

THE FORMER BUILDER'S YARD, COLLIN CROFT, KENDAL, CUMBRIA

Archaeological Evaluation and
Building Recording



Client: Acorn Developments
(Kendal) Limited
Planning Ap. Ref.: 5/06/0905
NGR: SD 5138 9254

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Contents

Non-Technical Summary.....	2
Acknowledgements	2
1. Introduction.....	3
2. Methodology.....	4
3. Desk-Based Assessment Results	7
4. Fieldwork Results	13
5. Discussion and Conclusion	18
6. Bibliography.....	21
7. Illustrations	24
Appendix 1: Project Brief.....	25
Appendix 2: Project Design.....	30
Appendix 3: Summary Context List.....	39
Appendix 4: Finds	40
Appendix 5: Environmental sample.....	42

Non-Technical Summary

Following a planning application (5/06/0905) for the construction of three residential properties on the site of a former builder's yard, Collin Croft, Kendal, Cumbria (SD 5138 9254) a programme of archaeological investigation was requested by the Cumbria County Council Historic Environment Service (CCCHES). This comprised a desk-based assessment and archaeological evaluation in conjunction with recording of the standing buildings prior to demolition. The work was carried out by Greenlane Archaeology in July and August 2007.

The desk-based assessment revealed that the proposed development area was situated at the west end of medieval burgage plots running off Highgate, and that previous excavation in the general vicinity, including the east end of the same plot, had identified evidence of *in situ* medieval features and deposits. The history and development of Collin Croft has also been well studied, although the origin of the name is not certain. It is known that during the 18th century it began to fill with buildings, including several small-scale industries, and this growth continued into the 19th century. Within the study area, however, much of the land was undeveloped although a small stable was constructed at the end of the 18th century.

This stable and an associated outshut were recorded prior demolition as part of the development. Both were small two-storey buildings constructed from the local limestone, and the stable contained a well-preserved very late example of a raised cruck. Additional recording was carried out to record this unusual feature.

The archaeological evaluation revealed that the construction of the stable in the northern part of the site had truncated any deposits that might have existed beneath it. This part of the site appears to have been developed first, the building showing on Todd's map of 1786. At the time of Todd's map the southern part of the site appears to be still undeveloped, and the area appears to have been developed for horticulture by the time of Hoggarth's map of 1853. A post-medieval cultivation soil was revealed in the southern part of the site into which medieval pottery had become incorporated. This deposit was bounded to the north by a drainage ditch and cut by a 19th century soakaway. The ditch appears to be the old plot boundary that was superseded by a stone wall in the 19th century.

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The desk-based assessment and building recording were carried out by Daniel Elsworth and the evaluation was carried out by Sam Whitehead and Daniel Elsworth. The report was written by Sam Whitehead and Daniel Elsworth, who also produced the illustrations. The medieval pottery was assessed by Ian Miller of Oxford Archaeology North. The project was managed by Jo Dawson, who also edited the report and assessed the finds (other than the medieval pottery) and the bulk sample.

1. Introduction

1.1 Circumstances of the Project

1.1.1 A planning application (5/06/0905) was made by Acorn Developments (Kendal) Limited to construct three dwellings on the site of a former builder's yard, Collin Croft, Kendal, Cumbria (NGR SD 5138 9254), covering an area of approximately 315m². A programme of archaeological work was recommended by South Lakeland District Council (see *Appendix 1*) which involved a desk-based assessment followed by an evaluation of 20m² (approximately 15% of the total site area). A building recording of the standing buildings on the site, due to be demolished as part of the development, was also carried out. Following the acceptance of the project design (*Appendix 2*) Greenlane Archaeology began the work on 9th July 2007, and undertook the evaluation on 10th August 2007.

1.2 Location, Geology, and Topography

1.2.1 Collin Croft is situated on the west side of the north end of Highgate (NGR SD 5138 9254), in the centre of Kendal (Fig 1). It is generally relatively level, at approximately 50m above sea level, rising at the far west end (which corresponds with the west side of the development area) until it reaches Beast Banks at over 70m above sea level (Ordnance Survey 2002; Fig 2).

1.1.1 Kendal is largely situated on an area of Bannidale 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).

2. Methodology

2.1 Introduction

2.1.1 This project comprised three separate elements intended to establish the extent, nature and, where possible, date of any buried deposits of archaeological interest present on the site and record the standing buildings present on the site. The first element of this was the completion of a desk-based assessment in order to establish the extent of the known archaeological resource in the area and produce an outline history of the site environs. This also included a site visit intended to identify any elements of the site of historical or archaeological importance, as well as reveal any possible constraints to the following building recording and evaluation such as the presence of modern contamination or issues of health and safety. The second part was the recording of the standing buildings remaining on site prior their demolition. The third part was the excavation of evaluation trenches amounting to 20m² sample of the total site area (approximately 15%), which would be positioned with regard to the results of the desk-based assessment specifically to target areas of archaeological interest and those parts of the site most likely to be affected by the construction of the new dwellings.

2.1.2 All aspects of the desk-based assessment, building recording, and evaluation were carried out according to the standards and guidance of the Institute of Field Archaeologists (IFA 2001a; 2001b; 2001c).

2.2 Desk-Based Assessment

2.2.1 An area of approximately 100m diameter was examined in order to identify sites of archaeological interest within the development area, and gauge the type of archaeological remains present in the general area surrounding it. In addition, the results of previous pieces of archaeological work from a slightly larger area were also examined in order to assess the level of survival of archaeological remains, periods present, and significance. Several sources of information were consulted in order to compile a history of the site and assess the presence of any known remains of historical or archaeological interest:

- **Cumbria County Council Historic Environment Record (CCCHER):** this is a list of all the known sites of archaeological interest within the county, which is maintained by Cumbria County Council and is the primary source of information for an investigation of this kind. A list of all of the known sites of archaeological interest within 100m of the centre of the proposed development area was acquired; each identified site comes with a grid reference, description and source and any additional information referenced was also examined as necessary;
- **Cumbria County Record Office, Kendal (CRO(K)):** this was visited in order to examine early maps and plans of the site, original documents relating to businesses and properties on the site, and local and regional histories and directories;
- **Kendal Library:** the local studies section of Kendal Library was consulted in order to examine secondary sources relating to the history of the site;
- **Greenlane Archaeology Library:** additional secondary sources, used to provide information for the site background, were examined.

2.3 Building Recording

2.3.1 A photographic record of the standing buildings was carried out, according to the definition in English Heritage 2006. This entailed taking photographs in both colour print and colour digital formats of all principal elements of the building and its general surroundings, as well as details showing areas of architectural or historical interest. This provided a detailed record of the whole building and placed it in its local context.

2.3.2 During the photographic recording, because of the significant remains that were present, additional written records were made on Greenlane Archaeology *pro forma* record sheets, and measured sketch plans of all floors and a section were drawn at a scale of 1:100 and 1:50 respectively. Following consultation with CCCHES these notes were incorporated into the report and the drawings digitised and turned into figures (Figs 3-5).

2.4 Archaeological Evaluation

2.4.1 A single L-shaped trench was excavated (see Fig 2). The location of the trench was largely determined by the results of the desk-based assessment and the physical constraints faced on this particular site. The overburden and subsoil were machine stripped down to the natural geology and the archaeological features were hand cleaned and excavated. The archaeological features were then recorded in the following manner:

- **Written record:** descriptive records of all deposits and cuts were made using Greenlane Archaeology *pro forma* record sheets. In addition, a general record of each trench and the day's events was also made;
- **Photographs:** photographs in both 35mm colour print and colour digital format were taken of all archaeological features uncovered during the evaluation, as well as general views of the evaluation trenches, the surrounding landscape and working shots. A selection of the colour digital photographs is included in this report, and the remainder are presented on the accompanying CD. A written record of all of the photographs was also made on Greenlane Archaeology *pro forma* record sheets;
- **Drawings:**
 - i. A trench plan was produced at a scale of 1:50;
 - ii. sections were drawn at a scale of 1:20;

2.4.2 The location of the trench was recorded relative to the known location of nearby buildings and other structures that were evident on the site plans and Ordnance Survey maps. A temporary benchmark was created on site from a known height on the street. The height of archaeological horizons were subsequently recorded and added to the plans and sections.

2.5 Finds

2.5.1 **Processing:** all of the artefacts were washed, with the exception of metal, which was dry-brushed. They were then naturally air-dried and packaged appropriately in self-seal bags with white write-on panels.

2.5.2 **Assessment and recording:** the finds were assessed and identified and were recorded on *pro forma* record sheets. A catalogue of the finds was produced (Appendix 4), and the finds were summarised and discussed in *Section 4.3*.

2.6 Environmental samples

2.6.1 **Processing:** the sample was processed using flotation techniques, with 250µm and 500µm sieves used for the flot, and a 1mm mesh used for the retent. The flot and retent were then naturally air dried.

2.6.2 **Assessment and recording:** artefacts and ecofacts were removed from the flot and retent and were assessed. The content of the flot and retent was recorded on a *pro forma* record sheet, and this information is summarised in *Appendix 5*, and discussed in *Section 4.4*.

2.7 Archive

2.7.1 A comprehensive archive of the project has been produced in accordance with the project design (*Appendix 2*), and current IFA and English Heritage guidelines (Ferguson and Murray n.d.; English Heritage 1991). The paper and digital archive and a copy of this report will be deposited in the Cumbria Record Office in Kendal on completion of the project. Three copies of this report will be deposited with the Cumbria Historic Environment Record (HER), one with the client, and one will be retained by Greenlane Archaeology. In addition, a digital copy will be offered to the NMR and a record of the project will be made on the OASIS scheme.

2.7.2 It is envisaged that all of the artefacts and ecofacts recovered during the evaluation will be offered to Kendal Museum, and those of insufficient significance shall be discarded.

3. Desk-Based Assessment Results

3.1 Background history

3.1.1 The background to the site is intended to place the results of the evaluation in its local context. More specifically, information regarding the development and use of the site, where known, is also presented, which allows a more detailed understanding of the results of the evaluation.

3.1.2 **Prehistory:** while there is evidence for human activity in Cumbria from the Palaeolithic onwards, however the earliest evidence from the study area seems to be a possible Bronze Age burial. 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 (SD 5125 9425) to the north revealed a Bronze Age burnt mound (Heawood and Huckerby 2002).

3.1.3 **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). The low levels of finds from Kendal itself would suggest that the Roman presence in the town itself was low.

3.1.4 **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 c AD 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.

3.1.5 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.

3.1.6 **Medieval period:** the settlement of Kirkland, at the southern end of the medieval town, was recorded in the Domesday Book (as *Chechebi*, 1086; 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).

3.1.7 **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 on 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 (Munby 1985, 107; Farrer 1923, 31). 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.

3.1.8 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). There are few individual sites of archaeological interest recorded in the immediate environs of the development area, although a chapel of at least 17th century date (HER no. 2698) and a 'Scottish Cemetery', presumed to relate to the Jacobite rebellion of 1745 (HER no. 17594), are thought to be situated on Allhallows Lane, to the west of the site.

3.2 Collin Croft

3.2.1 While it is apparent that Collin Croft developed out of the medieval burgage plots that form the majority of Kendal's town centre, it was probably relatively undeveloped until the late 18th century, a suggestion that is borne out by the cartographic evidence (see *Section 3.3* below). A guide to Kendal from 1950 further emphasises this, by stating that Collin Croft is a 'good example of a 'road' [of] the fourteenth century or earlier... the top part of which is still paved with cobble-stones' (Gordon 1950, 21).

3.2.2 A number of explanations for the name of Collin Croft have been presented. Curwen considered it to have been imported from Scotland by a family of the same name, but the date of its origin is not known (Curwen 1900, 130). Satchell has stated that it is present in the area from at least the 15th century and that a Collins, who was a member of the Armourers and Hardwaremen's Guild, was listed on Highgate in 1575 (Satchell 1998, 27). It has also been suggested that it relates to a Collenes who was bailiff of Kendal in c1536 and was implicated in Aske's rebellion (otherwise known as the Pilgrimage of Grace) in that year (Whitwell 1866, 13). An alternative suggestion is that the name relates to a medieval term for dyers – 'colin tinters': '*whose name was probably given to this croft leading up... to what is called 'Tenter Field' where the dyed cloth was dried*' (Gordon 1950, 22). It has also been suggested that Collin Croft and Collinfield, a 16th century manor house approximately 1km south-west of the parish church (RCHME 1936, 124), possibly built but certainly altered by the Sedgewick family, were connected (Curwen 1900, 130-131 and 191). Curwen goes on to state that '*The late Alderman Fisher inclined to belief that the business carried on at the Croft may have provided the funds for the building of the suburban dwelling*' but suggests that this is only conjecture (*op cit*, 130).

3.2.3 Extensive research by John Satchell has shown that the earliest reference to Collin Croft itself is an indenture of 1701, at which time it was purchased by the mayor of Kendal, Joseph Dawson (Satchell 1998, 27). He constructed a malt kiln in the north-east corner of the croft and apparently made other additions over a period of 20 years, before it was sold. It was probably sold to a timber merchant, as a reference from 1727 states that wood for the church was brought from Collin Croft (*ibid*). The timber yard grew and after the Croft changed hands again in 1763 a malt house was added, and in 1770 it was acquired by another timber merchant, James Pennington (*ibid*). According to Satchell the buildings within the development site

were constructed shortly after 1776 by James Pennington and acted as a stables and gig house (*op cit*, 28).

3.2.4 During the late 18th century and into the 19th century Collin Croft rapidly developed and became filled with businesses. One of the earliest recorded, apart from the timber yard, is that of an iron founder and whitesmith called Thomas Cornthwaite, whose speciality was complex brass locks and who was recognised by the Royal Society as 'one of the greatest mechanics in the north of England' (*ibid*; Hughes 2005). Collin Croft is also said to have been the home of Kendal's first coal yard, which began in 1811 (Curwen 1900, 131). By the late 1820s it was occupied by an iron founder, a stone mason, a plumber and glazier, and a shoemaker (Parson and White 1829, 662-667; Pigot and Co 1829, 849-850). In 1827 James Pennington's wife, the then owner of the croft, died, and the various properties were auctioned off (Satchell 1998, 28). This in turn led to the rapid development of the croft and over time the number of businesses grew and included, in addition to those already present, a brewery and associated malt kiln as well as a public house called The Malt Shovel (*ibid*; Nicholls and Hughes 2005, 100). The buildings within the development area were purchased by Surgeon Cragg, who also acquired the inn at the south corner of the plot (Satchell 1998, 28-29).

3.2.5 One block of buildings in particular, to the north-west of the development area (Nos. 17-20), was built to the designs of Miles Thompson for his brother Robert (Martin 2004, 70). The Thompson family were connected to this part of Collin Croft from at least 1842 when Miles Thompson is said to have bought the two cottages to the north of the development site (Nos. 14-16) from his father John (*op cit*, 73; although the southern part of these buildings also evidently formed part of a warehouse, see Section 3.2.4 below). Miles Thompson also apparently lived in Collin Croft before moving to the Lound (*ibid*), although a contemporary directory states that he lived on Beast Banks (Mannex and Co 1851, 318). It is interesting to note that the 'Stone and marble mason' occupying Collin Croft in 1829 is a John Holme, perhaps a relation of William Holme, Francis Webster's early business partner (*op cit*, 7-8), which might be the reason for the connection to Miles Thompson. There were certainly a number of cottages in the yard, and by 1879 the massive overcrowding led to considerable problems with sanitation (Nicholls and Hughes 2005, 100). The situation changed very little over the next 100 years, however, and Collin Croft did not change a great deal until improvements were carried out under the auspices of the Kendal Civic Trust in 1982 that (*ibid*).

3.2.6 Details about the specific owners of the development site are more readily available from the late 19th century onwards. The 1910 valuation book states that the smaller of the two buildings standing on the site (Building 1), incorporating the yard to the south, was a stable owned and occupied by John Thompson, perhaps a descendant of Miles Thompson, on behalf of the British Petroleum Co (CRO(K) WT/DV/2/27 1910). The cottages to the north were owned by Isabella Thompson, almost certainly a descendant of Miles Thompson (although Wm B Thompson's executors has been scored out), and the large block of buildings to the north-west and west is also owned by Isabella Thompson and occupied by W Proctor, O Thompson and Messrs Atkinson and Griffin (*ibid*). Some information is available about these businesses. Atkinson and Griffin are so listed in trade directories for 1905 as manufacturers and sellers of guns, bicycles, and fishing tackle (Bulmer and Co 1905, 448). William Atkinson, a gun maker and fishing tackle manufacturer, is also present in 1897, although said to be based at 58 Highgate (Kelly and Co Ltd 1897, 75), and in 1910 Atkinson and Griffin are said to be at 58 Highgate (Kelly's Directories Ltd 1910, 81), so Collin Croft may have been their workshop. William Proctor was a painter and decorator living at 108 Stricklandgate, evidently with a workshop in Collin Croft, who is listed in several directories (Bulmer and Co 1905,

474; Kelly's Directories Ltd 1910, 85; Kelly's Directories Ltd 1921, 79; 1934, 79). A plan of c1922 for the conversion of a former warehouse into a cottage (the building immediately to the north of Building 1) shows that W Proctor and Son occupied Building 2 and that Building 1 formed part of the adjoining warehouse (CRO(K) WSMB/K11/C73 1922; see *Section 3.3.7* and Plate 8).

