferys' map, 1770:** this map (Plate 1) clearly shows that Capper Lane, to the north of the current site, is well established. The site is undeveloped at this time.

3.1.3 **Todd's map, 1787:** the site is still undeveloped at this point (Plate 2), although the layout of the buildings to the south of the current site is more clearly recognisable; their arrangement has changed relatively little since.

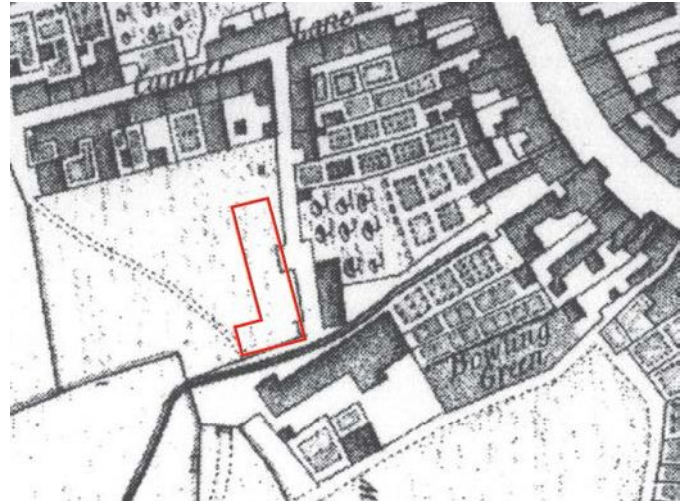
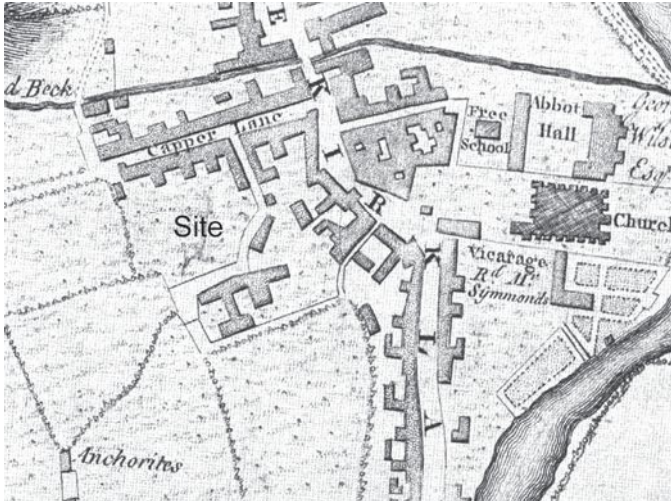


Plate 1 (left): Extract from Jefferys' map of 1770

Plate 2 (right): Extract from Todd's map of 1787

3.1.4 **Wood's map, 1833:** the site still occupies an area of open field at this time (Plate 3).

3.1.5 **Hoggarth's map, 1853:** the area around the site, which was previously shown as open field, appears to have been subdivided into smaller plots (Plate 4), but it has still not been built on.

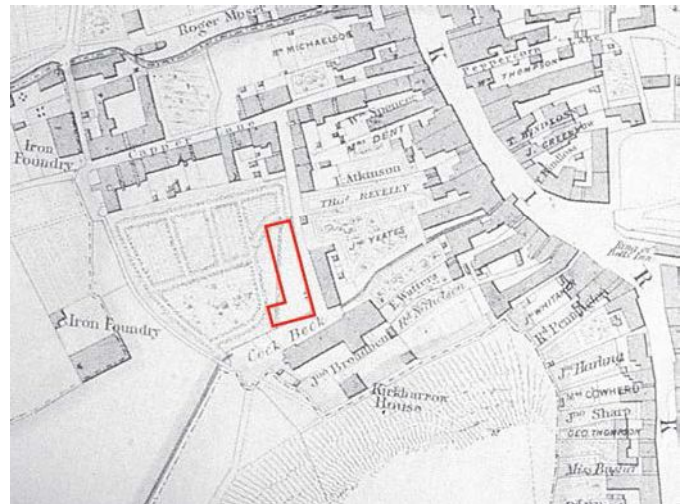
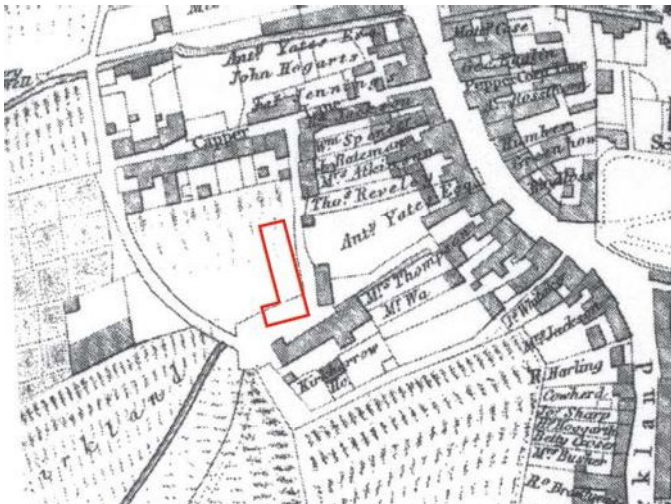


Plate 3 (left): Extract from Wood's map of 1833

Plate 4 (right): Extract from Hoggarth's map of 1853

3.1.6 **Ordnance Survey, c1858:** this map (Plate 5) shows a structure has been built in towards the centre of the site on the east side and there is another small structure at the northernmost corner of the area. An entrance to the yard from Cross Lane is shown to the south of the larger structure. No internal divisions are shown.

3.1.7 **Ordnance Survey, 1899:** unfortunately, this was the largest scale map available for this date at the Archive Centre, as they apparently do not hold the second edition 1:2,500 map. Although lacking in detail, it is the first map to show the buildings on the west side of Cross Lane at their fullest extent; the site is occupied by an L-shaped structure(s), with no internal divisions shown (Plate 6), and the area of the yard has been built over, but it is not clear whether the rectangular structure shown on the earlier Ordnance Survey map of c1858 was incorporated into this later structure or was entirely replaced; it may have only been temporary. There appears to be a small square structure at the north corner of the L-shaped structure, which is outside the current area and the letter 'P' to the north-west depicts the location of a pump.



Plate 5 (left): Extract from the Ordnance Survey map of c1858

Plate 6 (right): Extract from the Ordnance Survey map of 1899

3.1.8 **Ordnance Survey, 1913:** this map (Plate 7) was enlarged from the 1897 revision of the 1:2,500 scale map. Some internal divisions are shown at the north end of the site and there is a small alley or yard separating these buildings from the small square building to the north of the site. The rating valuation reference numbers 3651 and 3652 correspond to information about the owners and occupiers of the site and its description. This shows that the main part of the building (reference number 3652) is described as a warehouse, which was owned by Mrs JA McNaughton of Lake Side, Windermere, and occupied by Thomas H Cleary (CAC (K) WT/DV/2/28 1910). The smaller section at the north end (reference number 3651) was described as a cottage and was also owned by Mrs JA McNaughton and occupied by Mrs McNaughton 'for Alfred Billington' (*ibid*). Thomas Cleary is known to have been a wool stapler, who also owned and occupied the building on the opposite side of Cross Lane where he was operating from at least 1894 (Greenlane Archaeology 2007, 8). The location of the pump appears to be marked by the dot immediately to the east of the last 'p' of 'Pump'.

3.1.9 **Ordnance Survey, 1920:** once again, this was the largest scale map available around this date, as the third edition 1:2,500 scale map for this area was missing from the Archive Centre. Although the map is lacking in detail, for instance, no internal details are shown, the buildings on site appear to have the same or certainly a similar footprint to the one shown on the 1913 edition of the Ordnance Survey map (Plate 8, cf. Plate 7). The square division in the yard to the north-west corner is not shown.

