

# YARD 143, STRICKLANDGATE, KENDAL, CUMBRIA

## Archaeological Building Recording



Client: Aquine Ltd  
Planning Ap. Refs.: SL/06/1324-5  
NGR: SD 5150 9309

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## Contents

Illustrations.....	2
List of Figures.....	2
List of Plates.....	2
Non-Technical Summary.....	4
Acknowledgements.....	4
1. Introduction.....	5
1.1 Circumstances of the Project.....	5
1.2 Location, Geology, and Topography.....	5
2. Methodology.....	7
2.1 Introduction.....	7
2.2 Desk-Based Assessment.....	7
2.3 Building Recording.....	7
2.4 Archive.....	8
3. Desk-Based Assessment Results.....	9
3.1 Background History.....	9
3.2 Map Regression.....	9
4. Building 1.....	12
4.1 Arrangement and Fabric.....	12
4.2 External Detail.....	12
4.3 Internal Detail.....	15
4.4 Discussion.....	17
5. Building 2.....	19
5.1 Arrangement and fabric.....	19
5.2 External Detail.....	19
5.3 Internal Detail – Ground Floor.....	23
5.4 Internal Detail – First Floor.....	25
5.5 Internal Detail - Second Floor.....	27
5.6 Discussion.....	29
6. Building 3.....	31
6.1 Arrangement and Fabric.....	31
6.2 External Detail.....	31
6.3 Discussion.....	32
7. Conclusion.....	33
8. Bibliography.....	34
8.1 Primary and Cartographic Sources.....	34
8.2 Secondary Sources.....	34

## Illustrations

### List of Figures

Figure 1: Site location .....	6
Figure 2: Elevation, plans, and cross-section of Building 1, and elevations of Building 3 .....	13
Figure 3: Elevations and cross-section of Building 2 .....	21
Figure 4: Plans and cross-section of Building 2 .....	22

### List of Plates

Plate 1: Todd's map of 1787.....	9
Plate 2: Wood's map of 1833 .....	9
Plate 3: Hoggarth's Map of 1853.....	10
Plate 4: Ordnance Survey c1859.....	10
Plate 5: Ordnance Survey 1898 .....	10
Plate 6: Ordnance Survey 1912 .....	10
Plate 7: Ordnance Survey Map 1938 .....	10
Plate 8: North elevation of Building 1 .....	14
Plate 9: East elevation Building 1 .....	14
Plate 10: South elevation, Building 1.....	14
Plate 11: West elevation, Building 1 .....	14
Plate 12: Recess in wall, west room.....	15
Plate 13: Doorways, east room .....	15
Plate 14: Loading door .....	16
Plate 15: Tie beam truss and roof .....	16
Plate 16: North elevation, Building 2 .....	20
Plate 17: East elevation, Building 2.....	20
Plate 18: South elevation of Building 2.....	23
Plate 19: South elevation, east end.....	23
Plate 20: Walk-in refrigerators, west room ground floor .....	24
Plate 21: West door, access via conservatory .....	24
Plate 22: Fireplace ground floor east elevation .....	25
Plate 23: Mixing machine and electric motor.....	25
Plate 24: South-west corner of south-west room, first floor .....	26
Plate 25: Windows in north elevation, north-west room .....	27
Plate 26: Electric motor on top of 'Frostmaster' refrigerator.....	27
Plate 27: First floor east staircase and blocked stairlight .....	27
Plate 28: Blocked fireplace, first floor, east elevation, east room.....	27
Plate 29: Partition and ceiling scars, second floor east rooms.....	28
Plate 30: Roof truss and collar with partition wall and exposed staves. Partition scar on floor for east elevation of second floor north-west room .....	28

Plate 31: Building 3, south elevation ..... 31  
Plate 32: Building 3, west elevation..... 31

## Non-Technical Summary

Following a planning application submitted by Age Concern South Lakeland (SL/06/1324-5) for the demolition and conversion of buildings at Yard 143 Stricklandgate, Kendal, a programme of archaeological investigation was recommended by the Cumbria County Council Historic Environment Service. The Assistant Archaeologist at Cumbria County Council confirmed this recommendation was to comprise a Level 2 recording of the three standings buildings to be affected. The work was carried out by Greenlane Archaeology in March 2008.

The earliest buildings on the site were three cottages, two of which were knocked together to form Building 2. While few early records pertaining to these buildings could be found the map regression illustrated that they were present at least as early as 1787 when Todd's map of Kendal was produced. The map regression also indicated that Building 1 was constructed between 1853 and 1859, once again other references to this building proved elusive.