3.2.7 The open area to the south of the two buildings was in 1910 part of the adjoining plot and was owned by a George Millwood, occupied by Mr Moss (although the name William Otway, presumably the previous occupier, has been crossed out). However, the plot is only described as a 'house' with no reference to the associated land (CRO(K) WT/DV/2/27 1910). There are no further details about this area available, apart from that shown on maps of the site (see *Section 3.3*), and it appears to have never been extensively developed.

3.2.8 It was apparent from the site visit, and through information from the client, that the most recent occupier of the site was a firm of builders and plasterers, Gilpin and Carradus. They probably took over the buildings after William Proctor and Son, and undoubtedly used it for much the same purpose. They are listed at the site from at least 1953 onwards (Beaty and Sons Ltd 1953, 40; Provincial Directories Ltd 1959, 232; Ashton and Denton Publishing Co Ltd 1966, 47; 1974, 42).

3.3 Map Regression

3.3.1 **Speed 1614:** Speed's plan is not particularly detailed, but it does show the general arrangement of the town (Plate 1). It is evident that there are properties all along both Highgate to the east and Beast Banks to the west, but little additional detail can be ascertained. The approximate position of the chapel (labelled 'Q') on Allhallows Lane (labelled 'P') is also shown (see *Section 3.1.8*).

3.3.2 **Todd 1787:** this is the first detailed map of the town, and the first to give a clear indication of the arrangement of buildings and plots on Collin Croft (Plate 2). It is evident that much of the south side of Collin Croft, west of Highgate, is undeveloped and open land, and there is a clear way through to Beast Banks at the west end. There are buildings along the north side, however, and two small buildings at the west end. The southernmost of these is evidently one of the two buildings within the study area (Building 2). South of these buildings a plot boundary still remains between Collin Croft and the plot to the south and gardens are shown to the west of the two buildings. The buildings along Beast Banks are not as continuous as on Speed's map, perhaps suggesting some have disappeared by this date.

3.3.3 **Wood 1833:** this plan is considerably different to both the plan preceding it and following it (Plate 3). The buildings within the study area shown on Todd's plan of 1787 are not shown in the same arrangement, which would suggest that they have been demolished and rebuilt. However, Hoggarth's plan of 1853 (and all that follow it) shows an arrangement much closer to that on Todd's plan than Wood's, which might indicate that Wood's plan is inaccurate. There are several other inconsistencies, which might confirm that this is the case, or that while Wood's plan was being compiled the area was rapidly changing and his survey was not able to accurately reflect this. Given what is known about the rapid development of Collin Croft after its sale in 1827, this is perhaps not unlikely.

3.3.4 **Hoggarth 1853:** this clearly names Collin Croft and shows that the area has been considerably developed by this date (Plate 4). A number of additional buildings are positioned along the south side of the plot and more have been built to the north and north-west. The gardens to the west of the buildings have steps along one side, demonstrating that they are terraced. The boundary to the south, between Collin Croft and the next plot, is still clearly present, although it appears to have moved

slightly to the north, bringing it almost adjacent to the larger of the two buildings within the plot.

3.3.5 Ordnance Survey 1858-63: the two Ordnance Survey maps surveyed in 1858 and c1859 and published in c1859 and 1863 show similar features to Hoggarth's earlier map. The 1:500 map is considerably more detailed, however (Plate 5), and clearly shows the steps around the south and south-east corner of Building 2, the terracing, the presence of Building 1, the divisions within the various buildings and the arrangement of property boundaries.

3.3.6 Ordnance Survey 1911-12: these maps show much the same detail as the previous ones (Plates 6-7), although the 1912 sheet has the added information from the valuation book (see *Section 3.2.4*). Additional buildings have been constructed to the north-west of the development area, however.

3.3.7 Warehouse conversion plan 1922 (CRO(K) WSMB/K11/C73 1922): a plan was drawn up for the conversion of a warehouse immediately north of the development area (Plate 8). This shows that Building 1, or another structure on the same site, formed part of the warehouse to the north and was intended to be included within the redevelopment. The accompanying documents demonstrate that the work had not been carried out by 1938, and given the current arrangement of the buildings, it is probable that this particular development never came to fruition. This plan provides only a limited amount of information about the site, demonstrating who occupied Building 2, and showing the position of apertures within Building 1.

3.3.8 Ordnance Survey 1945: this shows much of the same information as the plans from 1911-1912, although an additional building has been constructed against the plot boundary that runs east/west through the centre of the development site (Plate 9).

3.4 Previous Work

3.4.1 Details of previous archaeological work carried out within the study area were also examined. These can help to determine the likely nature of any archaeological deposits in the local area, the presence or absence of any remains of particular interest, and add to the general background history of the site and its environs. In total, seven previous archaeological investigations have been carried out within the general vicinity of the development area. These have revealed a variety of remains dating from the medieval to post-medieval periods:

1. **Excavation, 68 Highgate:** an excavation was carried out within the footprint of 68 Highgate in 1989-90 (Fig 2). Eighteenth and 19th century activity had removed all earlier occupation layers, but traces of a timber building were identified set at an oblique angle to the present street frontage – this seems to be medieval in date. In addition, the remains of three 18th and 19th century cottages were identified overlying a cluster of medieval pits (Newman 1990a; 1990b; 1990c).
2. **Building recording, 41 Highgate:** a building recording was undertaken prior to proposed redevelopment of the Highgate Pharmacy. This revealed that while the main part of the building probably dates to the 17th century it has been substantially altered in the early 19th century. Part of the rear of the property, however, included well-preserved remains of what was considered to be a 'small town house of mid to late seventeenth century date' (Cracknell 2005);
3. **Desk-based Assessment and Evaluation, New Inn Yard:** an evaluation was carried out prior to the development of an area of terracing to the rear of

New Inn Yard. According to the historic sources this area has been gardens or orchards for some time, and the results of the evaluation revealed largely soils of post-medieval date that had developed as a result of the terracing. Some residual medieval pottery, dating from as early as the late 12th century, was also recovered (Greenlane Archaeology 2006);

4. ***Desk-based Assessment and Watching Brief, 147 Highgate***: the map evidence revealed that buildings on this site pre-dated 1787 and a culvert connected to a probable well or clay pit, pre-dating the standing buildings, was revealed during the watching brief. Only late medieval and post-medieval artefacts were recovered (OA North 2004);
5. ***Desk-based Assessment and Watching Brief, 124 Highgate***: in this area the ground had evidently been previously terraced, but nevertheless a stone-built circular feature, thought likely to be a latrine pit of medieval date, was identified during the watching brief (OA North 2003);
6. ***Excavation, New Bank Yard, Highgate***: this is essentially in the location of 9 Highgate. Two trenches were excavated 45m behind the known frontage of Highgate, and revealed up to 3m of deposits, comprising 2m of post-medieval stratigraphy over medieval agricultural layers. There was a boundary constructed after agricultural activity ceased in the 16th/17th century, and then demolition and disuse followed by gardening in 18th century and construction of new building (Newman 1990a;1990b; 1990c).
7. ***Desk-based Assessment and Evaluation, 9-11 The Old Shambles***: the desk-based assessment revealed that most of the buildings in this area were probably of post-medieval origin, and the evaluation found the ground to have been heavily disturbed by later intrusions. Only post-medieval and later artefacts were discovered (OA North 2005).

3.5 Conclusion

3.5.1 The results of the desk-based assessment show that Collin Croft forms part of the medieval burgage plots that define the centre of Kendal and that there is therefore a good chance of medieval remains being discovered. While it is possible that the terracing present within the plot might have truncated earlier deposits, this was most probably carried out at an early date, and so may not have damaged earlier remains too extensively. The removal of part of the terrace as part of the development could allow a rare opportunity for the development of this landscape to be explored. The larger of the two buildings present within the development area was almost certainly built before 1787, while the smaller was probably added between 1787 and 1853, and then substantially altered. It is evident that the southern part of the site has seen very little development, if any at all, while the northern part has been at least partially built on since the late 18th century.

4. Fieldwork Results

4.1 Building Recording

4.1.1 Due to the survival of significant historic remains within the standing buildings on the site a more detailed level of recording was carried out at the request of the CCCHES (see *Section 2.3.2* above). This included some written records, the results of which are presented in this section.

4.1.2 ***Fabric and arrangement:*** two buildings were present on site; one on the north-east corner of the site adjoining the cottages to the north (Building 1), the other (Building 2) immediately to the west of this and occupying the north-west corner of the site (Figs 2-4). Building 1 was orientated approximately east/west and butted the east side of Building 2, which was set at a right-angle to it and orientated north/south. Both were built from roughly coursed limestone; Building 1 had a corrugated asbestos monopitch roof with a hipped top forming an approximately level area, while Building 2 had a gable roof finished with green slate laid in diminishing courses finished with V-shaped stone ridge tiles and there was a chimney at the south end. Both buildings had two storeys.

4.1.3 ***External detail – Building 1:*** the east elevation had a small inserted aperture on the first floor with red brick built into the jambs, and another, larger aperture on the ground floor (also possibly inserted) with a two-light modern fixed casement and slate-hung lintel. There was a plastic downpipe to the south. The south elevation (Plate 10) had a plastic gutter below the roof and a first floor loading doorway incorporating a plank door with iron strap hinges and with a machine cut timber lintel and sandstone sill. There was a central doorway on the ground floor with a timber lintel comprising two pieces, the upper piece was evidently re-used while the lower was machine cut and had a stop chamfer decoration on the inner side, as well as sockets for the original doorframe. There was a modern timber door with a single light in the upper half. To the west was a small single-light window with a slate lintel, and to the east of the doorway there was a thick approximately square patch of render applied to the wall.

4.1.4 ***External detail – Building 2:*** the east elevation (Plate 11) had a square vent hole below the eaves and another at a lower level. There was a first floor aperture on the south side with a flat voussoir arch and concrete sill. The ground floor had a large doorway in the centre with a machine cut timber lintel and modern plywood hinged door and was butted by Building 1 immediately to the north of this. A short flight of stone steps abutted the south side of the ground floor, and between these and the large doorway there was an apparent blocked opening. The south elevation formed the gable and had a chimney on top. There was a low wide window on the ground floor on the east side with a heavy hand-finished timber lintel and a modern four-light fixed casement window. On the west side there was a doorway accessed by a ramp leading from the steps to the east and leading into the first floor, with a curved hand-finished timber lintel and plank door, and two slate steps. The slope running along the south side of the building had been 'blocked' by a low wall added between the south-west corner of Building 2 and the boundary wall to the south. The west elevation (Plate 12) was difficult to access and largely obscured by vegetation. It was very plain and the relationship between it and the building to the north was not certain, although it probably butted it.

4.1.5 ***Internal detail – Building 1:*** there was no access to the ground floor, although it was evident on viewing through the windows that it had been extensively modernised with the addition of plaster wall finishes and partition walls. The first floor was accessible via Building 2. The floor was constructed from modern chipboard

panels and it was open to the roof, which was supported by a single truss comprising just a pair of principal rafters built into either wall with a bolted collar. The walls were all un-rendered. The north elevation originally formed the external south wall of the adjoining building and had a visible scar from a former monopitch outshut roof evident as a line of render and lead flashing. The west side had an evident line of quoins relating to the adjoining building. The east elevation showed the line of the original gable, the north side of which had been raised to form the present hipped monopitch roof, and butted the wall to the north. Two ceramic pipe vents and a small aperture had been added and there were frogged red bricks in the south jamb of the aperture. The south elevation had some rough render covering it and a central aperture with stop-chamfer decoration on the frame and a plank and batten door (only half of which remained). It clearly butted the wall to the west. The west elevation had a door on the south side with a timber lintel, perhaps formed from a re-used railway sleeper. There was a small square vent hole on the north side of this and what appeared to be iron guttering projected through the wall above this, below which were the remains of an iron down pipe.

4.1.6 Internal detail – Building 2: the ground floor had a concrete floor with an impressed grid pattern and shallow channel, orientated north/south, east of the centre (Fig 3). The ceiling was supported by two roughly chamfered beams orientated east/west with joist holes for an earlier floor, and supported machine cut timber joists and tongue and groove floor boards. The north elevation had a small alcove on the west side with a hand-finished timber lintel. Another piece of timber was built into the wall to the east with two rough battens nailed to it, and there were other pieces of timber built into the wall. The north-east corner was covered by wide plank panelling c1.1m tall (Plate 13). The east elevation had a low wide window on the north side, with splayed jambs, a modern three-light fixed casement window and a hand-finished timber lintel with a modern coat hook attached. The timber plank panelling extended below this window (the jambs of which suggested it may have originally been taller and continued beyond the line of the panels), and could be seen to be 1-2cm thick and attached to saw-pit cut battens. There was a large doorway to the south of this with a large timber lintel with some brick in the jambs suggesting it had been enlarged or inserted (Plate 14). The south elevation had more plank panelling on the east side, above which was a small alcove with a hand-finished timber lintel. To the west of this was a low wide window with a modern four-light fixed casement and sloping sill. The west elevation was plain.

4.1.7 The first floor had a plank floor, which was badly decayed in places, with some heavier timber planks laid on top (Fig 4). It was open to the roof, which was supported by a single raised cruck truss (Plate 15; Fig 5). The base of the cruck was evident on the west side, where it was clearly jointed to the lower part, which sat on a horizontal timber set into the wall and had an iron bolt running through it that fixed it to the wall (Plate 16; Fig 5). The principal rafters were pegged together at a notched joint, there was a light collar attached and a machine-cut collar had been bolted on below this. There was a single purlin per pitch, and these overlapped at the truss, while the ridge purlin comprised two scarf-jointed pieces of timber. All of these timbers were hand finished, with lots of bark visible, and appeared to be a softwood rather than oak. Some of the original rafters also remained, although others were modern replacements. The north elevation was plain, apart from a possible aperture at a high level on the west side, which had been blocked with hand-made(?) bricks. The west elevation had a very tall narrow aperture near the centre, which extended nearly the full height of the elevation, was blocked with stone, and had a timber lintel. There was another wider but lower blocked aperture with a timber lintel to the south of this and a blocked ventilation slot further south still. The south elevation was plain except for the doorway on the west side, which had a timber lintel and plank door, a

timber built into the wall beneath the purlin, and a square vent slot on the east side. The east elevation had three square ventilation slots and a low aperture on the south side with splayed jambs, a hand-finished timber lintel and timber sill. On the north side there was a doorway leading into Building 1, which had splayed jambs and a re-used(?) timber lintel.

4.2 Evaluation

4.2.1 **Synopsis:** the evaluation revealed two distinct areas of activity which were separated by a boundary ditch (**107**) (Figs 6-7). To the north of the boundary the ground appeared to have been levelled prior to the construction of a building (see *Section 4.1*) thus removing any subsoil that may have been present. In this area a thin layer of overburden (**101**) was immediately underlain by the natural geology (**103**), which was a mid brownish-orange gravely-clay with a small sand component. The two cut features present were the boundary ditch (**107**) and a pit (**105**), further to the south. Both these features cut the natural but their relationships with the cultivation soil (**102**) were hard to determine due to its loose stony nature. This cultivation soil was subsequently sealed by a layer of modern overburden/made ground whose varying depth ensured that the original slope of the land was no longer evident and that the area was fully levelled for its most recent usage as a builder's yard.

4.2.2 Overburden **101** was present throughout the trench and varied in depth from 0.10m at the west (upslope) side of the trench, to 0.38m at the east side. The deposit was a brownish dark-grey silty clay containing occasional to moderate quantities of angular and sub-angular gravels and pebbles of mixed provenance. This layer included a quantity of post-medieval pottery; other finds included pottery, bone, ceramic building material, and metal, the vast majority of which were 20th century. Building debris including sand and hardcore were also noted.

4.2.3 Subsoil/cultivation soil **102** was present to the south of the north edge of boundary ditch **107** (Fig 7). This deposit was a loose mid-orangey brown gravely sandy clay with a moderate silt component. Once again this deposit was thicker on the downslope side to the east where it was up to 0.34m thick, at the west end of the trench it was typically 0.26m thick. Finds from this layer comprised 13 sherds of medieval pottery, one post-medieval pottery sherd, one clay pipe stem, one pipe clay marble, and fragments of brick.

4.2.4 Cut **105** was only partially revealed against the southern edge of excavation and thus appeared to be semi-circular in shape (Fig 7; Plate 18). It was 2.40m east to west and 0.60m (minimum) wide and 0.40m deep. The west half was excavated revealing steep, slightly concave sides and a flat base. It was filled by **104**.

4.2.5 Fill **104** was a collection of sub-angular and sub-rounded cobbles that were loosely bonded by a dark-greyish brown silty clay. Finds retrieved during excavation and sampling were largely post-medieval in date, there were some 20th century finds and occasional sherds of medieval pottery (see *Appendix 4*).