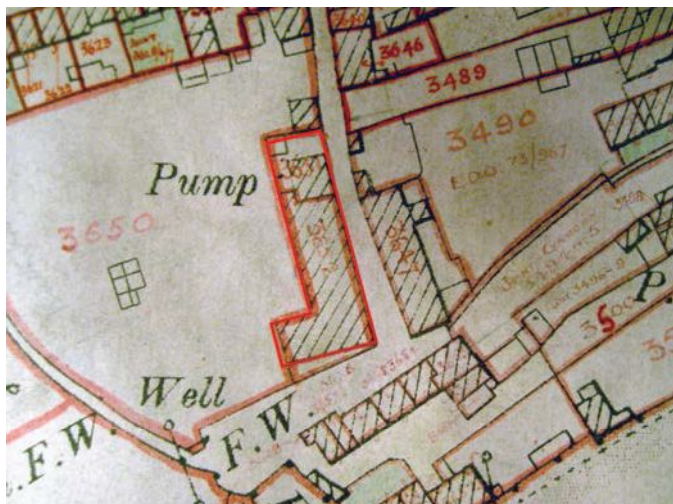


Plate 7 (left): Extract from the Ordnance Survey map of 1913



Plate 8 (right): Extract from the Ordnance Survey map of 1920

3.1.10 **Ordnance Survey, 1938:** this map (Plate 9) is more detailed than the previous one. A small building is depicted where there was a division within the yard on the 1913 edition of the map (Plate 7) and a square structure is shown as a separate block at the northern end of the structures fronting onto Cross Lane. Much of the terraced housing along Chapel Lane has been demolished and the area to the rear of the buildings on the west side of Cross Lane has become Capper Close.

3.1.11 **Ordnance Survey, 1975:** this map (Plate 10) shows the buildings have a similar footprint to the 1938 edition of the Ordnance Survey, however, the square block at the northern end appears to have been cut across in line with the north-west corner of the L-shaped structure to the south (cf. Plate 9).



Plate 9 (left): Extract from the Ordnance Survey map of 1938

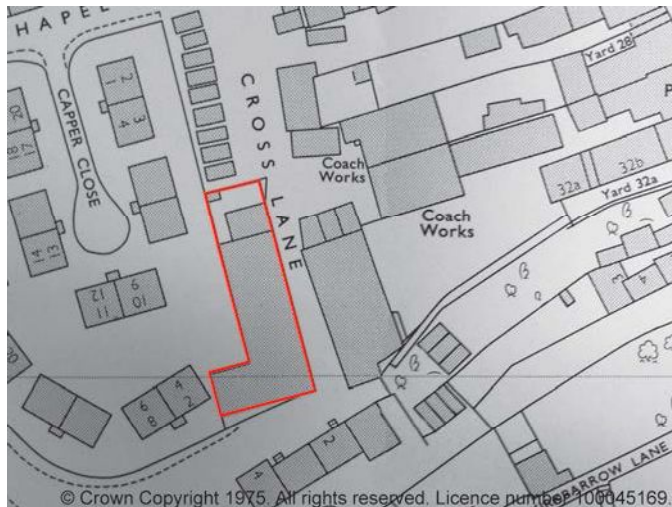


Plate 10 (right): Extract from the Ordnance Survey map of 1975

3.2 Site History

3.2.1 **Introduction:** while Kendal and the surrounding area has a very ancient history, with activity in the general area extending from the prehistoric to the post-medieval period, only information of specific relevance to the building is included in this section. Much of this relates directly to the early mapping (see Section 3.1 above), but some additional information is available in other sources.

3.2.2 As outlined above (Section 3.1) the site still comprised open fields as late as 1853 but population expansion over the subsequent generations led to the infilling of the space behind the main streets with newer buildings and led to the present Yard system (CCC and EH c2002, 14-15).

3.2.3 While there is relatively little information about the building's early history readily available, although further research might elucidate this, specific details relating to the site's use during the early 20th century are available. The woollen industry dominated the town's economy during the post-medieval period and remained the town's major source of wealth for some time (CCC and EH c2002, 10) and the 1910 valuation shows that the building was at least connected to the woollen trade inasmuch as the building and those opposite were occupied by a wool stapler, Thomas Cleary. The map regression shows that the early buildings on the site probably comprised a warehouse and cottage, constructed between c1858 and 1899, and it is possible that they were in fact built to facilitate some aspect of Thomas Cleary's wool trading. He is recorded as operating from a site on Cross Lane until at least 1938 (Greenlane Archaeology 2007, 8). Following that it was occupied by Percy Bland, a tin smith, and then K-Shoes (Andrew Wilson pers comm.). The current owners, Creative Confectionery, took possession of it in 1984 and used it for the manufacture of confectionery, including Kendal Mint Cake. An extension to the north end was added in c1993 to provide office space (*ibid*; planning ref. 5/92/2874).

3.3 Conclusion

3.3.1 It is apparent from the cartographic sources that the building was constructed in the late 19th century, at some point between 1858 and 1899. The lack of available mapping from this period makes a more detailed consideration of its origins difficult. Later sources demonstrate that it was utilised by a wool stapler, Thomas Cleary, and it is likely that it facilitated some aspect of his trade. He is recorded as operating from Cross Lane until at least 1938.

4. Building Recording

4.1 Arrangement and Fabric

4.1.1 The property forms a single L-shaped block aligned approximately north/south with the short return at the south end and a slightly narrower 'cottage' extending the run of the main line of the building to the north (Figure 1 to Figure 4). The front faces onto Cross Lane to the east, with the south end facing onto Brockbeck Lane, and the west side obscured by gardens associated with adjoining properties. The north end has a relatively modern extension attached, which continues around the 'cottage' to the west, and is largely obscured by the adjoining property.

4.1.2 The building has a slate roof (with several extant skylights) finished with ceramic bonnet ridge tiles and a stone chimney at the north end where the 'cottage' is, with five square-plan ceramic pots. The walls are typically exposed courses of roughly dressed limestone in lime mortar, with rock-faced dressed stone used for detailing such as lintels, although the modern addition to the north is finished with painted roughcast and some roughcast has been used on the south end of the west elevation. Concrete has been used in many of the alterations and additions, such as replacement window lintels, although these are also timber. Internally it has been heavily modernised at the north end, in both the modern extension, which is primarily of concrete block construction, and the 'cottage'. The main part of the building is less modernised, with the painted stone walls visible throughout and the original beams and iron columns exposed, although there are numerous fittings and scars relating to its former use.

4.2 External Detail

4.2.1 **North elevation:** this is largely obscured by vegetation and the adjoining building and difficult to access (Plate 11). The lower part is covered by the modern extension, which is finished with painted roughcast render, the lower part slightly stepped out and stone built. The roof over this section is hipped and has two skylights (Plate 11). Above rises the taller elevation of the main part of the building, which comprises a gable end of exposed rough courses of stone in lime mortar, with the ends of the purlins projecting and supporting thick barge planks (Plate 11). The west end of this elevation is effectively continued by the return at the south end, which is essentially plain, apart from a window at ground floor level with a stone lintel and four-light hinged timber casement with bars over.