The building recording revealed that Building 1, which appears to have been a coach house, had remained largely unchanged since its construction until basic modifications were made to allow it to function as a garage workshop, presumably in the latter half of the 20<sup>th</sup> century. Five broad phases of development and alteration were identified within the two cottages that formed Building 2. The conversion of the cottages into a pie factory only really affected the ground floor of these buildings and effectively preserved the upper two floors. The presence of original roof timbers and room layouts, including some of the lath and plaster partitions, offered an exciting opportunity to record the living arrangements and conditions of late 18<sup>th</sup> century Kendal residents. This could have been furthered by the examination of Building 3, another cottage, but unfortunately its condition did not permit internal recording.

## Acknowledgements

Greenlane Archaeology would like to thank Aquine Ltd for commissioning the project, and also their architect, Chris Richardson of Lanquest, who provided site access and some background information about the buildings concerned. The plans used were based on those produced Robert Tarbuck for the original planning application. Additional thanks are due to the staff of Cumbria Record Office in Kendal, and Kendal Local Studies Library, for help with accessing their archives. Thanks are also due to Jeremy Parsons, Historic Environment Officer at Cumbria County Council, for providing the brief, approving the project design, and commenting on the report.

The desk-based assessment was carried out by Steve Clarke, and the building recording was carried out by Sam Whitehead and Steve Clarke. Jo Dawson managed the project and edited the report.