4.2.6 Cut **107** was linear in shape and orientated east-west (Figs 6-7; Plate 17). This boundary ditch was 2.60m wide, 0.45m deep and a minimum of 1.65m in length of which a 1.00m section was excavated. The sides were shallow and concave, breaking imperceptibly into a gently rounded and almost flat base. This cut was filled by **106**.

4.2.7 Fill **106** consisted of a loose greyish mid-brown clayey-silt containing moderate to frequent quantities of angular limestone gravels and pebbles whose frequency increased with depth. Finds recovered dated from the 18th century to the 20th century.

4.3 Finds

4.3.1 **Introduction:** including the pottery and glass retrieved from the sample, 92 fragments of artefacts and ecofacts were recovered from the evaluation, mainly medieval and post-medieval pottery (see Table 1). The finds are catalogued in Appendix 4, are summarised in Table 1, below, and some categories are discussed briefly below.

	101	102	104	104 (sample)	106	Total
Animal Bone	2		12		1	15
Carbon (battery rod)	1					1
Ceramic (children's marble)		1				1
Ceramic building material			2		1	3
Clay tobacco pipe		1				1
Copper alloy			1			1
Glass				17		17
Plastic and iron	1					1
Post-medieval pottery	16	1	7	7	1	32
Medieval pottery		13	3	2		18
Slag			1			1
Stone			1			1
Total	20	16	27	26	3	92

Table 1: Finds recovered from the evaluation

4.3.2 **Medieval pottery:** the medieval pottery retrieved (18 fragments in total) was typical of other assemblages found in Kendal (Plate 19). The earliest type present was northern gritty ware (**102** and **104**, late 12th to early 13th century), which comprised small fragments including two from jars manufactured at the kiln at Docker Moor. A single fragment of soft fine sandy fabric with a green glaze was present (**102**, later 13th century), as was one fragment of partially reduced ware (**102**, late 13th to mid 14th century). A fragment of a medium sandy ware baluster with a reduced core and a thumbled base was recovered (**102**, 15th century), as were fragments of a soft very fine sandy fabric with grits (**102**, 15th century). The latest type present was northern reduced greenware, including probable Silverdale ware and a jug rim with a handle (**104**, 15th to 16th century).

4.3.3 **Post-medieval pottery:** the pottery was all domestic in nature, with fineware and coarseware represented (Plates 20 and 21). The fragments of post-medieval fineware vessels were in general more closely dateable than the coarseware vessel fragments in the assemblage. The earliest fineware fabrics present were slipware, blackware, and possible yellow-ware, dated to the 17th to 18th century. White salt-glazed stoneware and brown salt-glazed stoneware tablewares, dated to the 18th century, were also present, as were slightly later mass-produced wares such as white earthenware, buff-coloured earthenware, and bone china.

4.3.4 Decoration types on the later tablewares included transfer-printed white earthenware ('Willow' (Coysh and Henrywood 1982, 402), 'Fibre' (Kelly 1999, 115), and a purple sheet pattern), factory-produced banded slipware on white earthenware, and applied lilac sprigs on bone china.

4.3.5 The coarseware component of the assemblage included brown-glazed red earthenware kitchenware vessels, such as pancheons, crocks, and dishes. These wares were dated broadly to the late 17th to early 20th century.

4.4 Environmental Sample

4.4.1 The contents of the sample (**104**, see *Appendix 5*) confirmed the apparent post-medieval date of the deposit. The finds are summarised Table 1, above, and Appendix 5, and are catalogued in Appendix 4.

5. Discussion and Conclusion

5.1 Buildings

5.1.1 **Introduction:** the comprehensive historical information and the results of the building recording allow a relatively detailed discussion of the buildings to be compiled. The buildings are thought to have been constructed in around 1776 by and/or for the use of a carpenter named James Pennington. The map evidence and the evidence within the buildings themselves demonstrate, however, that Building 2 was constructed first, and Building 1 added at a later date. Three phases can be identified within the standing buildings.

5.1.2 **Phase 1 – 1776:** Building 2 was constructed as a stable, probably with a smaller ground floor doorway and a window to the north of the east elevation, and two loading/pitching doors on the first floor accessing a hay loft. This building and the cottages to the north-east of it are shown on Todd's map of 1787.

5.1.3 **Phase 2 - 1787 – 1853:** the map evidence shows that Building 1 was built between 1787 and 1853, apparently replacing an earlier lean-to, although it originally had a gable roof. This resulted in the blocking of the ground floor window on the north side of the east elevation of Building 2 and the conversion of the loading/pitching doorway above into a doorway into the first floor of Building 1. This alteration probably also led to the addition of the plank panelling around the walls of the ground floor of Building 2. The window in north end of the first floor of Building 2 was probably also blocked as additional buildings were constructed to the north, and the apertures to the west may also have been blocked at this time. The building probably continued to be used as a stable, with the new building perhaps acting as additional storage or another stable, and the changes that occurred during this phase probably related to changes in the surrounding properties.

5.1.4 **Phase 3 – 1853 – early 20th century:** subsequent minor alterations were made to the two buildings. A new large doorway was added to the ground floor of the east side of Building 2, resulting in the blocking of an earlier aperture. The present concrete floor in Building 2 was probably also added at this date. The roof on Building 1 was replaced with the present hipped monopitch structure, although this appears to have utilised the original truss, and new apertures and vents were inserted into the east elevation. Most recently partition walls were added to the ground floor of Building 1. During this period the building gradually transformed from a stable to a builder's store and workshop.

5.2 Evaluation

5.2.1 **Introduction:** the results of the evaluation clearly revealed the two distinct areas of land use within the site itself that are evident from the map regression. The central feature of the site is the boundary ditch (**107**) that divided the built side of the plot to the north from the southern side which was used as a garden or more probably for small scale horticulture before becoming a builder's yard.

5.2.2 **Boundary:** the results of the evaluation and map regression suggest that the boundary ditch, (**107**), may have been a formative boundary/drain existing at the time of Todd's 1787 map, the first detailed map of Kendal. The terrace wall to the west of the site also appears to be in place on this map. None of the finds recovered from the ditch would appear to contradict such a date.

5.2.3 It is worth noting that the trench pattern proposed was intended to target the boundary that still partly existed on the site at the time of the work; this boundary was formed by a stone wall. The ditch that was found was approximately 2m to the south

of this wall suggesting that the wall was possibly the same boundary that had been moved to the north at a later date; a comparison of Todd's (1787) and Hoggarth's (1853) maps appears to show this to be the case. After 1853, the boundary, (**107**), appears to become the northern boundary of a cultivation area, and may well represent a drainage ditch for the plot rather than the boundary itself. The large quantities of stone in the base of the ditch may also suggest that it relates to the cultivation area and became a repository for the stone encountered when the soil was turned over. Meanwhile, the plot boundary moves to the north and is consolidated by a stone wall. The two or three metres between these the possible drainage ditch and the boundary may have served as access up the side of the garden to the steps that allow access or exit from the west end of the plot. The steps to the rear of the plot seem to be introduced between 1853 and 1859.

5.2.4 Although ditch **107** seemed to be cut into and sealed by layer **102**, it is perhaps more likely that when the plot went out of use the area was levelled and it became covered by local deposits in that way. Layer **102** was very loose, stony and homogenous, all factors that made it hard to obtain good clean sections and definitively interpret the stratigraphy.

5.2.5 **Northern half:** sometime prior to 1787 the land to the north of the ditch, (**107**), was levelled to make way for the buildings that are shown on Todd's map; this is evidenced by the lack of a subsoil in this area, presumably a result of levelling the sloping land surface.

5.2.6 **Southern half:** given that Todd's map of 1787 shows small areas of garden or cultivation on nearby plots and behind the street frontage, but not on the site, it would seem unlikely that this plot had been developed by this time. It would appear that the southern half of the site was grassland or pasture in the late 18th century; perhaps this was the case until sometime into the early 19th century, when Hoggarth's map of 1853 appears to show the area to have been developed. This was reflected in the thick and homogenous subsoil (layer **102**) that was present in that area.

5.2.7 The wide date range of artefacts recovered from the cultivation soil (**102**) would also suggest this to be the case. The presence of a reasonable number of medieval pottery sherds in this deposit probably represents earlier activity at the front of the plot near to the high street, discarded pottery from this period later becoming incorporated into the soil when it was turned over. The depth and uniformity of the subsoil itself suggests that it has been turned over and been subjected to root activity and the fact that the medieval pottery was present near the top and bottom of this layer adds weight to this idea. It is unclear when the cultivated area went out of use but the paucity of finds would suggest that it was relatively short-lived.

5.2.8 Pit **105** was only partly revealed by the trench but it seems probable, given its rocky fill, that it was a soakaway. It may be a later attempt to drain the land after the cultivation area and associated ditch have gone out of use. It was cut into the already existing layer **102** so would date from the later half of the 19th century at the earliest. The cut appeared to be below the surface of layer **102**, but it is possible that it is later than that layer and subsequent ground levelling has covered it over before the land was put to a new use.

5.3 Conclusion

5.3.1 **Buildings:** the use of a raised cruck truss in a building thought to have been constructed in about 1776 is extremely late, although not unique. Examples have been recorded that can be dated to 1757-1763 through documentary sources (Brunskill 2002, 151), and a full cruck truss from Hall Farm, Moorhouse in the Solway

area (where traditional building techniques had a particular longevity; see Jennings 2003) has been dated through dendrochronology to 1742 (Howard *et al* 2000, 91). The example from Collin Croft may, therefore, be the latest recorded example in the county. The fact that it was a carpenter, whose predecessor was evidently supplying wood for building purposes (Satchell 1998, 27), who apparently built the stable might be an indication of the reason for this late survival. Perhaps this was a means of showing off his abilities, or it might suggest that he used a particularly out-dated style of building. The fact that none of the roof structure is made up of evidently re-used or imported timbers, at a time when this was particularly common (Tyson 2000, 41), might also be significant; presumably, as a carpenter, James Pennington was able to acquire better quality timber than those carrying out alterations to their own farm buildings, for example.

5.3.2 **Evaluation:** the map regression and the evaluation appear to be complimentary and show a relatively late date for the development of this land. The quantity of medieval pottery that has been incorporated into soil **102** indicates much earlier localised activity, presumably to the rear of the street frontage on this plot. Prior to cultivation the land may have been pasture, or had some other low level function. As the town develops and population increases the more marginal land was developed, and this pattern is still evident to this day.

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7. Illustrations

7.1 List of Figures

Figure 1: General site location

Figure 2: Site location map

Figure 3: Ground floor plan of Buildings 1 and 2

Figure 4: First floor plan of Buildings 1 and 2

Figure 5: North-facing cross section of Building 2

Figure 6: Plan of evaluation trench

Figure 7: North-facing section of pit **105** and east-facing section through **107**

7.2 List of Plates

Plate 1: Extract from Speed's plan of 1614 (after Bingham 1996) showing the approximate position of the development area

Plate 2: Extract from Todd's map of 1787 showing the development area

Plate 3: Extract from Wood's map of 1833 showing the development area

Plate 4: Extract from Hoggarth's map of 1853 showing the development area

Plate 5: Extract from the Ordnance Survey 1:500 map of c1859 showing the development area

Plate 6: Extract from the Ordnance Survey 1:2500 map of 1911 showing the development area

Plate 7: Extract from the Ordnance Survey 1:1250 map of 1912 showing the development area

Plate 8: Plan showing proposed warehouse conversion in relation to the development area

Plate 9: Extract from the Ordnance Survey 1:2500 map of 1945 showing the development area

Plate 10: The south external elevation of Building 1

Plate 11: The east external elevation of Building 2

Plate 12: West external elevation of Building 2

Plate 13: Panelling in north-east corner, ground floor Building 2

Plate 14: Doorway in south-east side of ground floor, Building 2

Plate 15: General view of south face of truss, first floor Building 2

Plate 16: Detail of base of west end of truss

Plate 17: Ditch **107** looking west, note lack of subsoil to north

Plate 18: Pit **105** looking south

Plate 19: Hand-retrieved medieval pottery (see Appendix 4)

Plate 20: Hand-retrieved post-medieval pottery from overburden **101** (see Appendix 4)

Plate 21: Selected post-medieval finds from **102**, **104**, and **106** (see Appendix 4)

Appendix 1: Project Brief

BRIEF FOR
AN ARCHAEOLOGICAL EVALUATION & BUILDING RECORDING PROJECT
AT
THE FORMER BUILDER'S YARD, COLLIN CROFT, KENDAL, CUMBRIA

Issued by the

County Historic Environment Service

Environment Unit, Economy, Culture and Environment



Date of Brief: 03 July 2007

This Design Brief is only valid for 1 year after the above date. After this period the County Historic Environment Service should be contacted. Any specification resulting from this Brief will only be considered for the same period.

1. SITE DESCRIPTION AND SUMMARY

Site: The former builder's yard, Collin Croft, Kendal

Grid Reference: SD 5138 9254

Planning Application No.: 5/06/0905

Area of Evaluation: 315 square metres

Detailed proposals and tenders are invited from appropriately resourced, qualified and experienced archaeological contractors to undertake the archaeological project outlined by this Brief and to produce a report on that work. The work should be under the direct management of either an Associate or Member of the Institute of Field Archaeologists, or equivalent. Any response to this Brief should follow IFA Standard and Guidance for Archaeological Field Evaluations, 2001. No fieldwork may commence until approval of a specification has been issued by the County Historic Environment Service.

2. PLANNING BACKGROUND

- 2.1 Cumbria County Council's Historic Environment Service (CCCHES) has been consulted by South Lakeland District Council regarding a planning application for the demolition of existing buildings and the erection of 3 dwellings at the former builder's yard, Collin Croft, Kendal.
- 2.2 The scheme affects two buildings of some historic importance and also lies in an area considered to have a high archaeological potential. Because of this, a condition has been placed on planning consent requiring a scheme of archaeological work to be undertaken at the site. The first phase of this work will be the photographic recording of the existing buildings prior to demolition and the undertaking of an archaeological evaluation to assess the nature and potential of the site. This Brief deals solely with this phase.
- 2.3 This advice is in accordance with guidance given in Planning Policy Guidance note 16 (Archaeology and Planning) and with policy C19 of the South Lakeland Local Plan.

3. ARCHAEOLOGICAL BACKGROUND

- 3.1 The site lies close to Castle Howe, Kendal's original 11th century castle and is in an area designated by the Extensive Urban Survey as of high archaeological importance. Kendal was laid out as a planned medieval town, developing throughout the 12th, 13th and 14th centuries. Archaeological investigations in the centre of town, such as on the sites of Booths, Elephant Yard, The Westmorland Shopping Centre and 104-112 Stricklandgate, have revealed extensive remains of the medieval town.
- 3.2 The two existing buildings on the site are shown on Hoggarth's map of Kendal surveyed in 1853 and may well be of earlier origin.

4. SCOPE OF THE PROJECT

4.1 Objectives

- 4.1.1 To provide a photographic record of the two historic structure prior to demolition.
- 4.1.2 The evaluation should aim to determine the location, extent, date, character, condition, significance and quality of any surviving archaeological remains liable to be threatened by the proposed development. An adequate representative sample of all areas where archaeological remains are potentially threatened should be studied.

4.2 Work Required

Photographic Recording

- 4.2.1 To carry out a *photographic record* of the two buildings on the site. This should comprise all the requirements of a 'Photographic Survey' as described by English Heritage *Understanding Historic Buildings A Guide to Good Recording Practice, 2006*. These requirements include: photographs of the buildings in their landscape context; detailed photographs of the buildings' external appearances; internal photographs of the main rooms of the buildings; detailed photographs of any features of architectural or archaeological significance. Photographs should include a scale.

Evaluation

- 4.2.2 A desk-based assessment of the existing resource, to be undertaken before any work commences on site. This should include an assessment of primary and secondary maps and documents relating to the site, to set the evaluation results in their geographical, topographical, archaeological and historical context. Records held by the County Historic Environment Record and the County Records Office in Kendal should be consulted.
- 4.2.2 A visual inspection of the site. This should include a walkover of the site noting any surface features of potential archaeological interest, areas of potentially significant disturbance, and hazards and constraints to undertaking further archaeological work on site (including the siting of live services, Tree Preservation Orders and public footpaths).
- 4.2.3 The excavation of a series of linear trial trenches and/or test-pits to adequately sample the threatened available area, and the investigation and recording of deposits and features of archaeological interest identified within those trenches. All features must be investigated and recorded unless otherwise agreed with the County Historic Environment Service. Demonstrably modern overburden can be removed by machine, but subsequent cleaning and investigation must be by hand. A minimum sample of 20 square metres should be investigated.
- 4.2.4 The evaluation should provide a predictive model of surviving archaeological remains detailing zones of relative importance against known development proposals. An impact assessment should also be provided, wherever possible.
- 4.2.5 The following analyses should form part of the evaluation, as appropriate. If any of these areas of analysis are not considered viable or appropriate, their exclusion should be justified in the subsequent report.
- A suitably qualified specialist should assess the environmental potential of the site through the examination of suitable deposits, including: (1) soil pollen analysis and the retrieval of charred plant macrofossils and land molluscs from former dry-land palaeosols and cut features, and; (2) the retrieval of plant macrofossils, insect, molluscs and pollen from waterlogged deposits.
 - Advice is to be sought from a suitably qualified specialist in faunal remains on the potential of sites for producing bones of fish and small mammals. If there is potential, a sieving programme should be undertaken. Faunal remains, collected by hand and sieved, are to be assessed and analysed, if appropriate.
 - The advice from a suitably qualified soil scientist should be sought on whether a soil micromorphological study or any other analytical techniques will enhance understanding site formation processes of the site, including the amount of truncation to buried deposits and the preservation of deposits within negative features. If so, analysis should be undertaken.