Plate 11: The north external elevation

4.2.2 **East elevation:** the north end comprises part of the modern extension and is finished with painted roughcast with a hipped roof and it steps in slightly from the main line of the building (Plate 13). The roof

line beyond this projects over a first floor window, and is supported by a substantial timber structure. The window has a timber two-light hinged casement and plain sill, presumably concrete. On the ground floor there is a wide opening largely in filled with tongue and groove planks but incorporating a long window comprised of three two-light windows covered with mesh. To the south of these, within the same opening, is a doorway with a single light and tongue and grove planks below. South of this section the step in the wall is finished with rock-faced quoins with dressed edges denoting the start of the 'cottage' part of the building. This has a window on the first floor with a gabled dormer above, a two-light hinged timber casement, timber lintel, and slate sill. Below is a large doorway with a folding metal door and thick timber lintel. Above the southern jamb of this is an apparent butt joint, presumably denoting where the 'cottage' was added to the original building, although seemingly with only very small quoins. To the south of the 'cottage' the main part of the elevation is a single construction (Plate 13). It has eight ground floor windows, four with the original stone lintels and sills, while three are either later inserts or have been modified and have concrete lintels and slate sills, while the last has had its lower part blocked and then the upper part rebuilt to form two openings with concrete surrounds. The rest all have single-light casements with bars and mesh over, apart from the southernmost, which has been filled with a metal vent. There is an apparently original pedestrian doorway at the north end, with a stone lintel and tongue and grove plank door with a brass plaque attached reading 'J.E. WILSON & SONS (KENDAL) LIMITED REGISTERED OFFICE' and a brass letter box below (Plate 14). To the south is another doorway in a wider opening that has been partially blocked on either side and with a metal roller shutter door in the middle. A thick timber lintel spans all of the wider opening.

4.2.3 The first floor is largely plain, but with a doorway to the north, which has seemingly been modified, as the south jamb is rebuilt. It now has a metal roller shutter door, below a timber lintel while the sill is covered by concrete. An extractor fan is attached to the north. At the south end there is another doorway on the first floor, which appears to be original. The lower part is blocked with board while the upper has a two light window covered with grill. It has a timber lintel with a block in the centre, perhaps for a hoist, over the centre, and a sandstone sill. The lower part of the south-east corner has been formed into a chamfer with rock-faced dressed quoins with dressed edges and a corbelled top (Plate 15).



Plate 12 (left): The north end of the east external elevation

Plate 13 (right): The main part of the east external elevation



Plate 14 (left): Pedestrian doorway at the north end of the east external elevation



Plate 15 (right): First floor doorway and chamfered corner at the south end of the east external elevation

4.2.4 **South elevation:** the east side comprises the end gable of the main part of the building, with a quoined corner continuing to the chamfered lower section already described. It is otherwise mostly plain with various modern signs and an extractor fan (Plate 16). There is a window on the lower west with a stone lintel and sill. The upper part houses two vents while the lower is blocked with boards and there are bars over the whole. The west part of the elevation is the side of the west return, and although not continuing the roofline of the rest it appears to be contemporary as there is no evident junction (Plate 17). There is a single window on the first floor with a single light casement, although the window is seemingly inserted or modified as there is clear rebuild around the jambs and it has a concrete lintel. It too is covered by a metal grill. On the ground floor there is a doorway to the east with a stone lintel and modern timber panel door. To the west of this is a window with three lights, the west filled with a timber slatted vent, and pipes coming through the east. Above both the window and the doorway is a tar scar denoting the position of a former outshut and an attached timber joist. The south-west corner is finished with rock-faced quoins with dressed edges.



Plate 16 (left): The east side of the south external elevation



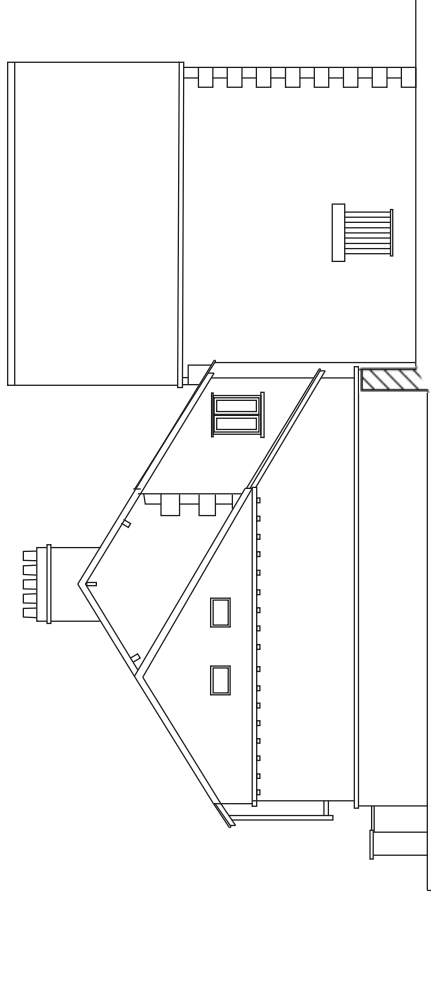
Plate 17 (right): The west side of the south external elevation

4.2.5 **West elevation:** this is partially obscured by vegetation in the adjoining gardens and ivy running up the building (Plate 18). The south end, which comprises the end of the return to the west, is roughcast but the quoins have been left exposed. It has a ground floor window with a stone sill and two lights over a vent, the whole window being covered by bars. Either side of the window is a cross-shaped tie rod plate. At first floor level there is another window with a slate sill and a single light timber casement. There are barge boards over the eaves covering the purlin ends, which project some distance from the wall line. The main part of the elevation is essentially plain, with a row of four ground floor windows, their sills essentially at ground level suggesting that it is built up against this side. The southernmost has a four-light hinged timber casement with bars over, to the north the window has a similar casement, but is blocked internally with concrete blocks, while to the north of that is the window is also blocked internally but has a three-light iron casement, and the northernmost window is entirely blocked with no casement remaining. There is a step at the north end where the modern addition is attached, the lower part of which is a projecting exposed stone wall while the rest is painted roughcast.