## 1. Introduction

### 1.1 Circumstances of the Project

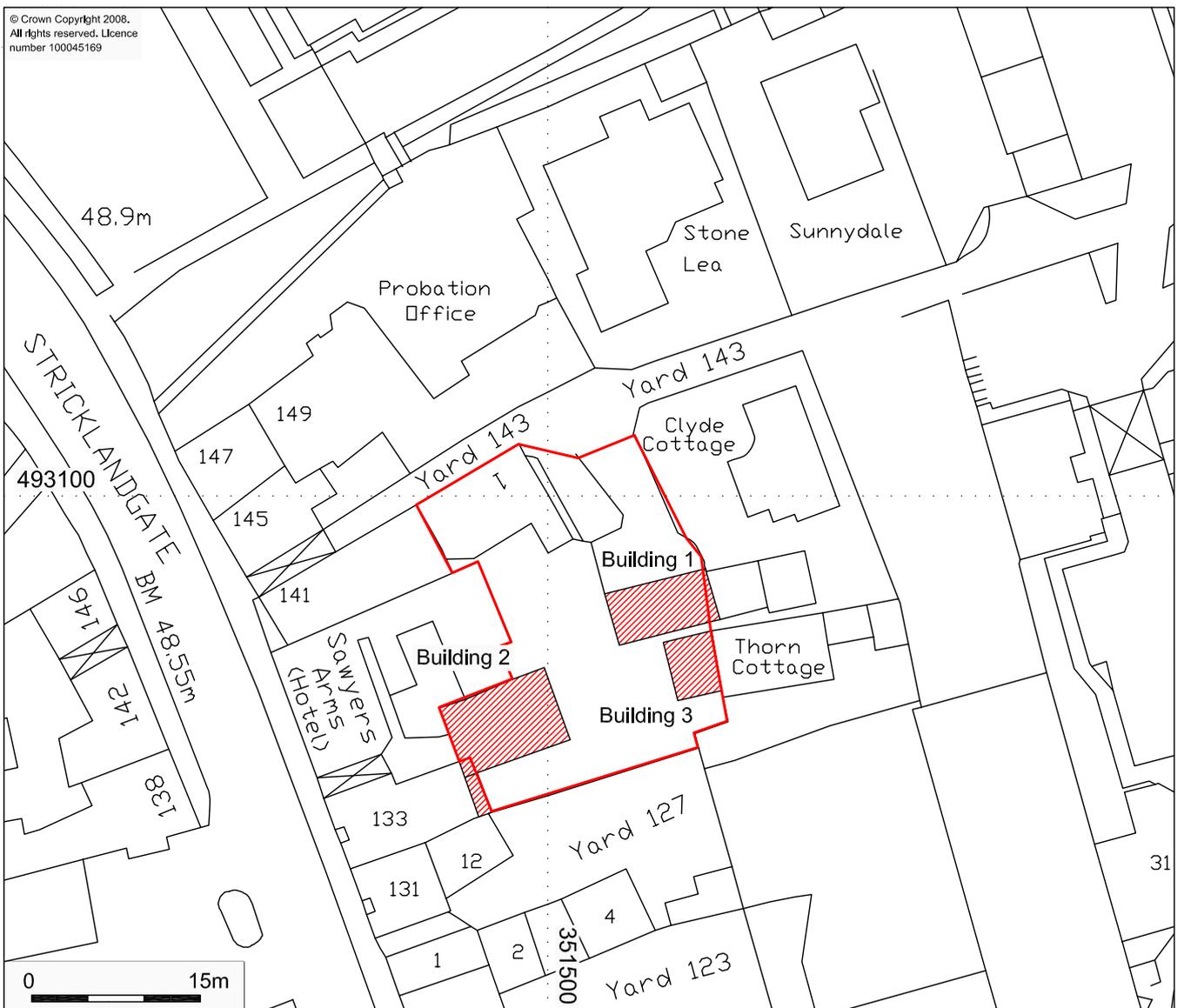
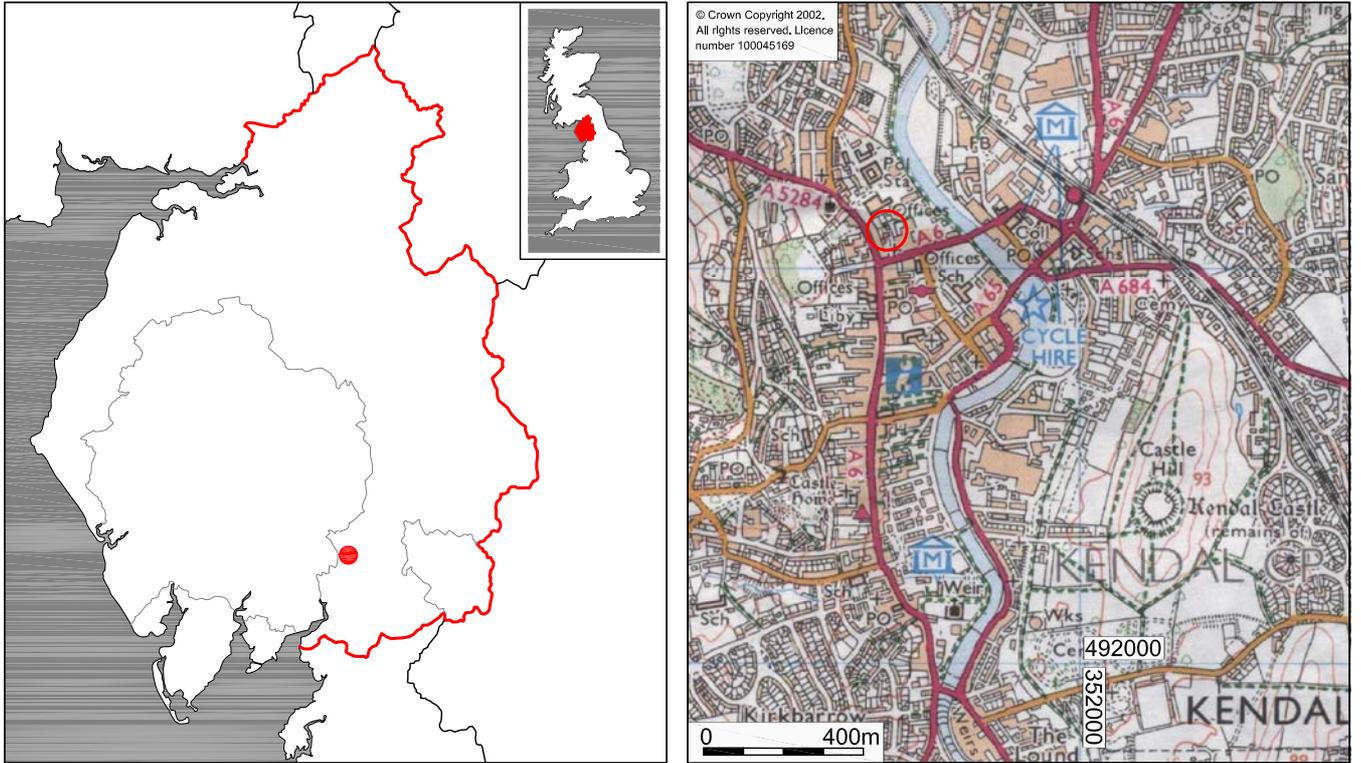
1.1.1 An archaeological condition was imposed on planning consent granted to Age Concern South Lakeland to demolish a cottage and a former pie factory and erect two dwellings, and to convert a former coach house to a dwelling at Yard 143 Stricklandgate, Kendal (NGR SD 5150 9309; SL/06/1324-5). The planning condition was imposed by South Lakeland District Council, following a recommendation by Cumbria County Council Historic Environment Service (CCCHES), and was to comprise an English Heritage Level 2 type recording of all three standing buildings (CHES 2007). The present owners of the site, Aquine Ltd, (hereafter 'the client'), commissioned the work.