5. SPECIFICATION

- 5.1 Before the project commences a project proposal must be submitted to, and approved by, the County Historic Environment Service.
- 5.2 Proposals to meet this Brief should take the form of a detailed specification prepared in accordance with the recommendations of *The Management of Archaeological Projects*, 2nd ed. 1991, and must include:

- ❖ A description of the excavation sampling strategy and recording system to be used
 - ❖ A description of the finds and environmental sampling strategies to be used
 - ❖ A description of the post excavation and reporting work that will be undertaken
 - ❖ Details of key project staff, including the names of the project manager, site supervisor, finds and environmental specialists and any other specialist sub-contractors to be employed
 - ❖ Details of on site staffing, expressed in terms of person days
 - ❖ A projected timetable for all site work and post excavation work
- 5.3 The proposed locations of the trial trenches should be determined following the desk-based assessment and site visit and must be agreed with the County Historic Environment Service.
- 5.4 Any significant variations to the proposal must be agreed by the County Historic Environment Service in advance.

6. REPORTING AND PUBLICATION

- 6.1 The archaeological work should result in a report, this should include as a minimum:
- ❖ A site location plan, related to the national grid
 - ❖ A front cover/frontispiece which includes the planning application number and the national grid reference of the site
 - ❖ The dates on which the fieldwork was undertaken
 - ❖ A concise, non-technical summary of the results
 - ❖ An explanation of any agreed variations to the brief, including justification for any analyses not undertaken (see 4.2.5)
 - ❖ A description of the methodology employed, work undertaken and the results obtained
 - ❖ Plans and sections at an appropriate scale showing the location and position of deposits and finds located
 - ❖ A list of, and dates for, any finds recovered and a description and interpretation of the deposits identified
 - ❖ A description of any environmental or other specialist work undertaken and the results obtained
 - ❖ A photographic record of the building accompanied by an appropriate description.
 - ❖
- 6.2 Three copies of the report should be deposited with the County Historic Environment Record within two months of completion of fieldwork. This will be on the understanding that the report will be made available as a public document through the County Historic Environment Record.
- 6.3 Should further archaeological work result from the evaluation, the results of the evaluation will need to be made available for inclusion in a summary report to a suitable regional or national archaeological publication.
- 6.4 Recommendations concerning any subsequent mitigation strategies and/or further archaeological work following the results of the field evaluation should **not** be included in the report. Such recommendations are welcomed by the County Historic Environment Service, and may be outlined in a separate communication.
- 6.5 Cumbria HER is taking part in the Online Access to Index of Archaeological Investigations (OASIS) project. The online OASIS form at <http://ads.ahds.ac.uk/project/oasis> must therefore also be completed as part of the project. Information on projects undertaken in Cumbria will be made available through the above website, unless otherwise agreed.

7. THE ARCHIVE

- 7.1 An archive must be prepared in accordance with the recommendations of *The Management of Archaeological Projects*, 2nd ed. 1991, and arrangements made for its deposit with an appropriate repository. A copy shall also be offered to the National Monuments Record.

- 7.2 The landowner should be encouraged to transfer the ownership of finds to a local or relevant specialist museum. In this case Kendal Museum is the most likely repository. The museum's requirements for the transfer and storage of finds should be discussed before the project commences.
- 7.3 The County Historic Environment Service must be notified of the arrangements made.

8. PROJECT MONITORING

- 8.1 One weeks notice must be given to the County Historic Environment Service prior to the commencement of fieldwork.
- 8.2 Fieldwork will be monitored by the Assistant Archaeologist on behalf of the local planning authority.

9. FURTHER REQUIREMENTS

- 9.1 It is the archaeological contractor's responsibility to establish safe working practices in terms of current health and safety legislation, to ensure site access and to obtain notification of hazards (eg. services, contaminated ground, etc.). **The County Historic Environment Service bears no responsibility for the inclusion or exclusion of such information within this Brief or subsequent specification.**
- 9.2 All aspects of the evaluation shall be conducted in accordance with the Institute of Field Archaeologist's *Code of Conduct* and the IFA's *Standard and Guidance for Archaeological Field Evaluations*.
- 9.3 Human remains must be left *in situ*, covered and protected when discovered. No further investigation should normally be permitted beyond that necessary to establish the date and character of the burial, and the County Historic Environment Service and the local Coroner must be informed immediately. If removal is essential, it can only take place under appropriate Department for Constitutional Affairs and environmental health regulations.
- 9.4 The involvement of the County Historic Environment Service should be acknowledged in any report or publication generated by this project.

10. FURTHER INFORMATION

For further information regarding this brief, contact

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Appendix 2: Project Design

THE FORMER BUILDER'S YARD, COLLIN CROFT, KENDAL, CUMBRIA

Archaeological Evaluation and Building Recording Project Design



Client: Acorn Developments (Kendal) Limited

July 2007

Planning Application Ref. 5/06/0905

1. Introduction

1.1 Project Background

1.1.1 A planning application was submitted by Acorn Developments (Kendal) Limited (hereafter 'the client') for the demolition of existing buildings and construction of three new dwellings at the Former Builder's Yard, Collin Croft, Kendal, Cumbria (Planning Application No. 5/06/0905; NGR SD 5138 9254). South Lakeland District Council, after consultation with Cumbria County Council Historic Environment Service (CHES), placed an archaeological condition on the planning consent, and a brief for the works was then issued by CHES, comprising building recording and evaluation (CHES 2007). The building recording was intended to make permanent record of buildings of historic interest that were due to be demolished as part of the development. The evaluation is intended to establish, where possible, whether any remains of archaeological significance are present on the site, their nature, degree of survival, extent, significance, and date. As part of the work on site a desk-based assessment was also to be carried out. This was intended to set the site in its historical and topographical landscape, establish the location, extent, survival and significance of any known archaeological remains on the site prior to the evaluation, and reveal the form and, if possible, the function, of the buildings being recorded.

1.1.2 The proposed development site is located within the medieval core of Kendal and close to Castle Howe, Kendal's first castle, which dates to the 11th century (CHES 2007). Recent archaeological investigations within the centre of Kendal have revealed extensive and complex archaeological material dating from at least the medieval period, and it is considered possible that similar remains could be present on this site.

1.2 Greenlane Archaeology

1.2.1 Greenlane Archaeology is a private limited company based in Ulverston, Cumbria, and was established in 2005 (Company No. 05580819). Although a new company, its directors, Jo Dawson and Daniel Elsworth, have a combined total of over 14 years continuous professional experience working in commercial archaeology, principally in the north of England and Scotland. Greenlane Archaeology is committed to a high standard of work, and abides by the Institute of Field Archaeologists' (IFA) Code of Conduct. The desk-based assessment, building recording and evaluation will be carried out according to the Standards and Guidance of the Institute of Field Archaeologists (IFA 2001a; 2001b; 2001c).

1.3 Project Staffing

1.3.1 The project will be managed by **Jo Dawson (MA (Hons), AIFA)**. Since graduating from the University of Glasgow in 2000 with a joint honours degree in Archaeology and Mathematics, Jo has worked continuously in commercial archaeology. Her professional career started at Glasgow University Archaeological Research Division (GUARD), for whom she worked for six months, following which she worked for Headland Archaeology, in Edinburgh, for two years, and for Oxford Archaeology North, in Lancaster, for three years. During this time she has been involved in a range of different archaeological projects, and, over the past few years, has concentrated on desk-based assessments and environmental impact assessments, as well as finds reports. She has extensive experience of both planning and pre-planning projects, and has undertaken assessments of all sizes. Since establishing Greenlane Archaeology, she has managed many projects in Cumbria, including a relevant project in Kendal (Greenlane Archaeology 2006b).

1.3.2 The desk-based assessment and building recording will be carried out by **Daniel Elsworth (MA (Hons), AIFA)**. Daniel graduated from the University of Edinburgh in 1998 with an honours degree in Archaeology, and began working for the Lancaster University Archaeological Unit in 1999, which became Oxford Archaeology North (OA North) in 2001. Daniel ultimately became a project officer, and for over six and a half years worked on excavations and surveys, building investigations, desk-based assessments, and conservation and management plans. These have principally taken place in the North West, and Daniel has a particular interest in the archaeology of the area. Relevant recent projects include a

desk-based assessment and building investigations at Queens Court in Ulverston (Greenlane Archaeology 2006c), Stanley Street in Ulverston (Greenlane Archaeology 2006a), and Barrow-in-Furness (Greenlane Archaeology forthcoming a). Of particular relevance is an evaluation carried out at New Inn Yard in Kendal, a short distance to the south of Collin Croft (Greenlane Archaeology 2006b).

1.3.3 The archaeological evaluation will be supervised by **Sam Whitehead (BSc (Hons), MA)**, with assistance from a suitably qualified individual. Sam graduated from the University of Liverpool in 1994 with an honours degree in Archaeology, and has more than seven years continuous professional experience in commercial archaeology, much of which was in a supervisory capacity. He has extensive experience of excavations, evaluations, and watching briefs, as well as report writing and illustration production. Recent relevant projects include work at Upper Brook Street, Ulverston (Greenlane Archaeology 2007) and Barrow-in-Furness (Greenlane Archaeology forthcoming b).

1.3.4 All artefacts will be processed by Greenlane Archaeology, and it is envisaged that they will initially be assessed by Jo Dawson, who will fully assess any of post-medieval date. Finds of earlier date will be assessed by specialist sub-contractors as appropriate, and in this case it is envisaged that these may include Ian Miller or Jeremy Bradley, both of Oxford Archaeology North, for medieval pottery. CHES will be notified of any other specialists, other than those named, who Greenlane Archaeology wishes to engage, before any specialist contracts are awarded, and the approval of CHES will be sought.

1.3.5 Environmental samples and faunal remains (with the exception of waterlogged deposits) will be processed by Greenlane Archaeology. It is envisaged that they will be assessed by specialist sub-contractors at Headland Archaeology Ltd depending on their timetabling constraints. CHES will be informed and their approval will be sought for these arrangements.

2. Objectives

2.1 Desk-Based Assessment

2.1.1 To examine information held in the Cumbria Historic Environment Record (HER), early maps of the proposed development site, and any other relevant primary and secondary sources in order to better understand its development, set it in its historic context, and assess the significance of any existing and potential archaeological remains.

2.2 Visual Inspection

2.2.1 To carry out a brief visit and walkover survey of the site in order to provide additional information for the desk-based assessment, in particular regarding any factors likely to have impacted upon the archaeological resource and the likely extent of modern disturbance, as well as the degree of survival of standing historic buildings and other structures. Any constraints to carrying out further work on the site, particularly regarding issues of health and safety, will also be identified.

2.3 Building Recording

2.3.1 To carry out a photographic record of the standing buildings on site that are due to be demolished prior to the development.

2.4 Archaeological Evaluation

2.4.1 To excavate a series of evaluation trenches or test pits covering an area of at least 20m². These will assess the presence or absence of features of archaeological interest within the area, their extent, date, and significance.

2.5 Report

2.5.1 To produce a report detailing the results of the desk-based assessment and evaluation, that will outline the historic development of the site, list the known sites of

archaeological interest, present the results of the evaluation, and assess the potential of the site and significance of the remains.

2.6 *Archive*

2.6.1 Produce a full archive of the results of the desk-based assessment and evaluation.

3. **Methodology**

3.1 *Desk-based Assessment*

3.1.1 An examination of both primary and secondary sources, particularly maps, but also published and unpublished local histories, pieces of research, articles and studies relating to the proposed development site and a suitable area around it (the 'study area') will be carried out. These sources will be consulted at the following locations:

- **Cumbria Historic Environment Record (HER):** this is a list of all of the recorded sites of archaeological interest recorded in the county, and is the primary source of information for a study of this kind. Each site is recorded with any relevant references, a brief description and location related to the National Grid. All of the references relating to sites identified in the HER will be examined in order to verify them and add any necessary background information. In addition, relevant secondary sources, particularly previous archaeological investigations in the immediate area, will also be examined;
- **Cumbria Record Office (Kendal):** the majority of original and secondary sources relating to the site are deposited in the Cumbria Record Office in Kendal. Of principal importance are early maps, especially those produced by the Ordnance Survey. These will be examined in order to trace the origin and development of any buildings or other structures on the site, and, where possible, their function. In addition, information relating to the general history and archaeology will also be consulted, in order establish the context of the sites identified within the study area, and the potential for further, as yet unknown, sites of archaeological interest;
- **Greenlane Archaeology:** a number of copies of maps, local histories, unpublished reports, and journals are held in Greenlane Archaeology's library. These will be consulted in order to provide further information about the development of the site, and any other elements of archaeological interest.

3.1.2 The results of this assessment will be used to establish the location, extent, date, and development of any sites of archaeological interest demonstrated to be present within the proposed development area. The extent of all of the sites identified will be shown on an appropriately scaled map. In addition, areas of archaeological interest or significance will be shown and the extent or level of their potential expressed.

3.1.3 Recommendations for areas to be targeted by evaluation trenching will be presented based on the results of the assessment. This will take into consideration the areas in which there is evidence for the presence of archaeological remains, the significance of known remains, areas of high potential, or areas which are likely to be disturbed by subsequent activity on the site.

3.2 *Visual Inspection*

3.2.1 A brief site visit will be carried out in order to identify areas of modern activity that are likely to have adversely affected areas of archaeological interest. In addition, areas that might present hazards, particularly those relating to health and safety, will also be assessed. Areas that might constrain further work, such as the excavation of trial trenches, will also be identified. In addition, the presence of any standing buildings or other structures of historic interest will also be recorded.

3.3 *Building Recording*

3.3.1 A photographic survey of the buildings will be undertaken in order to record their form, location, and areas of architectural or historic interest in accordance to English Heritage guidelines (English Heritage 2006, 14). Photographs of all external elevations of the building will be taken, as will more general shots showing its local landscape and setting. In addition, photographs will be taken of the interior of the structures showing the general arrangement of the rooms and their general appearance, as well as any features of architectural or historical interest. Photographs will be taken in both 35mm colour print and digital format, and a selection of the digital photographs will be included in the report. Brief written records detailing the location, any applicable statutory designations, the date the record was made and the recorder. These details will also appear in the report.

3.4 *Archaeological Evaluation*

3.4.1 A total of at least 20m² of evaluation trenching is required by the brief (CHES 2007). Depending on the results of the desk-based assessment, it is envisaged that this will be covered by excavating two trenches each of approximately 6m long and 1.7m wide (a standard excavator bucket width), until significant archaeological deposits or the natural geology are reached, or to a depth of 1.2m. These trenches will target the areas identified during the desk-based assessment as having the greatest archaeological potential, following consultation with CHES. It is anticipated that the evaluation will take three person days for a supervisor and an assistant.

3.4.2 The excavation methodology will be as follows:

- The site will be checked with a Cable Avoiding Tool (CAT) in order to establish the presence of live electrical services. Any existing service plans will also be consulted in order to identify the presence of other services;
- The trenches will be excavated with regard to the position of any services, focussing on the areas of high archaeological interest or potential, and avoiding areas which are likely to have been severely damaged or truncated by later activity, unless they are considered to have a high potential;
- The overburden (which is likely to largely comprise relatively modern make-up deposits) will be removed by machine under the supervision of an archaeologist until the first deposit beneath it is reached;
- All deposits below the overburden will be examined by hand in a stratigraphic manner, using shovels, mattocks, or trowels as appropriate for the scale. Deposits will only be sampled, rather than completely removed, below the first identified level of archaeological interest, unless specified by the CHES, with the intension of preserving as much *in situ* as possible;
- The position of any features, such as ditches, pits, or walls, will be recorded and where necessary these will be investigated in order to establish their full extent, date, and relationship to any other features. Negative features such as ditches or pits will be examined by sample excavation, typically half of a pit or similar feature and approximately 10% of a linear feature;
- All recording of features will include hand-drawn plans and sections, typically at a scale of 1:20 and 1:10, respectively, and photographs in both 35mm colour print and colour digital format;
- All deposits, trenches, drawings and photographs will be recorded on Greenlane Archaeology *pro forma* record sheets, which are based on systems commonly used during archaeological excavations and derived from MoLAS (1994);
- All finds will be recovered during the evaluation for further assessment as far as is practically and safely possible. Should significant amounts of finds be encountered an appropriate sampling strategy will be devised;

- All faunal remains will also be recovered by hand during the evaluation, but where it is considered likely that there is potential for the bones of fish or small mammals to be present appropriate volumes of samples will be taken for sieving;
- Deposits that are considered likely to have preserved environmental remains will be sampled. Bulk samples of between 10 and 40 litres in volume, depending on the size and potential of the deposit, will be collected from stratified undisturbed deposits and will particularly target negative features (gullies, pits, and ditches) and occupation deposits such as hearths and floors. An assessment of the environmental potential of the site will be undertaken through the examination of suitable deposits by specialist sub-contractors (see *Section 1.3.5* above), who will examine the potential for further analysis. All samples will be processed using methods appropriate to the preservation conditions and the remains present;
- Any human remains discovered during the evaluation will be left *in situ*, and, if possible, covered. CHES will be immediately informed as will the local coroner. Should it be considered necessary to remove the remains this will require a Home Office licence, under Section 25 of the Burial Act of 1857, which will be applied for should the need arise;
- Any objects defined as 'treasure' by the Treasure Act of 1996 (HMSO 1996) will be immediately reported to the local coroner and secured stored off-site, or covered and protected on site if immediate removal is not possible;
- Each evaluation trench will be backfilled following excavation although it is not envisaged that any further reinstatement to its original condition will be carried out.