Plate 18: West elevation, obscured by vegetation

NORTH EXTERNAL ELEVATION

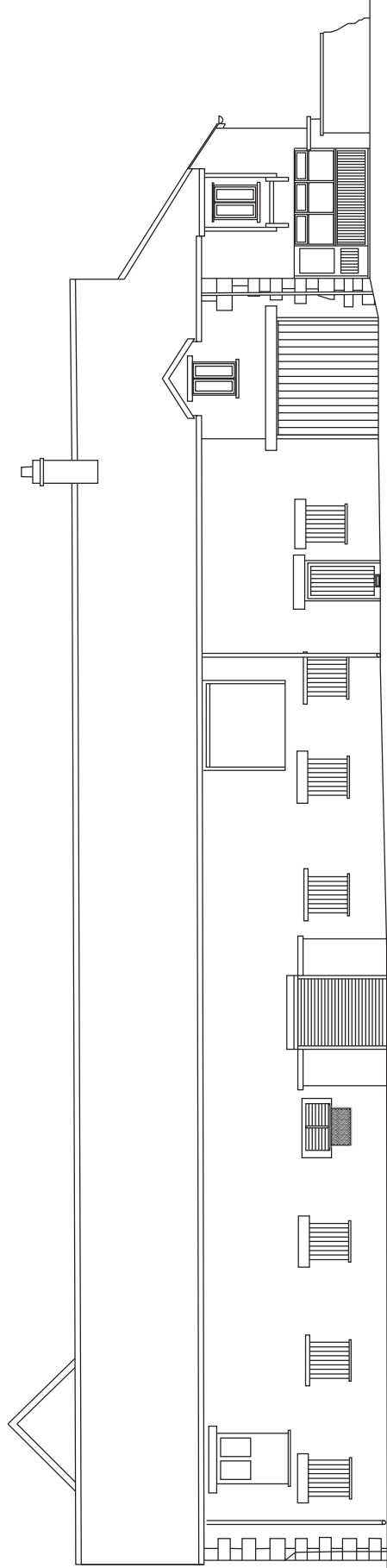


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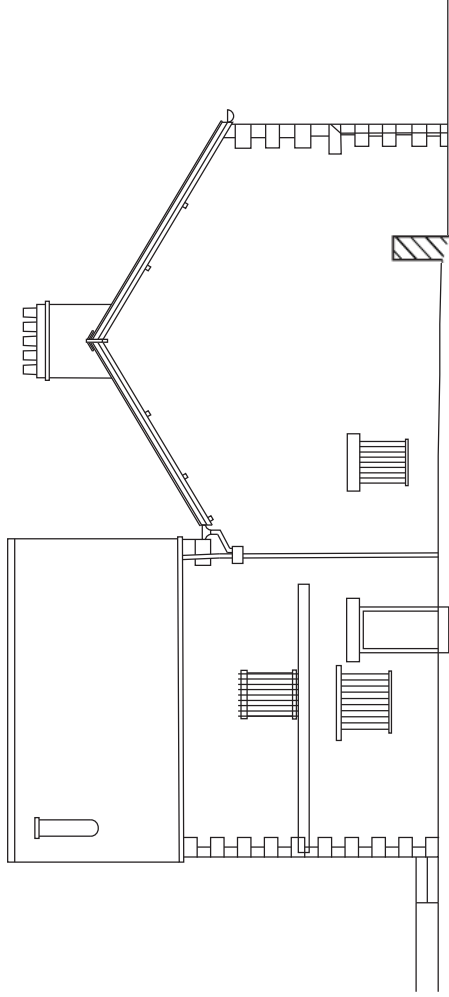
- blocked feature
- cross-sectional wall
- edge uncertain






EAST EXTERNAL ELEVATION



SOUTH EXTERNAL ELEVATION



Key:

-  blocked feature
-  cross-sectional wall
-  edge uncertain



WEST EXTERNAL ELEVATION

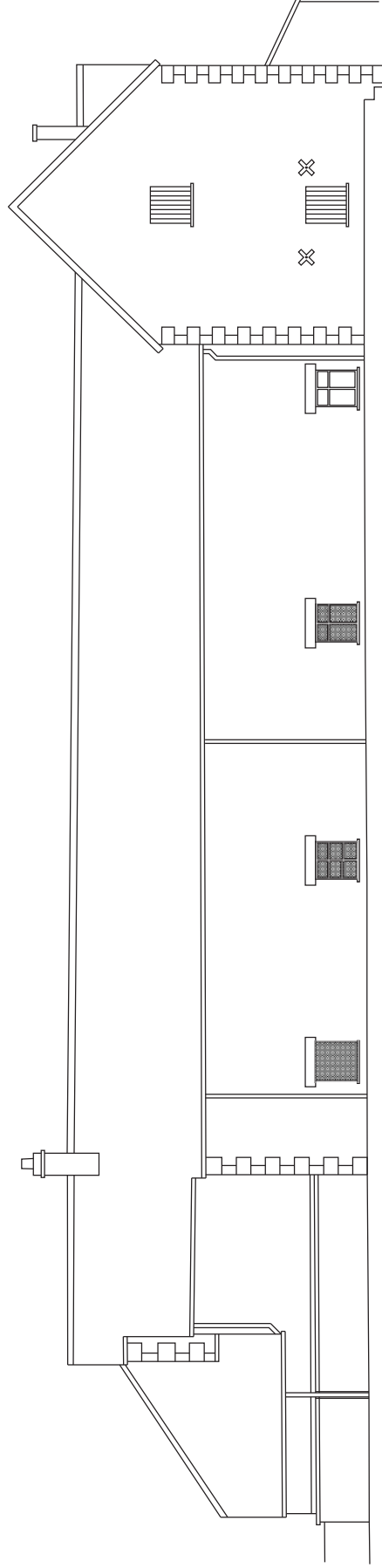


Figure 3: South and west external elevations

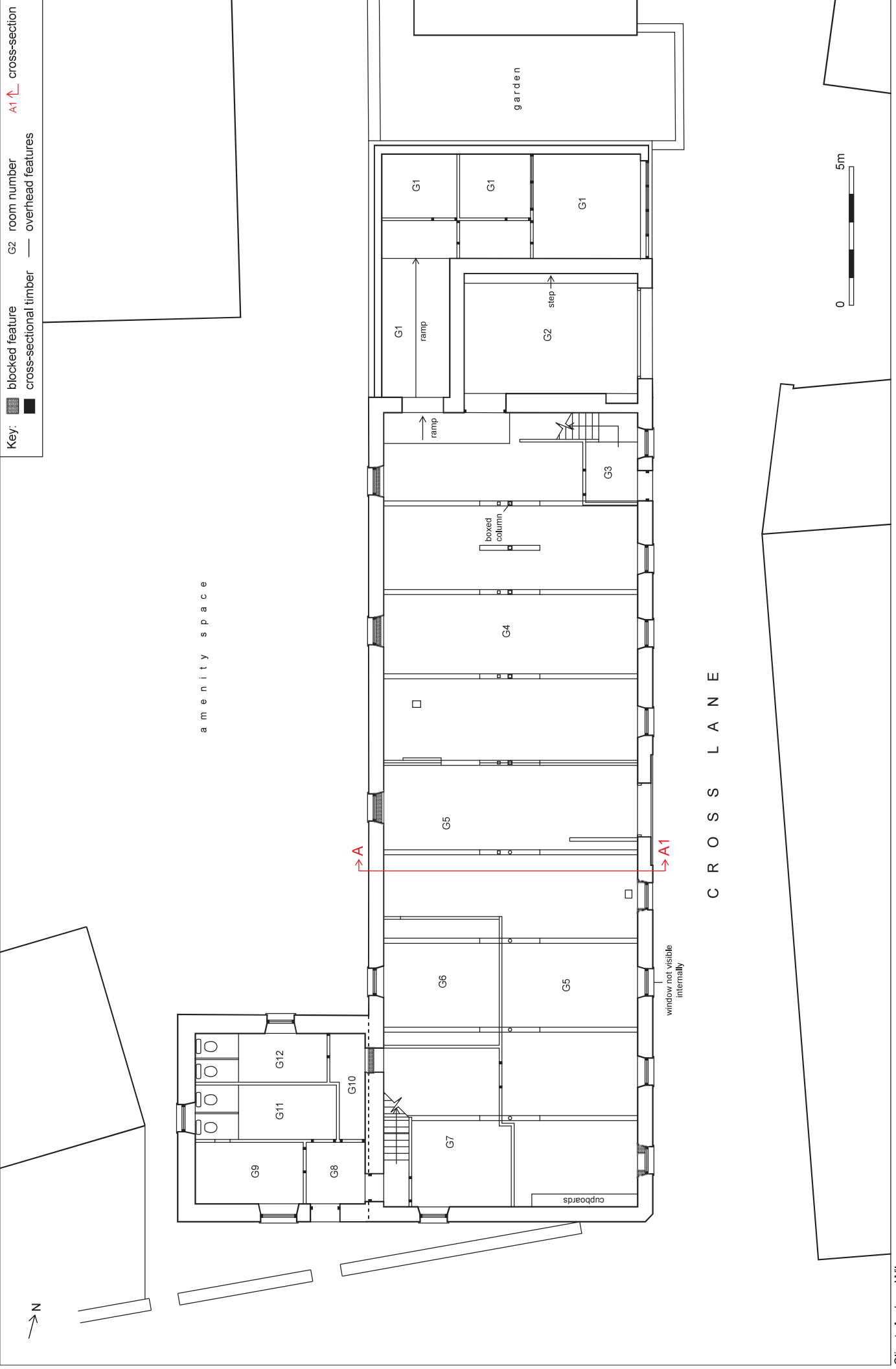


Figure 4: Ground floor plan

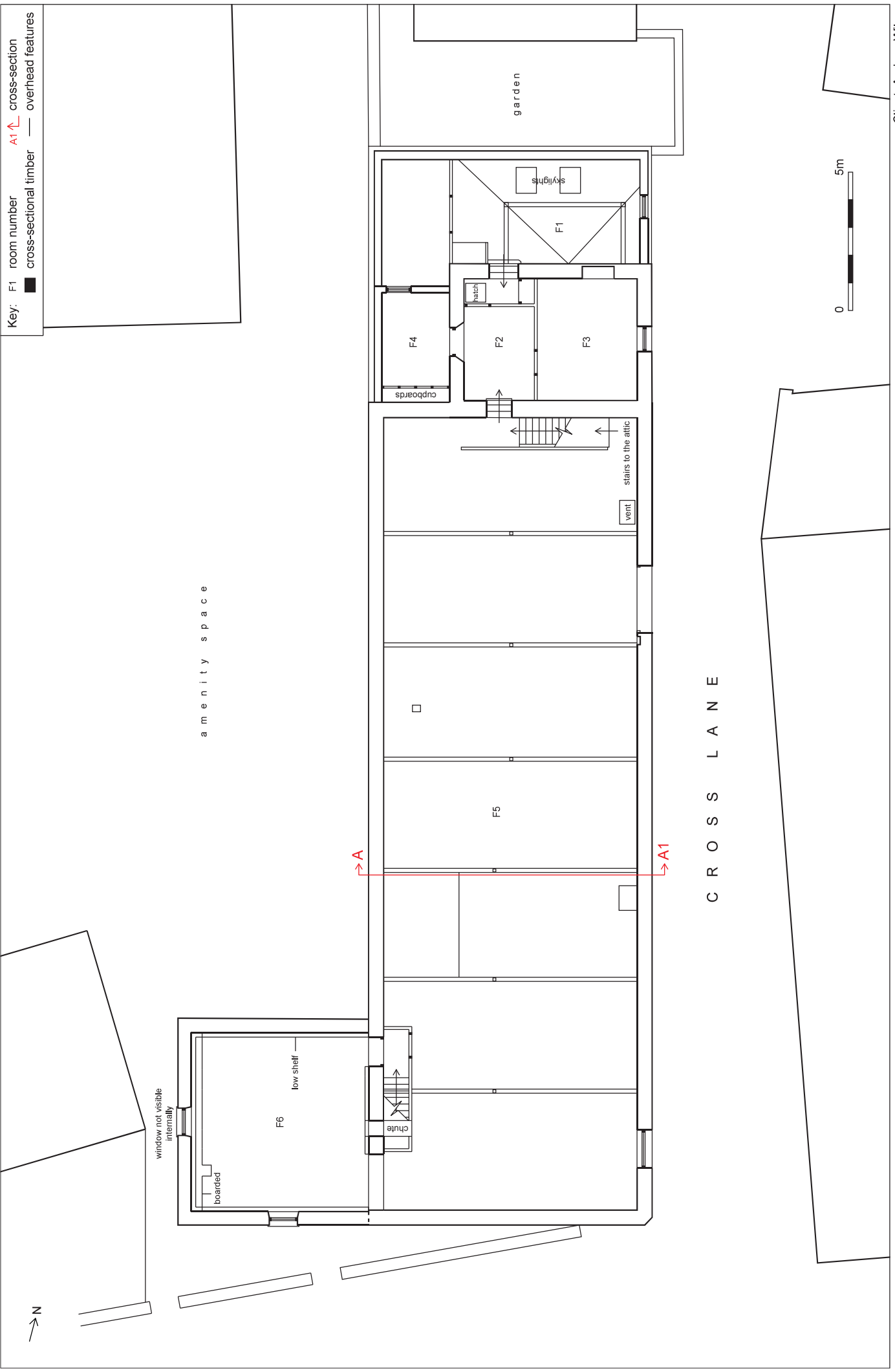
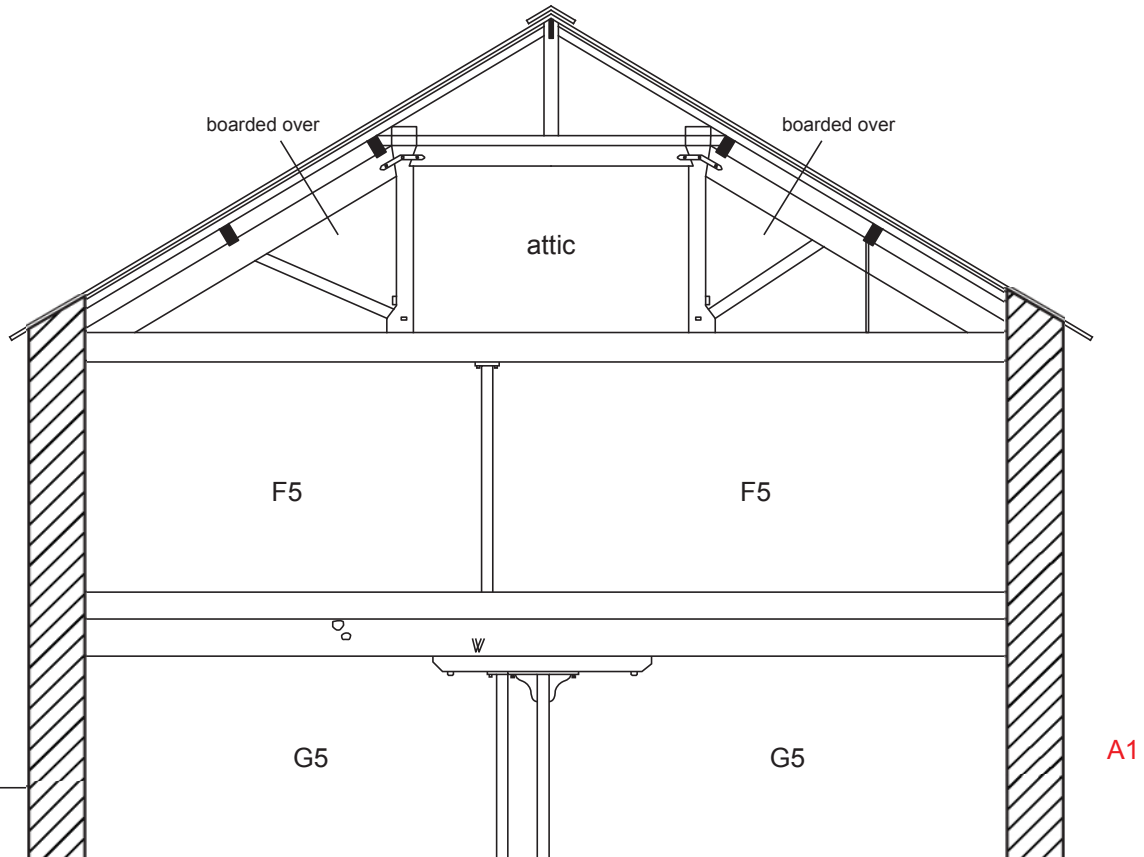


Figure 5: First floor plan

CROSS-SECTION A-A1



Key:

- cross-sectional timber
- ▨ cross-sectional wall
- obscured
- G5 room number
- A section

Figure 6: Cross-section A-A1

4.3 Internal Detail

4.3.1 **Ground Floor, Room 1:** this represents all of the rooms making up the modern extension on this floor, which comprise three small office spaces and a connecting corridor, as well as a ramped corridor along the west side connecting to Room G4 to the south. All of the rooms have a modern finish, with carpet over concrete floors throughout, with the exception of the ramped corridor, which is exposed concrete. The external walls are clearly concrete block, apart from where timber infill has been used in the east, and they are typically finished with plaster and paint and a plain skirting board, although exposed painted and unpainted concrete blocks are visible in places. Internal walls are stud partitions and doorways have modern timber plywood single panel doors (Plate 19). There is a large window in the eastern office with an associated doorway (Plate 20). The east side of the corridor linking to Room G4 is evidently the original external wall of the 'cottage' and is largely finished with plaster but leaving the quoins exposed, which are rock faced with dressed edges (Plate 21).