1.1.2 None of the buildings recorded are listed by the Cumbria Historic Environment Record, although the brief states that they are likely to date to the middle of the 19<sup>th</sup> century (CHES 2007) and are considered to be of historic importance. In addition, they fall within Kendal's conservation area. The building recording is intended to provide a permanent record of each building's fabric, arrangement, and relationship to the other buildings in the immediate vicinity, thereby providing an understanding of the development of the site over time.

### 1.2 Location, Geology, and Topography

1.2.1 Yard 143 is located at the north end of the Kendal town's commercial centre, on the east side of Stricklandgate which is the town's main thoroughfare and runs roughly north/south (Fig 1).

1.2.2 The site lies on relatively flat ground and is approximately 50m above sea level (Ordnance Survey 2002). The river Kent is located some 250m to the north-east and drains the higher ground to the north-west of Kendal into Morecombe Bay to the south-west. The solid geology comprises Bannisdale slates but is situated on the edge of a large area of Carboniferous limestone (Moseley 1978, plate 1), with overlying drift deposits of glacial gravel (Countryside Commission 1998, 66).



Client: Aquine Ltd

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Figure 1: Site location

## 2. Methodology

### 2.1 Introduction

2.1.1 The building investigation comprised three separate elements intended to provide a suitable record of the structures, in line with English Heritage standards (English Heritage 2006), and the guidelines of the Institute of Field Archaeologists (IFA 2001a). In addition a desk-based assessment was carried out in accordance with the project design (see *accompanying CD*), and a suitable archive was compiled to provide a permanent paper record of the project and its results in accordance with English Heritage and IFA guidelines (English Heritage 1991; Brown 2007).

### 2.2 Desk-Based Assessment

2.2.1 A desk-based assessment was carried out in accordance with IFA guidelines (IFA 2001b). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the desk-based assessment:

- **Cumbria Record Office, Kendal (CRO(K))**: this was visited in order to examine early maps and plans of the site;
- **Local Studies Library, Kendal**: this was also visited in order to examine early maps and plans 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 The building recording was carried out to English Heritage Level-2 type standards (English Heritage 2006). These are largely descriptive investigations, with only a limited level of interpretation of the phasing and use of the buildings. The recording comprised several parts:

- **Written record**: descriptive records of all parts of the buildings were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs**: photographs in both 35mm colour print and colour digital format were taken of the main features of the buildings, their general surroundings, and any features of architectural or archaeological interest. A selection of the colour digital photographs is included in this report, and the remaining photographs are presented on the accompanying CD;
- **Drawings**: drawings were produced by hand-annotating 'as existing' illustrations of the buildings drawn by the previous owner's architect. These comprised:
  - i. 'as existing' ground and first floor plans of Buildings 1 and 2 only, at 1:50;
  - ii. 'as existing' elevations of all accessible external aspects, at 1:50;
  - iii. in addition, cross-sections of Buildings 1 and 2 were produced at a scale of 1: 50.

## 2.4 Archive

2.4.1 A comprehensive archive of the project has been produced in accordance with the project design (*see accompanying CD*), and current IFA and English Heritage guidelines (Brown 2007; English Heritage 1991). The paper and digital archive and a copy of this report will be deposited in the Cumbria Record Office in Kendal on completion of the project. Three copies of this report will be deposited with the Cumbria Historic Environment Record, one with the client, and one will be retained by Greenlane Archaeology. In addition, a digital copy will be supplied to the client's agent, a record of the project will be made on the OASIS scheme.

### 3. Desk-Based Assessment Results

#### 3.1 Background History

3.1.1 The architect's plans (SL/06/1324) label Building 1 as being 'The Coach House' and the pair of cottages on the western edge of the site that form Building 2 as being 'The Pie Factory'. No documentary evidence was found in the Record Office to support these proposed functions, however ledgers were found on site that referred to Hicklings butchers, and it would appear the owner of that property also owned the cottages described as the 'Pie Factory'. During the building recording numerous locals visited the site and confirmed these functions for the buildings to be accurate to the best of their knowledge. It was suggested that the coach house may have related to the Sawyer's Arms public house and the map regression would appear to confirm that they are roughly contemporary (see Plate 4).