3.4.3 Should any significant archaeological deposits be encountered during the evaluation these will immediately be brought to the attention of CHES so that the need for further work can be confirmed. Any additional work and ensuing costs will be agreed with the client and according to the requirements of CHES, and subject to a variation to this project design.

3.5 Report

3.5.1 The results of the desk-based assessment and evaluation will be compiled into a report, which will include the following sections:

- A front cover including the appropriate national grid reference (NGR) and planning application number;
- A concise non-technical summary of results, including the date the project was undertaken and by whom;
- Acknowledgements;
- Project Background;
- Methodology, including a description of the work undertaken;
- Results of the desk-based assessment including historical background, map regression and appropriate details relating to any sites of archaeological interest identified within the study area or areas of archaeological potential;
- Results of the building recording, specifically including suitable copies of photographs;
- Results of the evaluation including descriptions of any deposits identified, their extent, form, and potential date, and an assessment of any finds or environmental remains recovered during the evaluation, and the potential for examination of the soil micromorphology;
- Discussion of the results including an assessment of the significance of any archaeological remains present within the study area, areas of further archaeological potential, areas in which further work is recommended, and appropriate types of further work;

- Bibliography, including both primary and secondary sources;
- Illustrations at appropriate scales including:
 - a site location plan related to the national grid;
 - a plan showing the location of the study area in relation to nearby structures and the local landscape;
 - copies of early maps, plans, drawings, photographs and other illustrations of elements of the site, annotated with the extent of the proposed development area where appropriate;
 - a plan showing the position of the evaluation trenches;
 - plans and sections of the evaluation trenches showing any features of archaeological interest;
 - photographs of the evaluation, including both detailed and general shots of features of archaeological interest and the trenches;
 - illustrations of individual artefacts as appropriate.

3.6 *Archive*

3.6.1 The archive, comprising the drawn, written, and photographic record of the desk-based assessment and evaluation, formed during the project, will be stored by Greenlane Archaeology until it is completed. Upon completion it will be deposited with the Cumbria Record Office in Kendal (CRO(K)). A copy will also be offered to the National Monuments Record (NMR). The archive will be compiled according to the standards and guidelines of the IFA (Ferguson and Murray n.d.), and in accordance with English Heritage guidelines (English Heritage 1991). In addition details of the project will be submitted to the Online AccesS to the Index of archaeological investigationS (OASIS) scheme. This is an internet-based project intended to improve the flow of information between contractors, local authority heritage managers and the general public.

3.6.2 A copy of the report will be deposited with the archive at the Cumbria Record Office in Kendal, one will be supplied to the client, and within two months of the completion of fieldwork, three copies will be provided for the Cumbria Historic Environment Record (HER). In addition, Greenlane Archaeology will retain one copy, and digital copies will be deposited with the NMR and OASIS scheme as required.

3.6.3 The client will be encouraged to transfer ownership of the finds to a suitable museum. Any finds recovered during the evaluation will be offered to Kendal Museum. The museum is, however, currently at close to full capacity, and it is unlikely that it would be willing to take anything unless it was of exceptional importance. If no suitable repository can be found the finds may have to be discarded, and in this case as full a record as possible would be made of them beforehand.

4. **Work timetable**

4.1 Greenlane Archaeology will be available to commence the project on **9th July 2007**, or at another date convenient to the client. It is envisaged that the project will take 12.5 person days to complete (excluding contingency finds and sample time), spread over the following tasks and including any necessary management time:

- **Task 1:** desk-based assessment and visual inspection, including compilation of this element of the report;
- **Task 2:** submission of proposed evaluation trench location plan to Cumbria County Council Historic Environment Service for approval;
- **Task 3:** building recording, including compilation of this element of report;
- **Task 4:** archaeological evaluation;

- **Task 5:** post-excavation work on archaeological evaluation, including processing of finds and production of draft report and illustrations;
- **Task 6:** feedback, editing and production of final report and archive.

5. Other matters

5.1 Access

5.1.1 Access to the site for the site visit will be organised through co-ordination with the client and/or their agent(s).

5.2 Health and Safety

5.2.1 Greenlane Archaeology carries out risk assessments for all of its projects and abides by its internal health and safety policy and relevant legislation. Health and safety is always the foremost consideration in any decision-making process.

5.3 Insurance

5.3.1 Greenlane Archaeology has professional indemnity insurance to the value of **£250,000**. Details of this can be supplied if requested.

5.4 Environmental and Ethical Policy

5.4.1 Greenlane Archaeology has a strong commitment to environmentally and ethically sound working practices. Its office is supplied with 100% renewable energy by Good Energy, uses ethical telephone and internet services supplied by the Phone Co-op, is even decorated with organic paint, and has floors finished with recycled vinyl tiles. In addition, the company uses the services of The Co-operative Bank for ethical banking, Naturesave for environmentally-conscious insurance, and utilises public transport wherever possible. Greenlane Archaeology is also committed to using local businesses for services and materials, thus benefiting the local economy, reducing unnecessary transportation, and improving the sustainability of small and rural businesses.

6. Bibliography

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Appendix 3: Summary Context List

Context	Type	Location	Description	Interpretation
101	Layer		Brownish dark-grey	Overburden
102	Layer		Orangey mid-brown sandy-clay	Garden/subsoil
103	Natural		Orangey mid-brown gravely-clay	Drift geology
104	Fill	Pit 105	Silty pebbles and cobbles	Soakaway
105	Cut		Sub-rounded, flat base	Soakaway
106	Fill	Ditch 107	Clayey-silt, frequent angular pebbles and cobbles	Ditch fill
107	Cut		Shallow linear cut	Boundary/drainage ditch

Appendix 4: Finds

Cxt	Photo no.	Type	Qty	Description	Date range
101	16-18, 20, 28	Pottery	5	Brown-glazed red earthenware, some with white slip stripes, including four pancheon/dish rims	Late 17 th – early 20 th century
101	19	Pottery	1	Slipware (cup rim)	Late 17 th – early 18 th century
101	21, 22, 24, 25, 30	Pottery	5	White earthenware ('Willow' transfer-printed plate rim, 'Fibre' transfer-printed fragment, purple sheet pattern transfer-printed cup base, factory-produced banded slipware hollowware, and plain plate rim)	19 th century
101	23	Pottery	1	Bisque bone china hollow column	19 th – early 20 th century?
101	29	Pottery	1	Bone china tea cup base with applied lilac sprigs	19 th century
101	31	Pottery	1	Stoneware jar (?) fragment	18 th – early 20 th century?
101	26	Pottery	1	Self-glazed buff-coloured earthenware hollow-ware base	Late 17 th – early 18 th century
101	27	Pottery	1	Buff-coloured earthenware with white slip decoration	Mid 18 th – early 19 th century?
101		Animal bone	2	Large mammal, butchered	Not closely dateable
101		Carbon	1	Battery rod	20 th – 21 st century
101		Plastic and iron	1	Large blue-plastic-coated staple	20 th – 21 st century
102		Clay tobacco pipe	1	Stem fragment, narrowish bore	18 th – early 20 th century
102		Ceramic	1	Pipe clay children's marble	Post-medieval
102	34	Pottery	1	Slipware dish fragment	Late 17 th – early 18 th century
102	15	Pottery	1	Baluster of slender proportions with thumbled base, medium sandy ware with reduced grey core	15 th century
102	5, 10	Pottery	2	Soft very fine sandy fabric with grits, one with a yellow-green glaze	15 th century
102	8	Pottery	1	Northern gritty ware, similar to that from the kiln at Docker	Late 12 th – early 13 th century
102	1, 11	Pottery	2	Northern gritty ware from the kiln at Docker Moor, from jars	Late 12 th – early 13 th century
102	2, 4, 6, 9, 14	Pottery	5	Northern gritty ware	Late 12 th – early 13 th century
102	13	Pottery	1	Soft fine sandy fabric with green glaze	Later 13 th century
102	3	Pottery	1	Partially reduced ware	Late 13 th – mid 14 th century
104		Copper alloy	1	Pin with round head and silver-coloured coating partially remaining	Post-medieval
104	33	Stone	1	Welsh writing slate with lines on both sides	18 th – 19 th century?
104		Pottery	2	White earthenware/pearlware, undecorated	Mid 18 th – early 19 th century?

Cxt	Photo no.	Type	Qty	Description	Date range
104		Pottery	1	Buff-coloured earthenware	Mid 18 th – early 20 th century?
104		Pottery	1	White salt-glazed stoneware	18 th century?
104	36	Pottery	1	Slipware hollowware fragment (trailed and combed)	Late 17 th – early 18 th century
104	35	Pottery	2	Blackware hollowware fragments (refitting), with handle terminal	17 th – 18 th century
104	7, 16	Pottery	2	Northern reduced greenware (not Silverdale as it is too hard – doesn't mark paper, but this just means that it was a higher temperature firing). The rim of the jug isn't decorated, and Silverdale jug rims tend to be decorated. Hollowware base and jug handle	15 th – 16 th century
104	12	Pottery	1	Silverdale ware (probably)	15 th – 16 th century
104		Animal bone	12	Large mammal, mainly jawbone fragments	Not closely dateable
104		Slag?	1	Lump of slag/corroded iron	Not closely dateable
104		Ceramic building material	2	Brick fragments	Not closely dateable
106		Animal bone	1	Large mammal fragment	Not closely dateable
106		Ceramic building material	1	White slip-coated buff-coloured earthenware tile	Late 19 th – early 20 th century?
106	32	Pottery	1	Brown salt-glazed stoneware hollowware vessel base	18 th century

Table 2: Hand-retrieved finds

Type	Qty	Description	Date range
Pottery	4	Brown-glazed red earthenware	Late 17 th – early 20 th century
Pottery	2	White earthenware	Late 18 th – 20 th century
Pottery	1	Slipware/yellow-ware	Late 17 th – early 18 th century
Glass	16	Dark green bottle fragments (many refitting)	Post-medieval
Glass	1	Very light turquoise fragment	Post-medieval
Pottery	1	Northern reduced greenware – central abraded part of fabric	15 th – 16 th century
Pottery	1	Probably northern gritty ware, abraded, with grits abraded out	Late 12 th – early 13 th century

Table 3: Pottery and glass from sample 1 (context **104**)

Appendix 5: Environmental sample

Sample	Context	Volume (litres)	Description
1	104	10	Fill of pit 105

Table 4: Environmental sample

	Retent	Flot
Volume	6 litres	30 ml
Uncharred organic		++ (leaves, seeds, moss)
Charred organic	+ (charcoal)	++ (charcoal)
Mollusc	+ (cockle)	
Bone (burnt and unburnt)	++	+
Insect		+ (egg case)
Medieval pottery	+ (see Appendix 4)	
Post-medieval pottery	++ (see Appendix 4)	
Post-medieval tile	+	
Post-medieval glass	++	
Coal (burnt and unburnt)	++	+
Slag	++	+
Stone	+ (Welsh slate, burnt flint)	
Metal	+ (wire nail, Fe fragments)	
Plastic	+	+

Table 5: Volume and contents of flot and retent (+ = 1-5, ++ = 6-20)

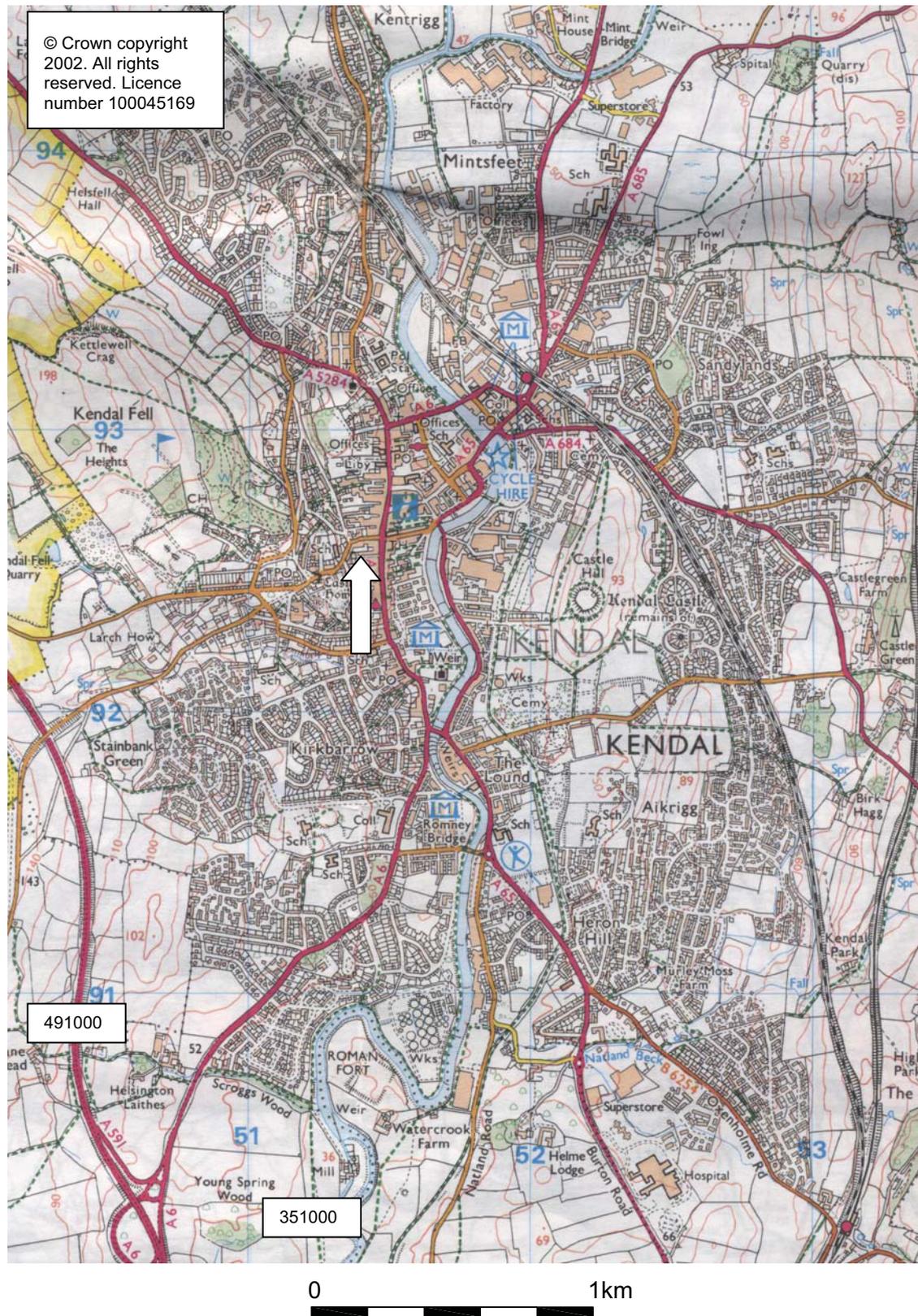
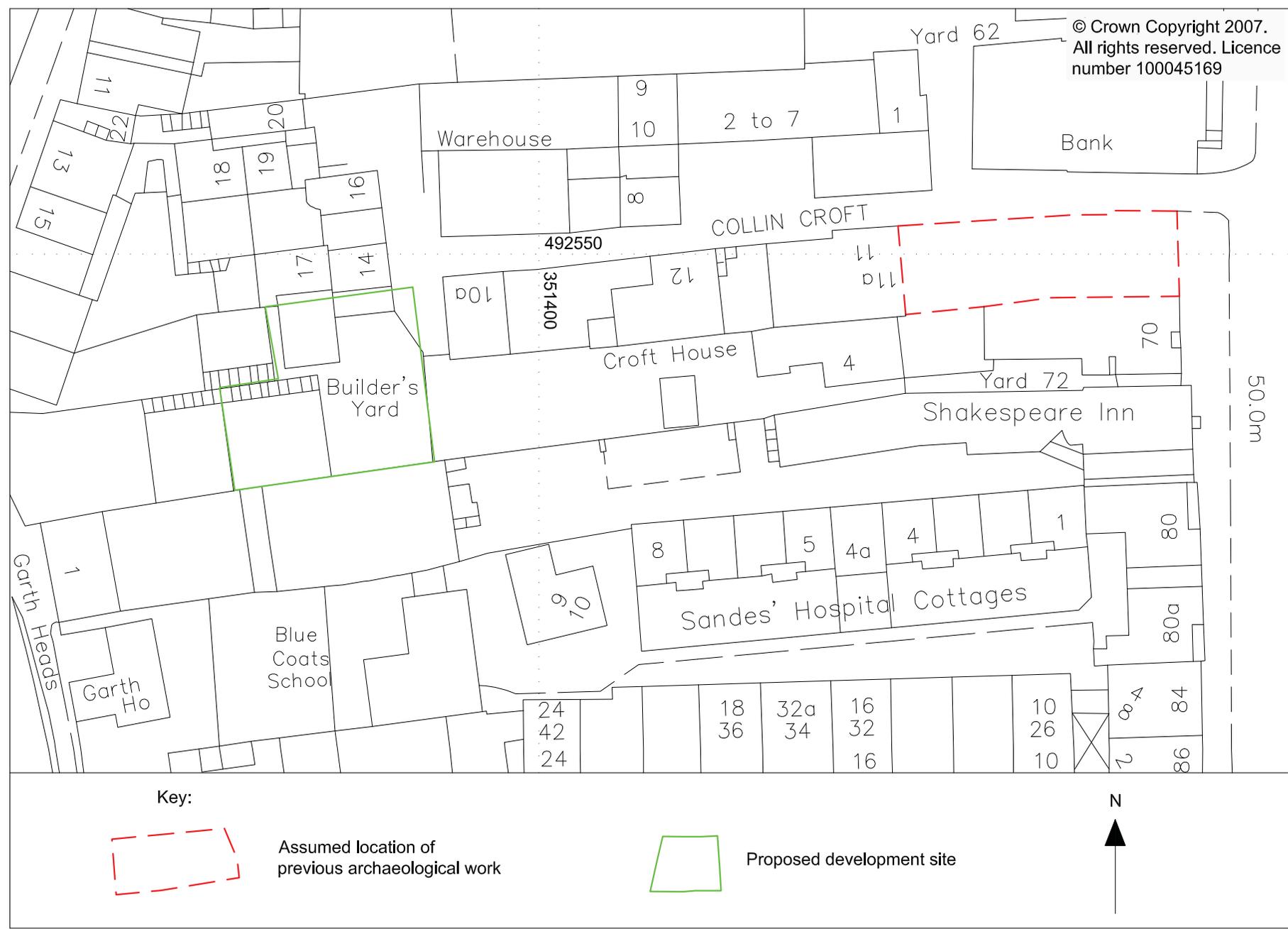
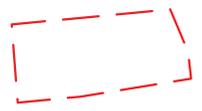