Plate 19 (left): West elevation of the east office in Room G1

Plate 20 (right): East elevation of the east office in Room G1



Plate 21: Original external wall of the 'cottage' visible in Room G1

4.3.2 **Ground Floor, Room 2:** this represents the entirety of the ground floor space in what was the 'cottage', and comprises a single large space presumably formerly utilised as a garage or similar. It has a concrete floor, with a large step along the south side against the wall and a modern plasterboard ceiling (Plate 22). The walls are finished with modern plaster and paint and all are essentially plain, apart from the east, which is largely filled by a massive folding metal door (Plate 23), and the south, which has a tall alcove on the east side (Plate 24), presumably a blocked doorway, and an extant doorway on the west side with a concrete lintel and double plank and batten timber door.



Plate 22 (left): West elevation of Room G2



Plate 23 (right): East elevation of Room G2



Plate 24: South elevation of Room G2

4.3.3 **Ground Floor, Room 3:** this forms a lobby from the main entrance and access to the stairs. The floor is finished with vinyl sheeting while the stairs, which are against the north elevation, are timber with a simple hand rail against the south wall and a square newel post (Plate 25). The walls are finished with modern plaster and paint and the ceiling is plasterboard or similar. The walls are essentially plain, although there are opposing doorways east and west, the east leading outside has three plain panels (Plate 26), while the west is modern plywood with a single panel and single light window.



Plate 25 (left): Stairs to the north side of Room G3

Plate 26 (right): Door to outside from Room G3

4.3.4 **Ground Floor, Room 4:** this forms the northern half of what was originally a single large space, but is now divided in two. It has a concrete floor covered with vinyl sheeting, and plasterboard or similar ceiling supported by timber battens. The ceiling is in turn supported by three beams orientated east/west (with another hidden by the dividing wall at the south end and effectively inside Room G5) (Figure 4; Plate 27, Plate 29). Each beam is supported in the centre by an iron column with flanged brackets at the top bolted to a large timber block (Plate 28). These columns have been boxed square with plywood. To the west side of each column an additional square-section box steel girder has been added to form an additional support and bolted to the timber block above. In addition, a further round-section column with a flanged bracket on top is situated between the two most northerly beams and bolted to a timber block immediately below the ceiling (Plate 30). This has square flanges projecting to the north and west at the base. The walls are all finished with paint over roughly applied plaster or earlier layers of whitewash, apart from the south elevation, which is a stud partition wall. The north elevation has a doorway on the west side (Plate 27) into the ramped corridor in Room G1, which is evidently inserted and has a concrete lintel. To the east is a doorway with a double plank and batten door, and there is a projecting section of stud partition wall running from the north end of the east elevation across the east side of the north elevation hiding the section below the stairs. The east elevation is stud partition at the north end, forming the lobby area (Room G3), which has a modern plywood panel door. The larger part of the elevation proper has three windows running across it (Plate 31). The north and south are probably inserted and have concrete sills and lintels, while the central one has splayed jambs, a sloping sill, and a timber lintel. The south elevation has metal sheeting attached over the lower part of the east side (Plate 28 and Plate 29), and a wide doorway to the west, with a sliding plank and batten door (Plate 32), the metal handle of which is marked 'HENDERSON'. The west elevation has two windows, both of which have been blocked with concrete blocks leaving an alcove (Plate 33).



Plate 27 (left): North end of Room G4



Plate 28 (right): Boxed column and square section girder beneath the beams in Room G4



Plate 29 (left): South end of Room G4



Plate 30 (right): Round-section column with a flanged bracket between the two most northerly beams in Room G4



Plate 31 (left): Windows in the east elevation of Room G4



Plate 32 (right): Sliding door in the south elevation of Room G4



Plate 33: Blocked windows in the west elevation of Room G4

4.3.5 Ground Floor, Room 5: this originally formed the south end of a single large room with Room G4. It too has a concrete floor, finished primarily by vinyl sheeting, but also by gridded iron sheeting in the north-east corner. The walls are finished with paint, although with a mixture of finishes below. The ceiling is relatively modern plasterboard held by timber battens, and is supported by five beams orientated east/west (Plate 34). These are the same as in Room G4, although the central columns are not boxed in with plywood (Plate 35) apart from the northernmost, which is positioned against and incorporated into the north stud wall (Plate 35). The beam south of the north wall has a Baltic timber mark in the form of an overlapping 'W' on the south face above the central column (Plate 36). The north elevation is a stud partition wall, with a doorway with a sliding door on the west side. The east elevation has a doorway on the north side with a metal roller-shutter door, to the south of which is a short metal-clad wall (Plate 37). South of this the wall is finished with metal sheeting, and this area incorporates two apertures in a rebuilt former window. To the south is another window, with splayed jambs, where the wall is clad with plastic sheeting, and there is a further opening at the south end in what was originally a window with metal doors and a metal mesh inside (Plate 38). The south elevation is roughly plastered and painted stone with a cupboard housing electrical fittings attached (Plate 38). The west elevation comprises a timber stud partition wall at the south end with a panel door with a single light window, which

returns to the west (although this section has been mostly removed leaving it open to Room G6). The north end is painted and plastered stone with a single window blocked with concrete blocks leaving an alcove (Plate 39).



Plate 34 (left): Room G5 and G6 viewed from the north

Plate 35 (right): Column in Room G5



Plate 36 (left): Baltic timber mark in the beam south of the north wall in Room G5

Plate 37 (right): North end of the east elevation of Room G5



Plate 38 (left): South end of the east elevation and south elevation of Room G5

Plate 39 (right): Blocked window at the north end of the west elevation of Room G5

4.3.6 **Ground Floor, Room 6:** this is a small room formed by stud partition walls within what was the large space represented by Rooms G4 and G5 (see Plate 34; Figure 4). It has a concrete floor finished with vinyl and a plasterboard ceiling supported by timber battens and two of the beams from Room G5 run through it. The south and east walls are stud partitions, as was the north originally although it has been mostly removed. There is an aluminium strip along the floor that denotes its original position, however. The west elevation is painted and plastered stone and has a single window with a four-light hinged timber casement, splayed jambs and a sloping sill (Plate 40).



Plate 40: Window in the west elevation of Room G6

4.3.7 **Ground Floor, Room 7:** this forms a space connecting Room G5 to the small range of rooms to the west (G8-12). It has a concrete floor finished with vinyl and a plasterboard ceiling supported by timber battens, with a single beam continuing from Room G5. The walls are all painted over a number of finishes. The north elevation is a plain stud partition. The east is also a stud partition but with a step at the beam and a doorway at the north end with a panel door with a single light window, and kitchen units attached to the south. The south elevation is painted and plastered stone, with cupboards attached and a window on the west side with a three-light hinged timber casement at the top and blocked by boards at

the base (Plate 41). The bulk of the west elevation is a timber stud wall, with a doorway on the west side with a modern panel door with a single light window. It returns where it meets an additional square-section column below the beam, running below the stairs. Beyond this point it is painted stone and plaster and there is doorway at the north end blocked with stud walling leaving an alcove (Plate 42).