3.1.2 The 1910 land valuation register records that the owner of the 'Pie Factory' building was a John Murgatroyd, and the building is described as cottages, numbers 127 and 129 (CRO(K) WT/DV/2/28 1910). In itself this is useful information as it shows that the property was not yet part of the Hickling Butchers, and not being used for making pies at this stage. This is in keeping with the date of the equipment for the storage and processing of meat that was recorded within the building and probably dates from the 1920s. The 1914 Ordnance Survey map that was annotated for the 1910 valuation was extremely faded and numbers for the other properties could not be read.

#### 3.2 Map Regression

3.2.1 **Todd's map of 1787:** this map shows a row of buildings, probably cottages, running east/west on the south side of the site (Plate 1). Building 2 was formed by the westernmost two of these cottages that fall within the site boundary, and Building 3 was the easternmost cottage. Building 1 has yet to be built and its location is shown as an open yard to the north of the row of cottages; this yard could be accessed from Stricklandgate.

3.2.2 **Wood's map of 1833:** this map shows the buildings to the north in a different arrangement (Plate 2). This plot is recorded on the map as belonging to a Mrs Wane. The row of cottages to the south remains unchanged.

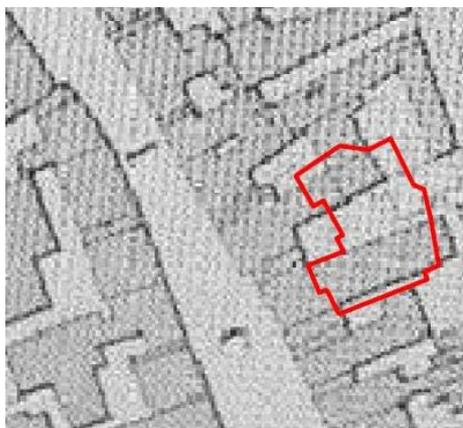
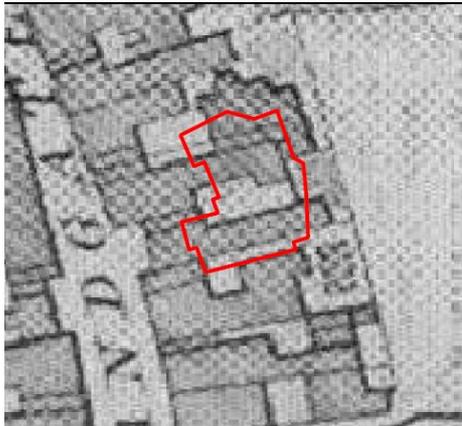


Plate 1: Todd's map of 1787



Plate 2: Wood's map of 1833

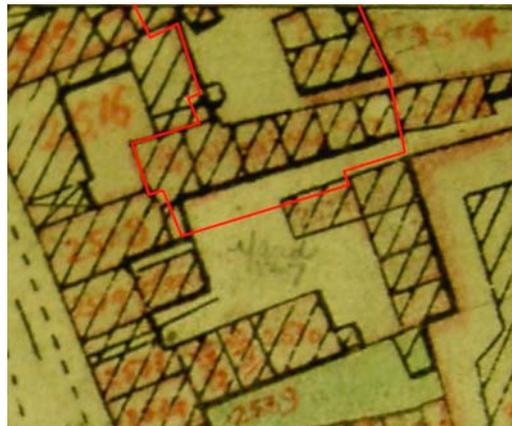
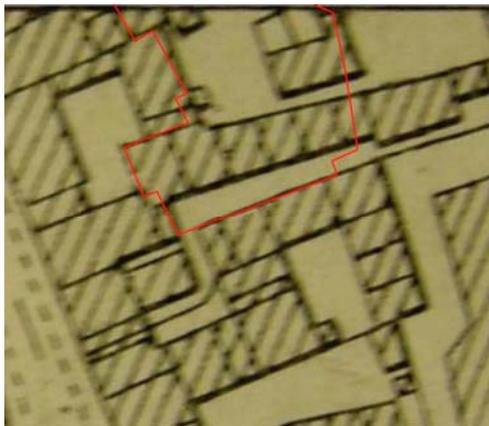
3.2.3 **Hoggarth's map of 1853:** the courtyard is now developed by further building to the north-west, and there is now a first floor extension over the access way to Stricklandgate (Plate 3).