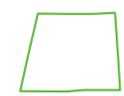
Figure 1: General site location



Key:



Assumed location of
previous archaeological work



Proposed development site



Figure 2: Site location map

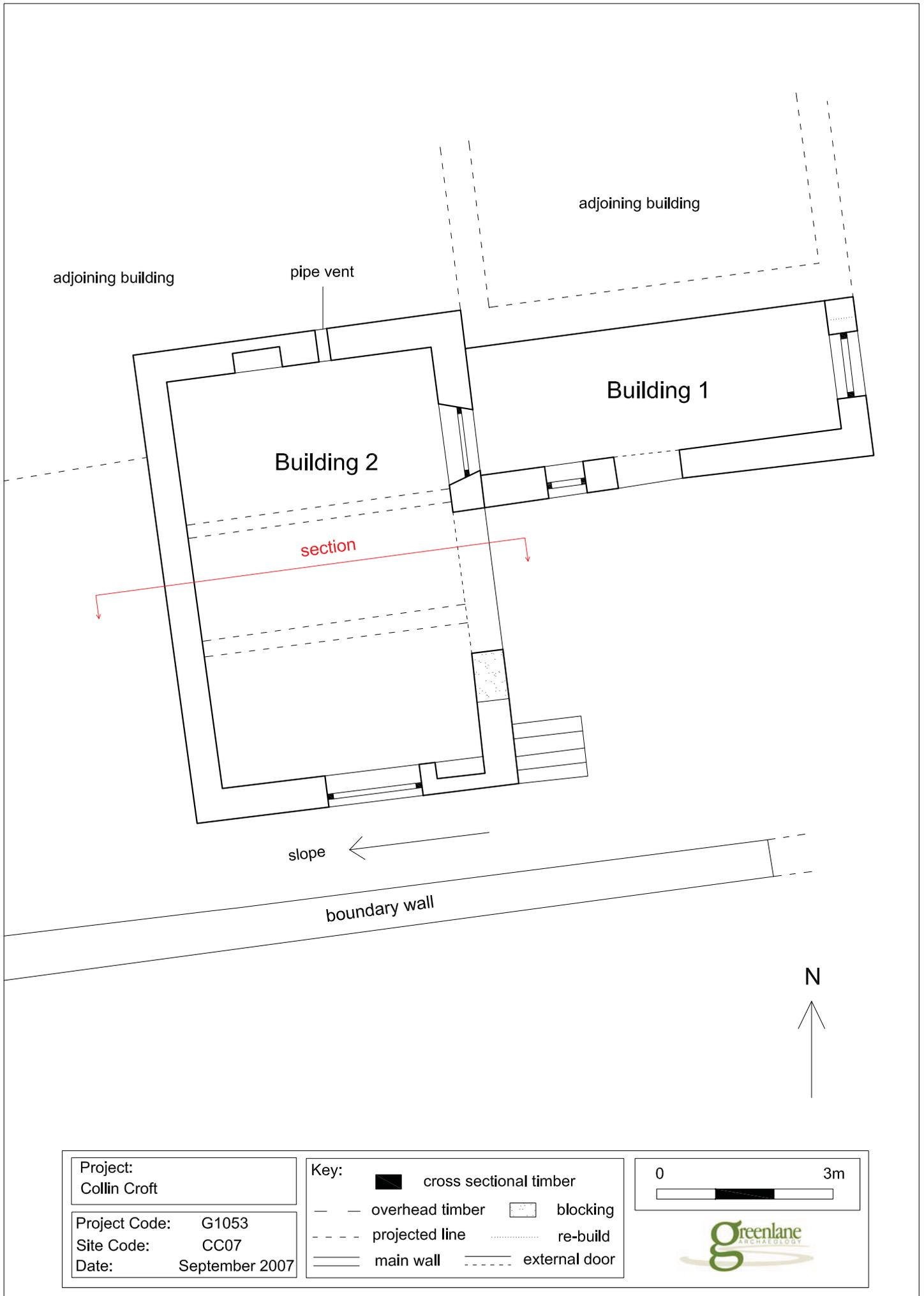


Figure 3: Ground floor plan of Buildings 1 and 2

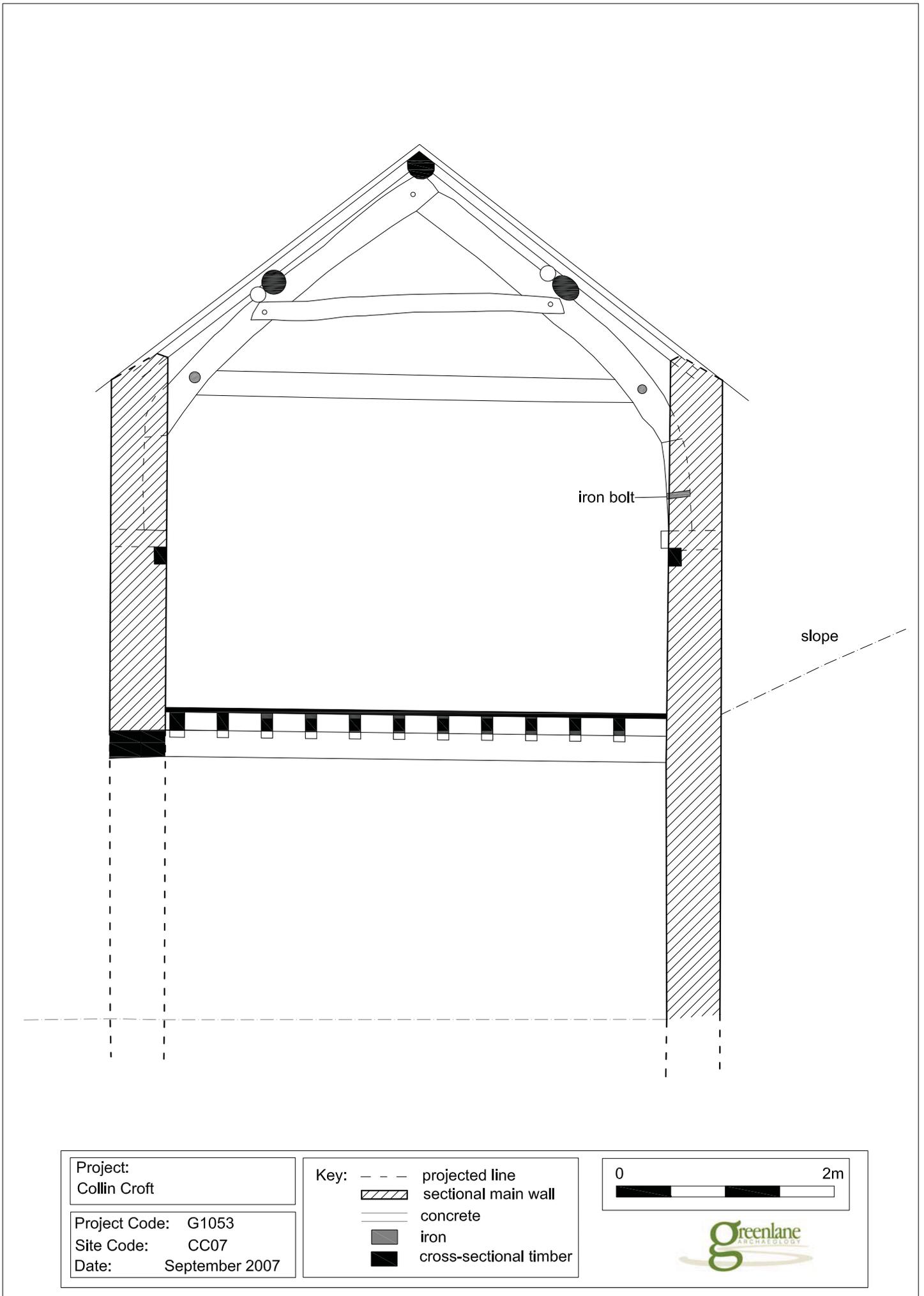


Figure 5 : North-facing cross section of Building 2

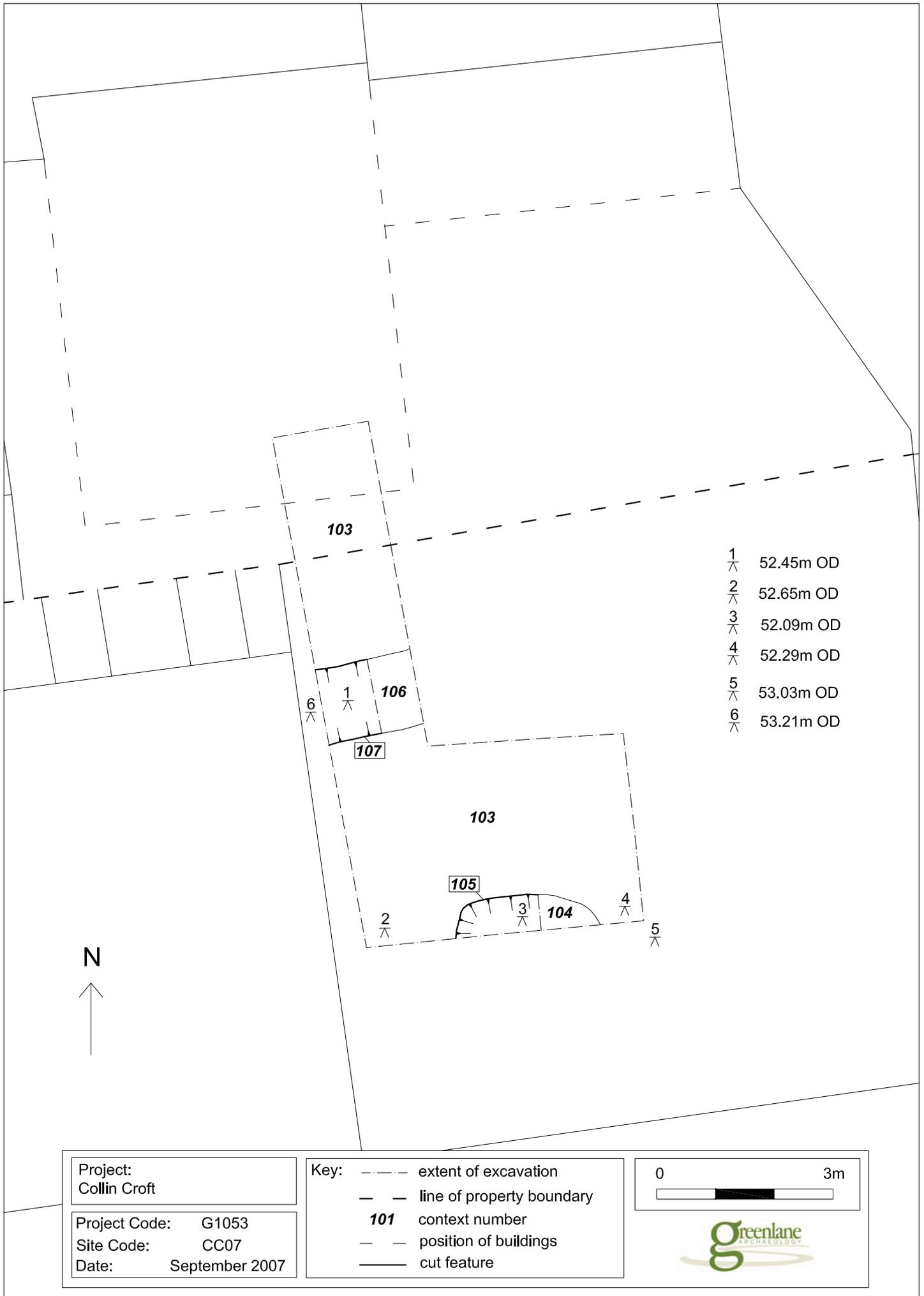
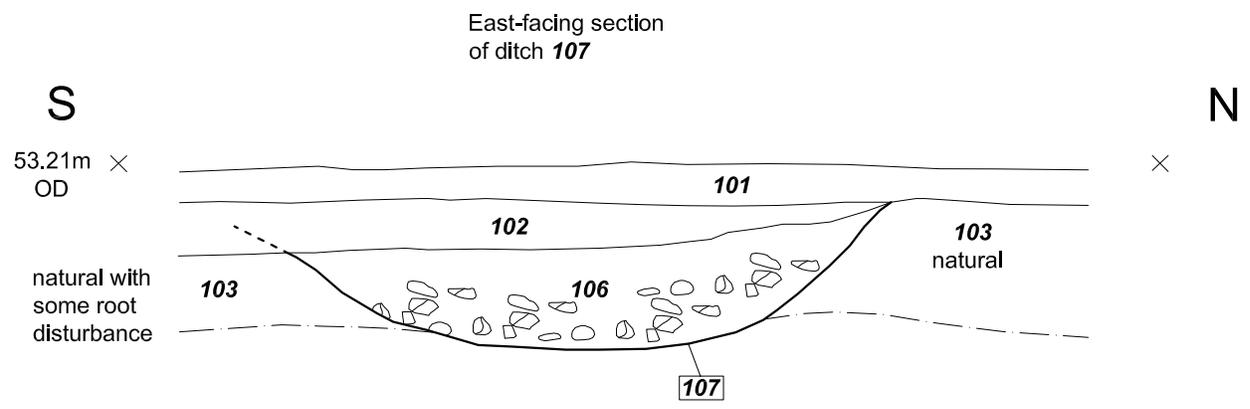
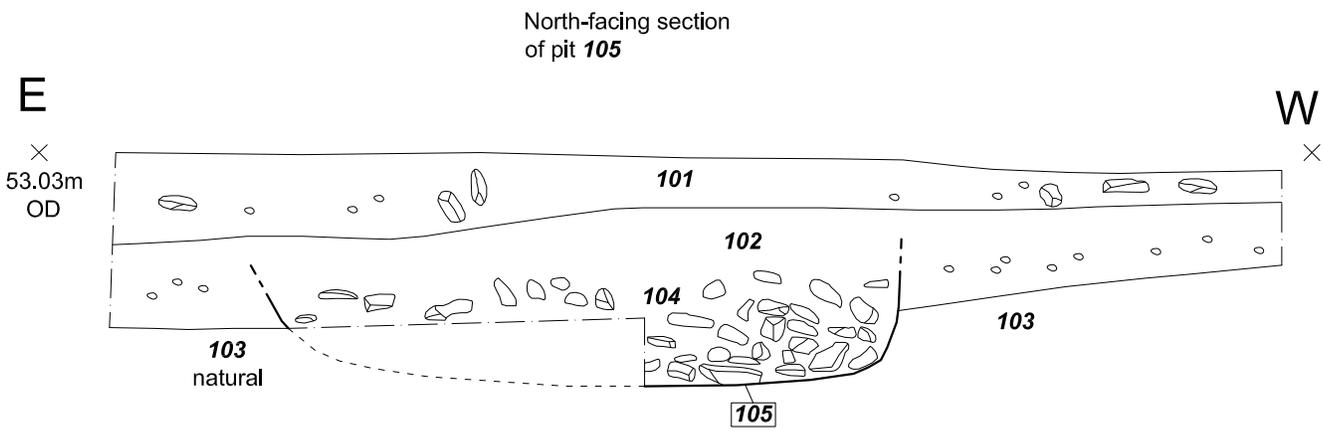