Plate 41 (left): South end of Room G7

Plate 42 (right): North end of the west elevation of Room G7

4.3.8 Ground Floor, Room 8: this forms a lobby area and staircase connecting Room G7 to the toilets and boiler room to the west. It has a concrete floor finished with vinyl and the ceiling is finished with plasterboard and paint. The north elevation has two doorways on the west side leading to male and female toilets, both with modern panel doors with a single long light. The wall steps back on the east side and passes through the main wall via a doorway, which has a timber lintel and surround but no door, and arrives at a flight of stairs. These are modern timber and there is a plain hand rail up the east wall. The east elevation is a stud partition wall, with a modern panel doorway on the south side. The south elevation is mostly plain; there is a step on the east side where it passes through the main wall and there is a doorway to the west with a modern emergency fire door. The west elevation is of brick construction and probably modern. There is a doorway on the north side with a plain timber surround but no door surviving.

4.3.9 Ground Floor, Room 9: this is a boiler room. It has an exposed concrete floor and plasterboard ceiling, with boxing orientated east/west along the south side, perhaps for pipes. The walls are painted, the south and west are stone, while the north and east are brick laid in stretcher bond and there is a boiler sat on the ground on the west side (Plate 43). The north elevation is plain apart from two square holes cut in the wall, the larger, to the west, housing a vent. The east elevation has a doorway on the north side with a timber surround but no door. The south elevation has a window, which is mostly blocked to allow pipes to pass through it, and is divided down the centre. The west elevation is plain.

4.3.10 Ground Floor, Room 10: this forms a short connecting corridor leading into the female toilets. It has a concrete floor finished with vinyl, and the ceiling is painted plasterboard or similar. There is a thin beam running across the corridor, corresponding to the turn into the toilets proper. The walls are finished with plaster and paint and are mostly plain although there are two ceramic vents in the north elevation (Plate 44). There is a doorway in the north end of the east elevation with a timber lintel, which has been partially blocked leaving an alcove. There is also a doorway at the north end of the west elevation with modern plain surrounds and a panel door with a single long light. The door in the south elevation is in the same style.



Plate 43 (left): North-west corner of Room G9

Plate 44 (right): North end of Room G10

4.3.11 **Ground Floor, Room 11:** this forms the male toilet. It has a concrete floor finished with vinyl and painted plasterboard ceiling. The walls are finished with plaster and paint and mostly plain. There are sinks attached to the north elevation, with tiled splashbacks and a hole cut in the wall, presumably for a vent. The west elevation has inserted panel walls against it forming two cubicles and there are two toilets attached (Plate 45). Beyond these is a window with a four-light casement, although most are now vents. The south elevation has two urinals attached and a doorway on the east side with a modern panel door with a single long light. There is also a hole cut in the wall and a large vent to the west.

4.3.12 **Ground Floor, Room 12:** this has a concrete floor finished with vinyl and the ceiling is painted plasterboard. The walls are finished with plaster and paint and mostly plain and there are inserted panel walls against the west elevation forming two cubicles with two toilets attached to the wall (Plate 46). The north elevation has a window with four-lights, although one is a vent, and the whole window has been divided down the centre by tongue and groove boards and there is timber boxing running along the top of the elevation. Two sinks are attached to the south elevation and there is a doorway to the east with a modern panel door with a single long light. Both the south and east elevations have square holes cut in them, perhaps for vents or to allow piping through.



Plate 45 (left): West end of Room G11

Plate 46 (right): West end of Room G12

4.3.13 **First Floor, Room 1:** this room has a hipped roof supported by machine cut beams and two skylights on the north pitch (Plate 47). The walls are finished with plaster and paint and finished with plain skirting. The north elevation is plain. The east elevation has a two-light timber casement window with a timber sill (Plate 47). The south elevation has three steps on the west side, with a handrail on the east side, leading up to the doorway to Room F2, which has no door (Plate 48). There are cupboards attached to the west of this. The lower part of the west elevation is covered by stud walling forming a small attic space (Plate 49).



Plate 47 (left): East elevation of Room F1

Plate 48 (right): Door in the south elevation of Room F1



Plate 49: West elevation of Room F1

4.3.14 First Floor, Room 2: this room forms a lobby area comprising a square hall connected to the main staircase on the south side and a smaller lobby to Room F1 to the north. It is carpeted throughout and has a suspended tile ceiling with inset lights over the south part. The ceiling is plastered and painted in the small lobby area to the north and there is a hatch to the attic in the ceiling over the west side of this part. The walls are finished with paint over plaster to the north and painted flock wallpaper to the south, with plain skirting throughout. The lobby part to the north has doorways to F1 to the north and another doorway to the south both with modern timber surrounds and a panel door to the south. There is a double door to a cupboard with a sink on the east side. The south part has doors to the east and west, both of which have modern panel doors and timber surrounds. The doorway to the south is inserted through the main wall and leads down three steps with a handrail to either side. The stairs meet a short corridor with stairs to the entrance lobby (Room G3) to the east and a door to Room F5 to the west.

4.3.15 First Floor, Room 3: this previously formed a small office to the east of Room F2. The floor is finished with carpet, over floorboards or modern timber sheeting, and the ceiling is finished with plaster and paint with a narrow beam orientated north-south on the west side and angled beams supporting the dormer projecting from the top of the east elevation. The ceiling also slopes to the south of the east dormer. The walls are finished with plaster and paint and there is a plain skirting board. The north elevation has an alcove on the east side with a modern timber sill and two timber shelves (Plate 50). This was presumably originally a window. The east elevation has a central window with a two light hinged timber casement and modern timber sill. The south elevation is plain, while the west has a doorway on the south side with a modern plain surround and a panel door.

4.3.16 First Floor, Room 4: this is another former office, to the west of Room F2. The floor is finished with carpet and the ceiling is plaster and paint, sloping on the west side. The north elevation has a window with a two light hinged timber casement and timber sill (Plate 51), while the east elevation has a doorway with a plain timber surround and panel door. The south elevation is covered by large fixed cupboards but plain behind these and the west elevation is also plain.



Plate 50 (left): North-east corner of Room F3

Plate 51 (right): North elevation of Room F4

4.3.17 First Floor, Room 5: this comprises a large room, filling most of the main part of the building. The floor is presumably timber boards, finished with vinyl sheeting, with at least one remaining metal-lined chute through to the ground floor on the west side and scars for other possible openings elsewhere. The ceiling is plaster board or similar supported by timber battens and six beams (actually the tie beams of the trusses above), each of which is supported by a square-section iron column bolted to its underside (although most of these do not line up with the beams and columns below) (Plate 52 and Plate 54). The three at the north end are slightly east of centre; those to the south are slightly west of centre. The walls are all exposed stone finished with plaster and paint but showing the original surface. The west side of the north elevation is clad with hardboard or similar, before it returns as a stud wall covering the stairs to the ground floor and forming part of Room F2 (Plate 53). There is a doorway on the west side, within the return, with a modern plain surround and panel door with a single light. The east return has access to the stairs to the attic floor, which are constructed from modern timber. The east elevation is mostly plain (Plate 54) but has a wide loading door on the north side housing a metal roller shutter and the south jamb appears stepped or to have originally been slightly wider (Plate 55). There is an area of plywood boxing in the centre, forming a tube or chute against the wall and a window at the south end. This too was originally a loading doorway and has a two-light metal casement in the top while the lower part is filled with boards (Plate 56). The south elevation is plain although there are numerous modern fittings and attachments (Plate 57). The south end of the west elevation is open to Room F6 through a large doorway with a concrete lintel and there is stud walling attached over the wall to the north of this, incorporating a large metal lined horizontal chute and a doorway with a modern panel door with a single light leading into a staircase to the ground floor (Plate 58). Within this is another doorway to the west with a concrete lintel and brick rebuild in the base of the jambs, suggesting it was originally a window or perhaps loading doorway. The door has a plain surround and plain panel door with a single long light. The remainder of the west elevation proper is fairly plain, with modern fixings and timber sheeting over the north end.



Plate 52 (left): View of Room F5 from the south



Plate 53 (right): North elevation of Room F5



Plate 54 (left): East elevation of Room F5



Plate 55 (right): Rolling door at the north end of the east elevation of Room F5

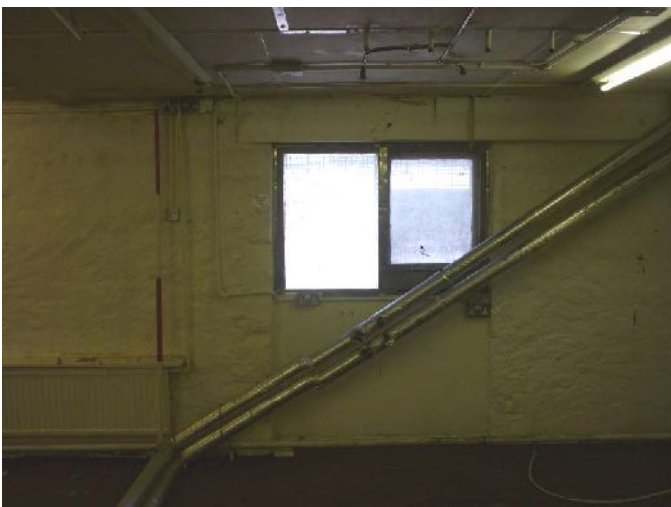


Plate 56 (left): Window at the south end of the east elevation of Room F5



Plate 57 (right): View of Room F5 from the north



Plate 58: South end of the west elevation of Room F5

4.3.18 **First Floor, Room 6:** the floor is covered with vinyl, probably with a timber floor below. There is a suspended tile ceiling over most of the room, although the north-east corner is open and the ceiling above this is finished with plasterboard. The walls are painted stone and concrete skim. All the walls have a step about 0.8m above the level of the floor. The top is finished with concrete, perhaps where the building has been raised in height. The north elevation is concrete built on top of the west end of the step (Plate 59) and appears to butt the east elevation. The east elevation has a door on the north side and rebuild in the lower part of the jambs continues into the step where it is topped with concrete. The south end of the east elevation has a large opening which forms one end of a metal-lined chute, which cuts through the step in the wall, with a concrete lintel above. The north side of the opening has been rebuilt above the step, suggesting the opening was inserted (Plate 60). The doorway in the east elevation to the north side extends above the lower concrete lintel to a timber lintel and the gap is filled with board. There is a window in the south elevation, near the centre, with rebuild around and a concrete lintel (Plate 61). The west elevation is covered by panel boxing, hiding electric meters and the like, with a cupboard built in on the south side (Plate 62). The wall behind is apparently plain, although a high-level window was visible in this elevation from outside.



Plate 59 (left): North elevation of Room F6

Plate 60 (right): East elevation of Room F6



Plate 61 (left): South elevation of Room F6



Plate 62 (right): West elevation of Room F6

4.3.19 **Attic, Room 1:** this room is above Room F2 and forms a small area at the top of the 'cottage'. The walls are all exposed stone in lime mortar. There are two purlins on the east side and a ridge purlin, but none at the west side. The backs of the slates are exposed but originally plastered.

4.3.20 **Attic, Room 2:** this room is above F5. The floor is modern chipboard, fixed either side of tie beams or trusses. It is not clear if the floor is on original joists or not. Six trusses are visible, each a tie beam with principles and additional queen posts with angled braces, jointed and strapped to the principles and supporting a collar from which a king post supports the ridge purlin (Plate 63; Plate 64). Some have chiselled carpenter's marks. The northern two are marked 'VIII' and 'X' from west to east, then 'XI' and 'XII' at the junction of queen posts and tie beam. Then there are no carpenter's marks until two from the south end, where there is a 'III' on the junction with the brace and principle rafter on the west side, one up from south end, and then 'I' and 'II' from west to east on the southernmost at the junction with queen posts and tie beam. The arrangement of carpenter's marks is odd: there are enough trusses for the numbers given but not enough marks and they are not quite in the right order, all of which suggests that they have perhaps been reused. There is one purlin per pitch visible in the top of the roof, making two in total, and a ridge plank; the sections of purlin are attached with hooked scarf joints (Plate 66). The tops of the queen posts carry on to rafters. The south king post is marked 'VIII' at the top, but it was too difficult to access the rest. The joists appear quite modern and there are several large sets of Baltic marks on the south truss on the west face of the tie beam and principle rafter and truss marked XI and XII also have Baltic marks on the east face of the west queen post. There are multiple skylights, almost one per bay, in both sides. Most have a single light, some are covered with board, while the east and west ones at the south end have nine-light iron casements (Plate 68).



Plate 63 (left): Lower part of the trusses in Attic Room 2



Plate 64 (right): Upper part of the truss above Attic Room 2



Plate 65 (left): Baltic marks on truss in Attic Room 2



Plate 66 (right): Scarf jointed sections of purlin



Plate 67 (left): Carpenter's marks in Attic Room 2

Plate 68 (right): Skylight in Attic Room 2

5. Discussion

5.1 Phasing

5.1.1 **Introduction:** the building clearly retains much of its original fabric but has also undergone a number of alterations and modifications. In total, three phases of development were identified.

5.1.2 **Phase 1 (late 19th century):** the map evidence shows that the building was constructed between c1858 and 1899, although its extent as first built is unclear. There is no evidence within the fabric that it incorporated elements of the building shown on the map of c1858, and so the earliest structure seems to have comprised a large single range of two stories and six bays (although seemingly with re-used trusses), the first floor beams supported by iron columns. The extent of the building on the south-west side is unclear but it appears to have been later raised in height (see *Section 5.1.3* below). The purpose of the building as first built is also unclear, but from its form and later evidence it seems certain to have been a wool stapler's warehouse, and so used for the storing, grading, and sorting of wool prior to resale. It appears to have formed part of a larger complex, incorporating the building on the other side of Cross Lane, all of which may have originally belonged to the Yates family, but by the early 20th century the former Mint Cake Works belonged to a Mrs JA McNaughton of Windermere and was used by a Thomas H Cleary.

5.1.3 **Phase 2 (late 19th):** it seems likely that the 'cottage' at the north end of the building was a later addition. The exact date at which it was added is unclear, but it must have been before 1899 and the division is clearly shown on the later maps. At the same time other alterations were undoubtedly made, probably including the raising of the western return at the south end (to form Room F6); no external evidence for this was observed but the modified window or loading door between Rooms F5 and F6 suggests that F6 did not originally extend to the same height. The chamfered and quoined south-east corner was perhaps also a modification of this period, the stonework resembling more the dressed quoins used in the 'cottage'.

5.1.4 **Phase 3 (20th century):** initially at least the basic footprint of the building does not appear to have changed a great deal in this phase, but it is likely that a number of internal alterations were carried out in to facilitate the various later uses to which it was put. These include the internal stud walls and probably staircases, which corresponded to the knocking through of the 'cottage' into the main building. At a later date to this (said to be c1993, see *Section 3.2.3* above), but still within this phase, a new extension was added to the north end forming new office space (Rooms G1 and F1), which enclosed the north and west sides of the earlier 'cottage' to provide further office space. The numerous alterations to the windows and doorways were probably also made in this phase, denoting the changing use of the building. Similarly, some internal changes such as the metal chutes through the floor and walls clearly relate to plant used on site in this phase, as does the cladding of the central columns with plywood.

5.2 Significance

5.2.1 The former Mint Cake Works building represents an interesting building due its connection with the woollen industry, something for which Kendal was famous from an early date, and its evident association with the building on the opposite side of Cross Lane makes it part of a larger complex. This arrangement represents a rare survival in Kendal and something of considerable interest, although the building itself has been substantially altered, ironically largely due to its connection with another of Kendal's iconic products: Kendal Mint Cake.

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