Figure 6: Plan of evaluation trench



Project: Collin Croft	Key: — — — extent of excavation — — — cut of feature 101 context number - - - - - predicted extent	<div style="text-align: center;"> <p>0 1m</p> </div> <div style="text-align: center;"> </div>
Project Code: G1053 Site Code: CC07 Date: September 2007		

Figure 7: North-facing section of pit **105** and east-facing section through ditch **107**

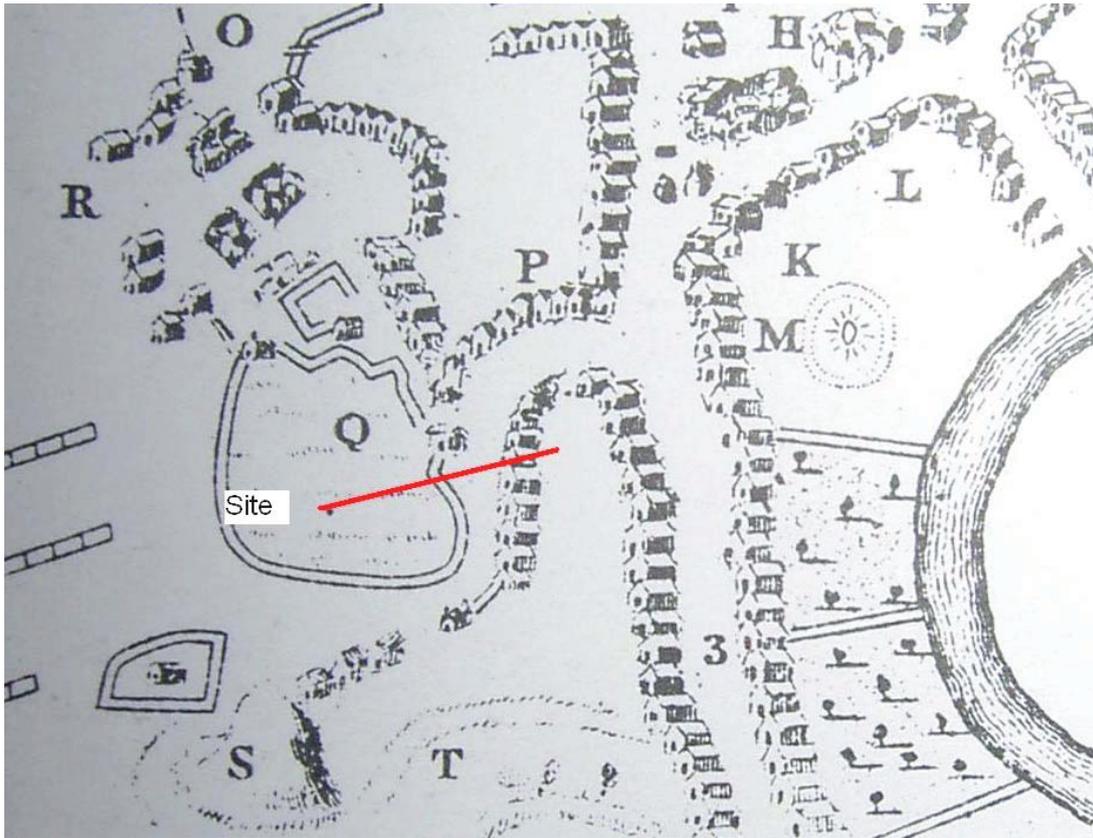


Plate 1: Extract from Speed's plan of 1614 (after Bingham 1996) showing the approximate position of the development area

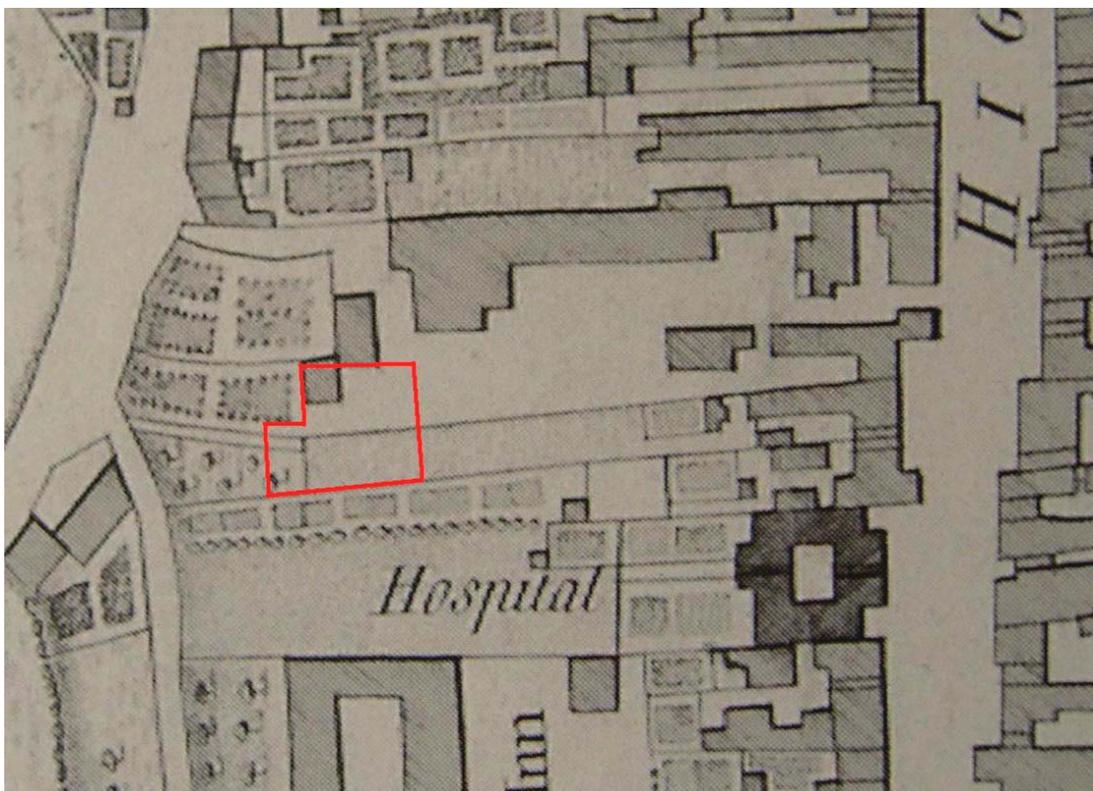


Plate 2: Extract from Todd's map of 1787 showing the development area

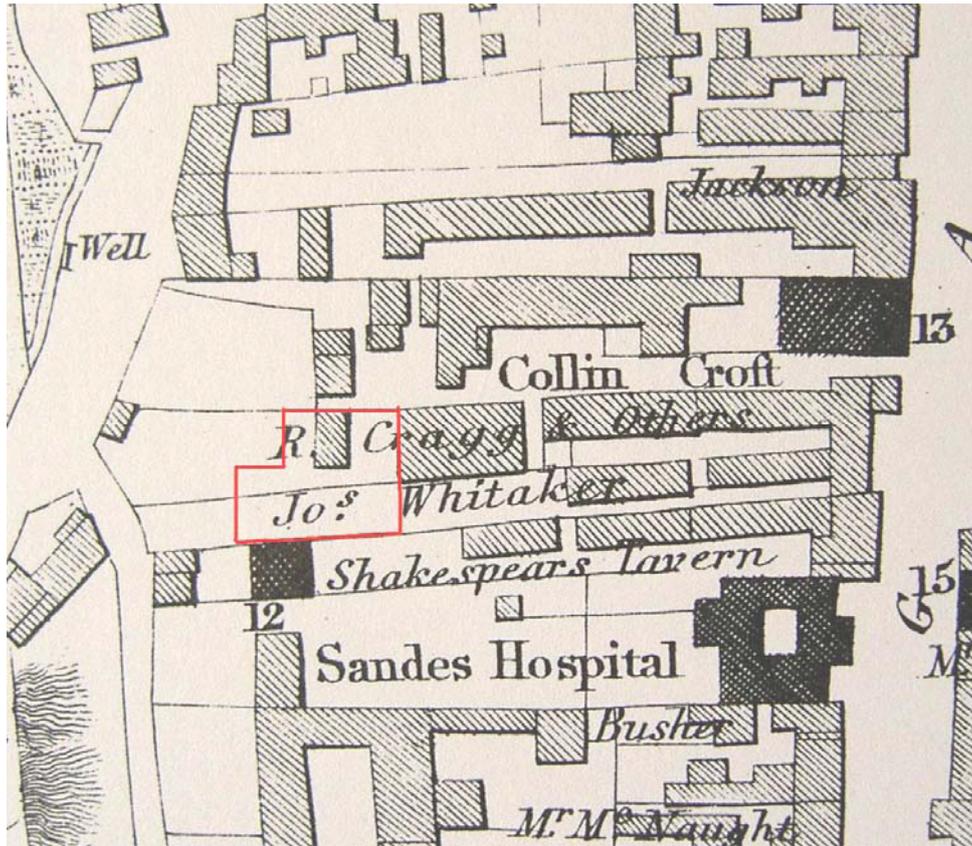


Plate 3: Extract from Wood's map of 1833 showing the development area

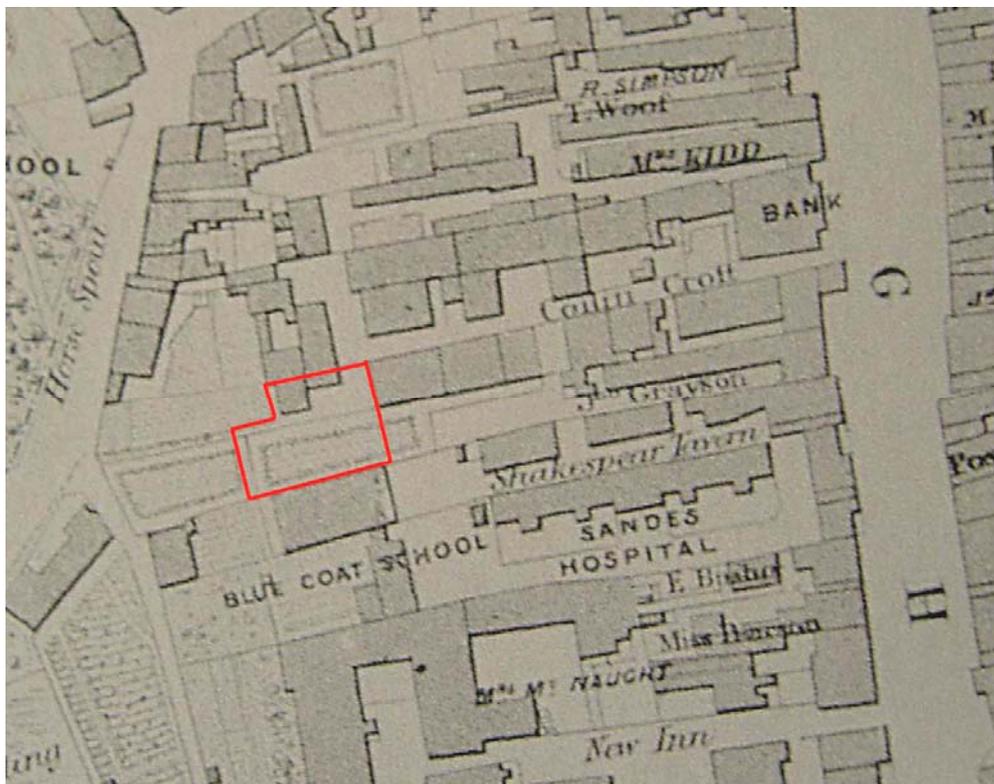


Plate 4: Extract from Hoggarth's map of 1853 showing the development area

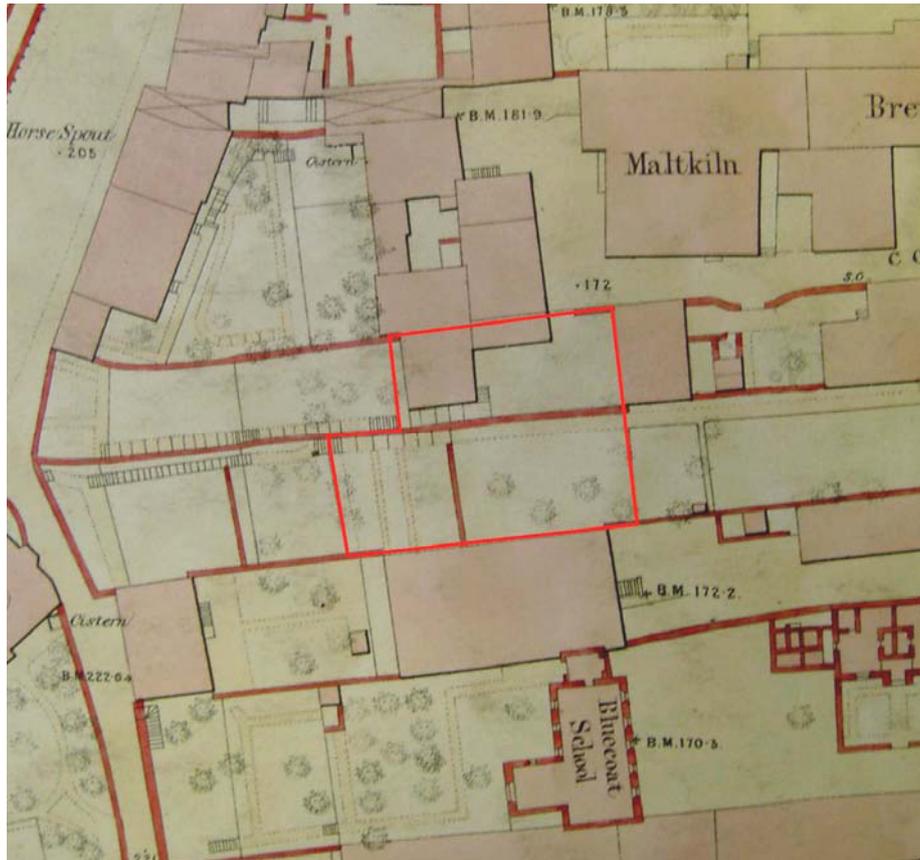


Plate 5: Extract from the Ordnance Survey 1:500 map of c1859 showing the development area



Plate 6: Extract from the Ordnance Survey 1:2500 map of 1911 showing the development area

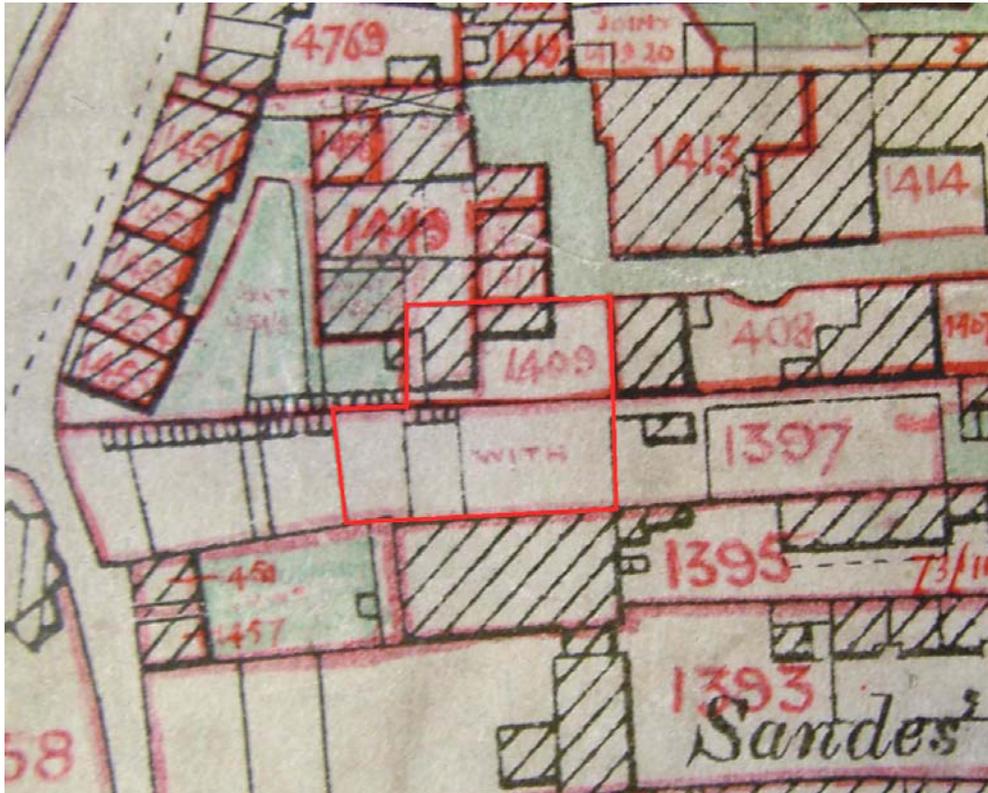


Plate 7: Extract from the Ordnance Survey 1:1250 map of 1912 showing the development area

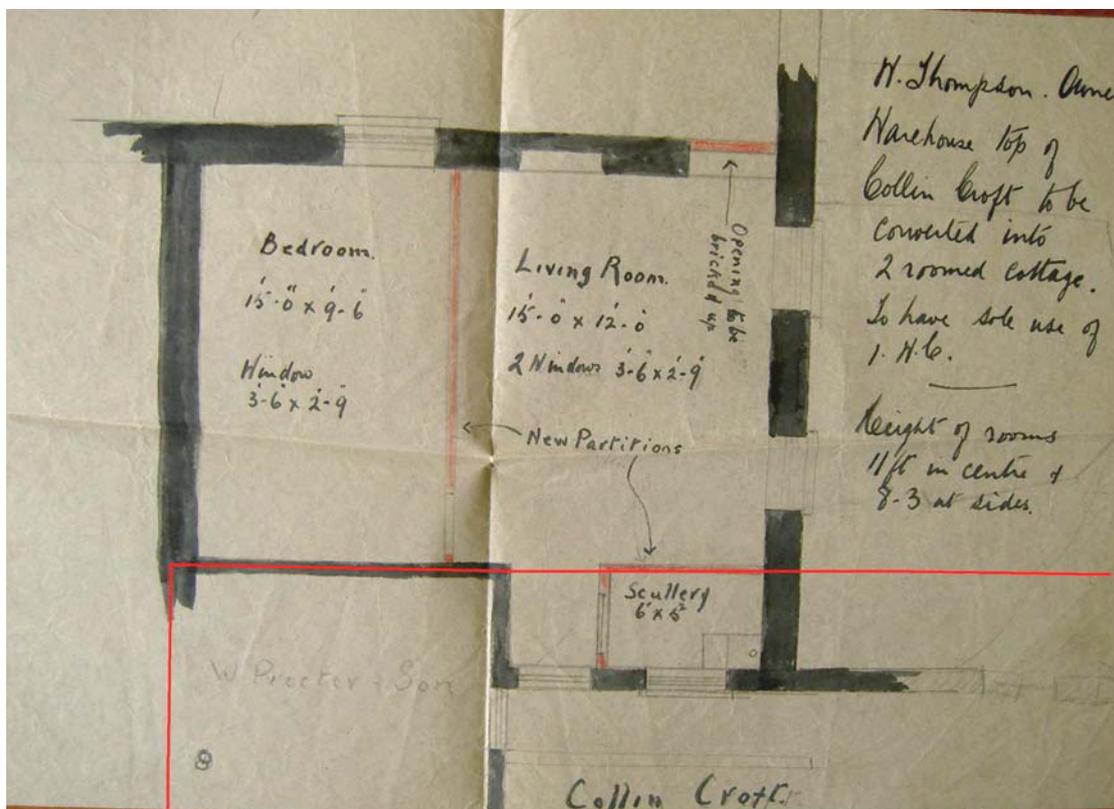


Plate 8: Plan showing proposed warehouse conversion in relation to the development area

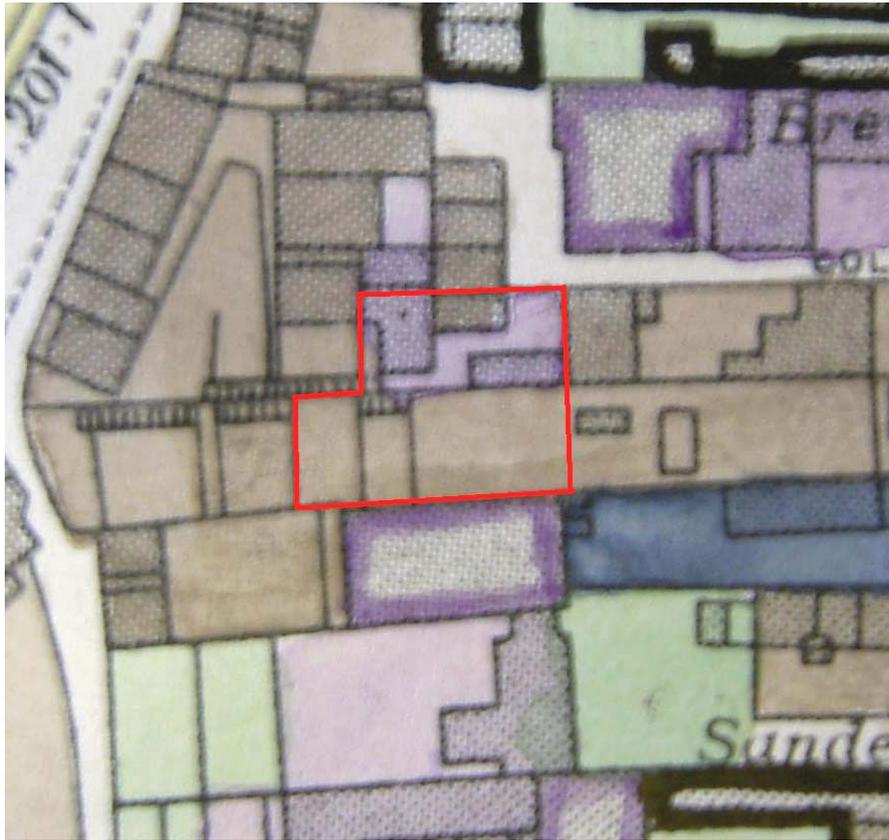


Plate 9: Extract from the Ordnance Survey 1:2500 map of 1945 showing the development area



Plate 10: The south external elevation of Building 1



Plate 11: The east external elevation of Building 2



Plate 12: West external elevation of Building 2



Plate 13: Panelling in north-east corner, ground floor Building 2



Plate 14: Doorway in south-east side of ground floor, Building 2



Plate 15: General view of south face of truss, first floor Building 2



Plate 16: Detail of base of west end of truss



Plate 17: Ditch **107** looking west, note lack of subsoil to north



Plate 18: Pit **105** looking south

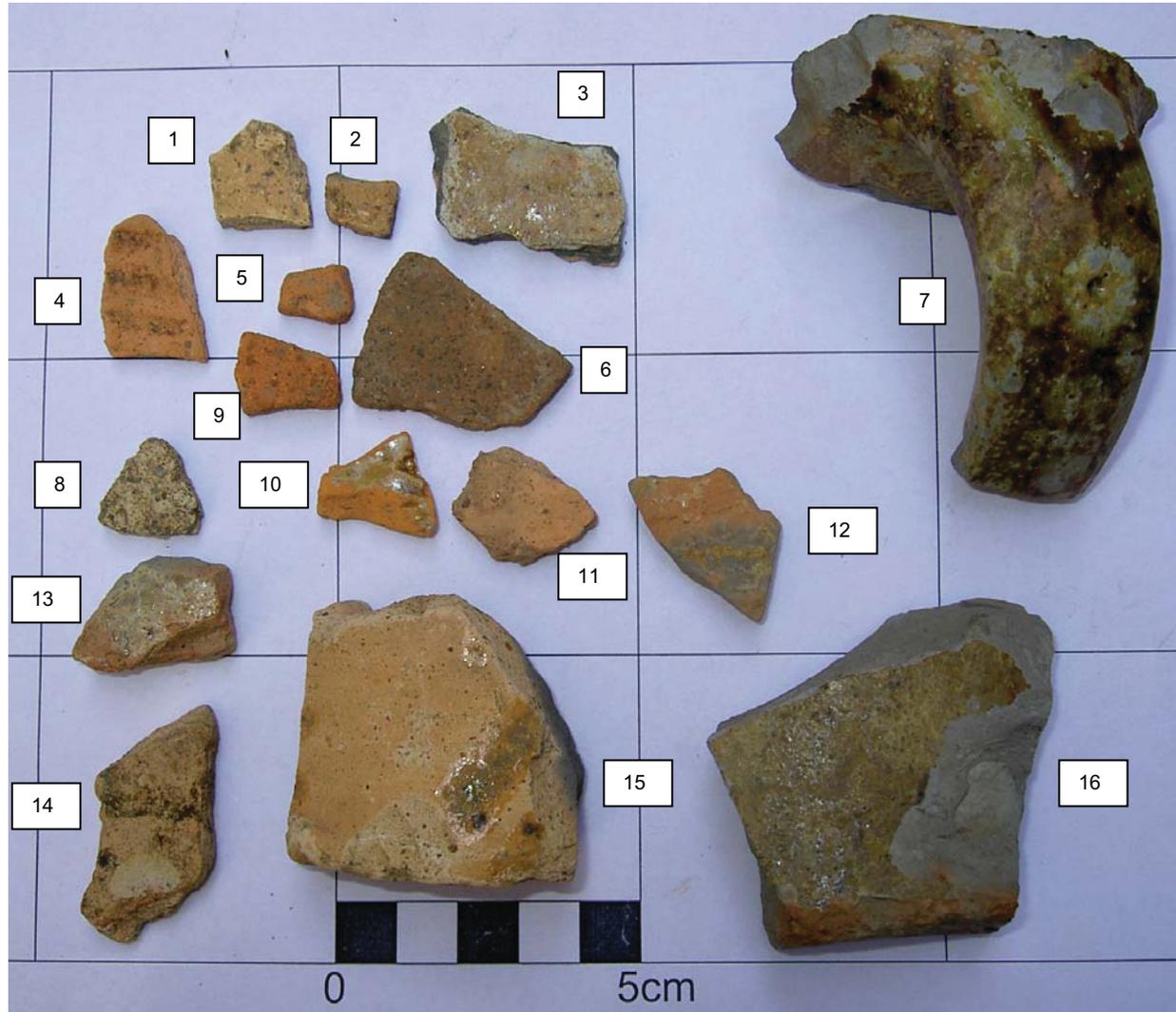


Plate 19: Hand-retrieved medieval pottery (see Appendix 4)

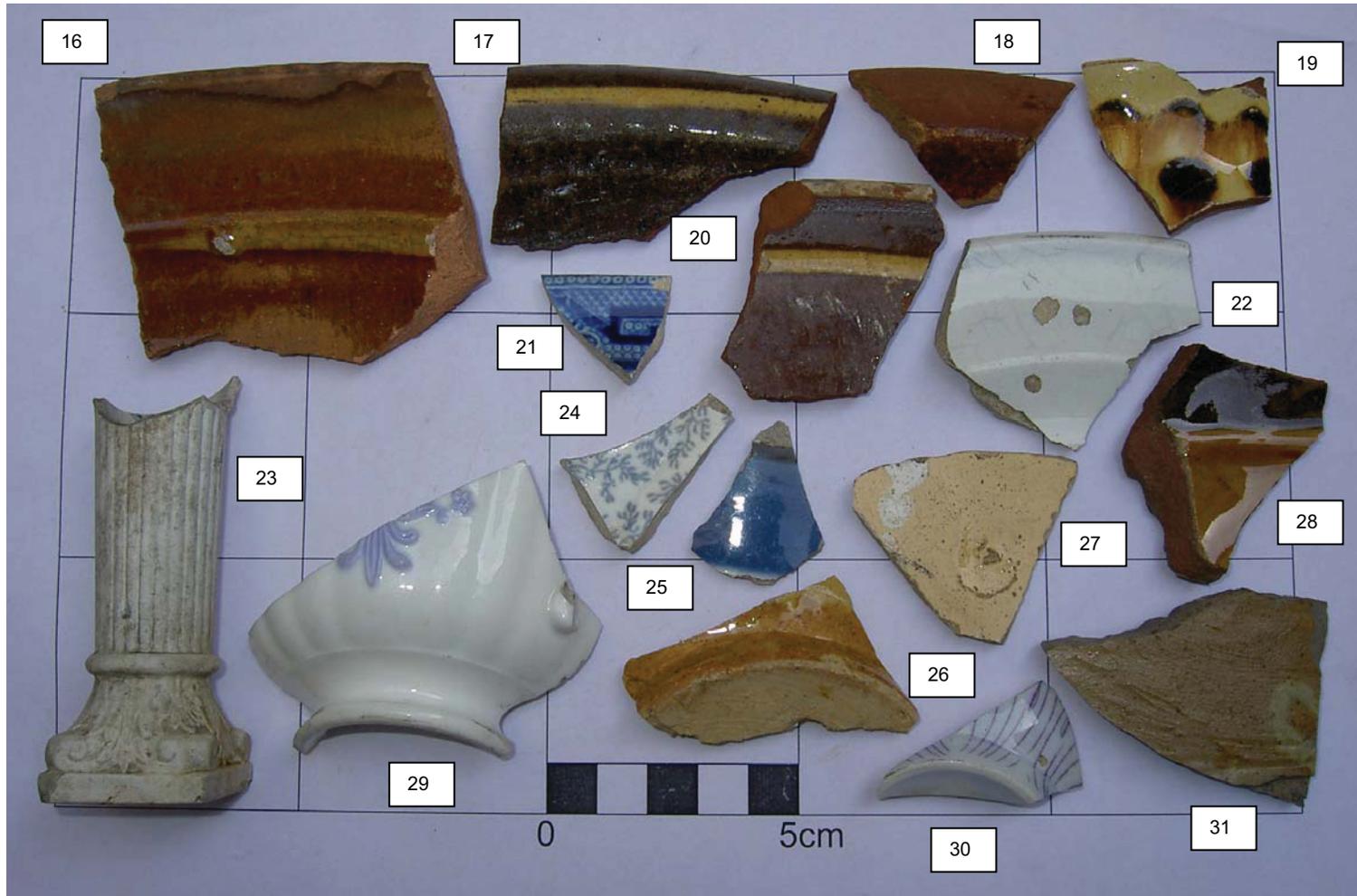


Plate 20: Hand-retrieved post-medieval pottery from overburden **101** (see Appendix 4)

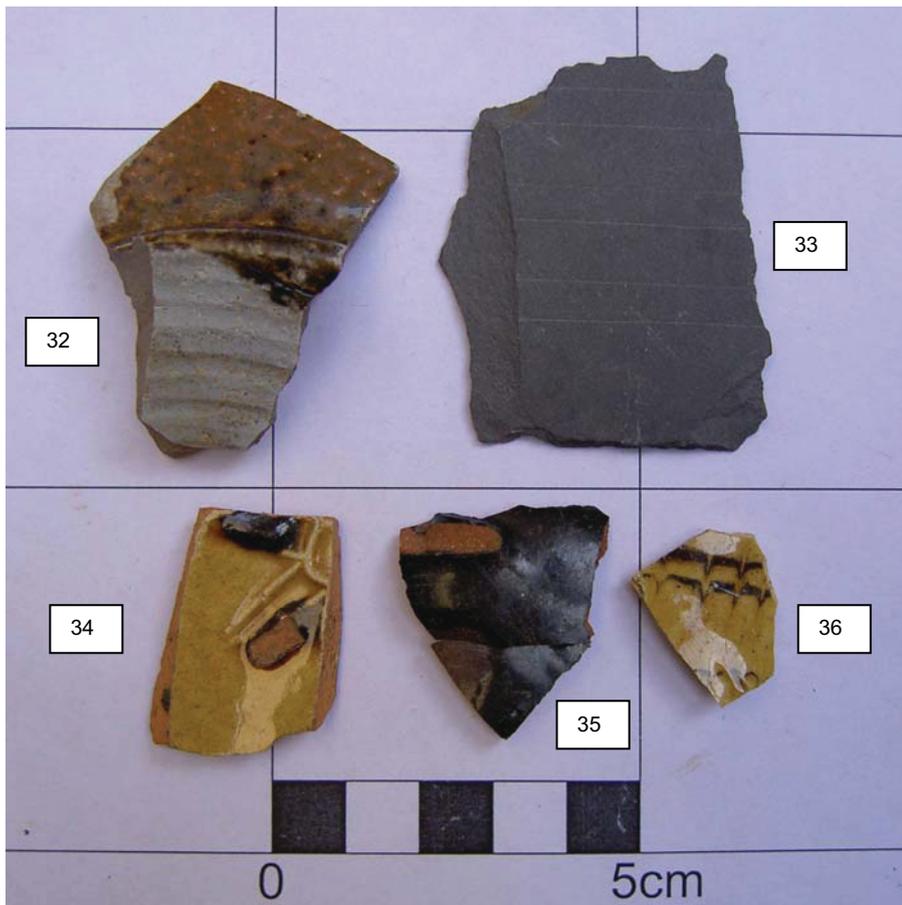


Plate 21: Selected post-medieval finds from **102**, **104**, and **106** (see Appendix 4)