**Plate 3: Hoggarth's Map of 1853**

**Plate 4: Ordnance Survey c1859**

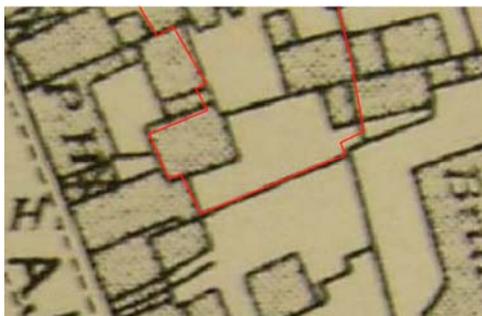
3.2.4 **Ordnance Survey c1859:** this detailed map shows that the buildings on the north side of the courtyard have now been demolished, thus giving better access to the yard (Plate 4). Building 1 appears for the first time, to the north of the east end of the row of cottages, and there are new buildings adjacent to the north side of Building 2. Building 2 is still shown as being two cottages.



**Plate 5: Ordnance Survey 1898**

**Plate 6: Ordnance Survey 1912**

3.2.5 **Ordnance Survey 1898:** there is not much detail on this map, as it is a much smaller scale than the previous map, although it does show that Building 2 is still two buildings (Plate 5).



**Plate 7: Ordnance Survey Map 1938**

3.2.6 **Ordnance 1912:** the map shows little has changed from 1898 (Plate 6).

3.2.7 **Ordnance Survey 1938:** this map shows many buildings are no longer extant within the site and surrounding area (Plate 7). The row of cottages have been demolished except for the two forming Building 2 and the one at the east end (Building 3). Building 2 would appear to be in operation as a pie factory at this time as is represented as a single building for the first time.

## 4. Building 1

### 4.1 Arrangement and Fabric

4.1.1 The building was rectangular, orientated east/west and was two storeys tall. The southern elevation was partly obscured behind Building 3 and the east elevation was only visible from a distance and was partly hidden behind an abutting neighbouring shed. The building was constructed of limestone rubble with large regular quoins on all four corners. The roof was clad with green Westmorland slate topped with sandstone ridge tiles; some more recent ceramic bonnet tiles were present at the west end. The ground floor was divided into two rooms of equal size both of which were accessed through garage doors. The eastern ground floor room had an inspection pit in the floor suggesting its most recent function had been as a mechanic's workshop. The western room housed a large workbench and had also been used as a workshop. The first floor was a single room open to the roof and was accessed by an inserted stairway at the west end. Access to the building was gained through a gateway to the north, and a relict access way was evident at the east end of the north elevation. The original doorways of the building featured flattened voussoir 'arches' constructed from limestone, and the first floor loading door had an ornate full 180° arch below the hoist beam.

### 4.2 External Detail

4.2.1 **North elevation** (Plate 8, Fig 2): the ground floor incorporated two double doors; the sliding door to the east was hung on an iron rail and was below a narrow timber porch that was covered in felt. This doorway was original and was set below a flattened voussoir arch. The double door to the west was hung on strap hinges; this appeared to be a pedestrian door originally as the flat arch only covered the eastern side of the doorway. Both doors were blue painted and of a board and batten construction. The two small windows were located at the east and west ends, and as with the doors the east window was apparently original and the west had been modified. The east window had a narrow pink sandstone sill and a roughly squared limestone lintel. The lack of an arch over this window may suggest that it was not original, although due to its diminutive size an arch was probably not considered necessary. The window frame was a modern white painted timber construction that housed four lights, the upper two of which opened upwards and outwards on a central horizontal pivot. The western window had been reduced in size to accommodate the enlarged doorway, and this was indicated by the removal of the east part of the flattened limestone arch. This window also had a pink sandstone sill whose width indicated the window's original eastward extent. The window had a white painted fixed timber casement that housed two lights arranged vertically. A large black-painted limestone gatepost butted the east end of this elevation suggesting a former access point to the yard, and a blue painted iron downpipe ran down the west side of the elevation.

4.2.2 The upper floor of this elevation housed a loading door with an ornate 180° limestone arch over. Above the arch was a black painted timber hoist beam. The doorway was timber lined and housed a blue painted board door that bolted shut; there was also a flaky yellow-grey sandstone sill below. The rest of this upper elevation was plain except for a cement scar that was located at first floor level on the west side of the elevation, this ran downwards at a shallow angle and appeared to represent the location of a former lean-to or outshot.

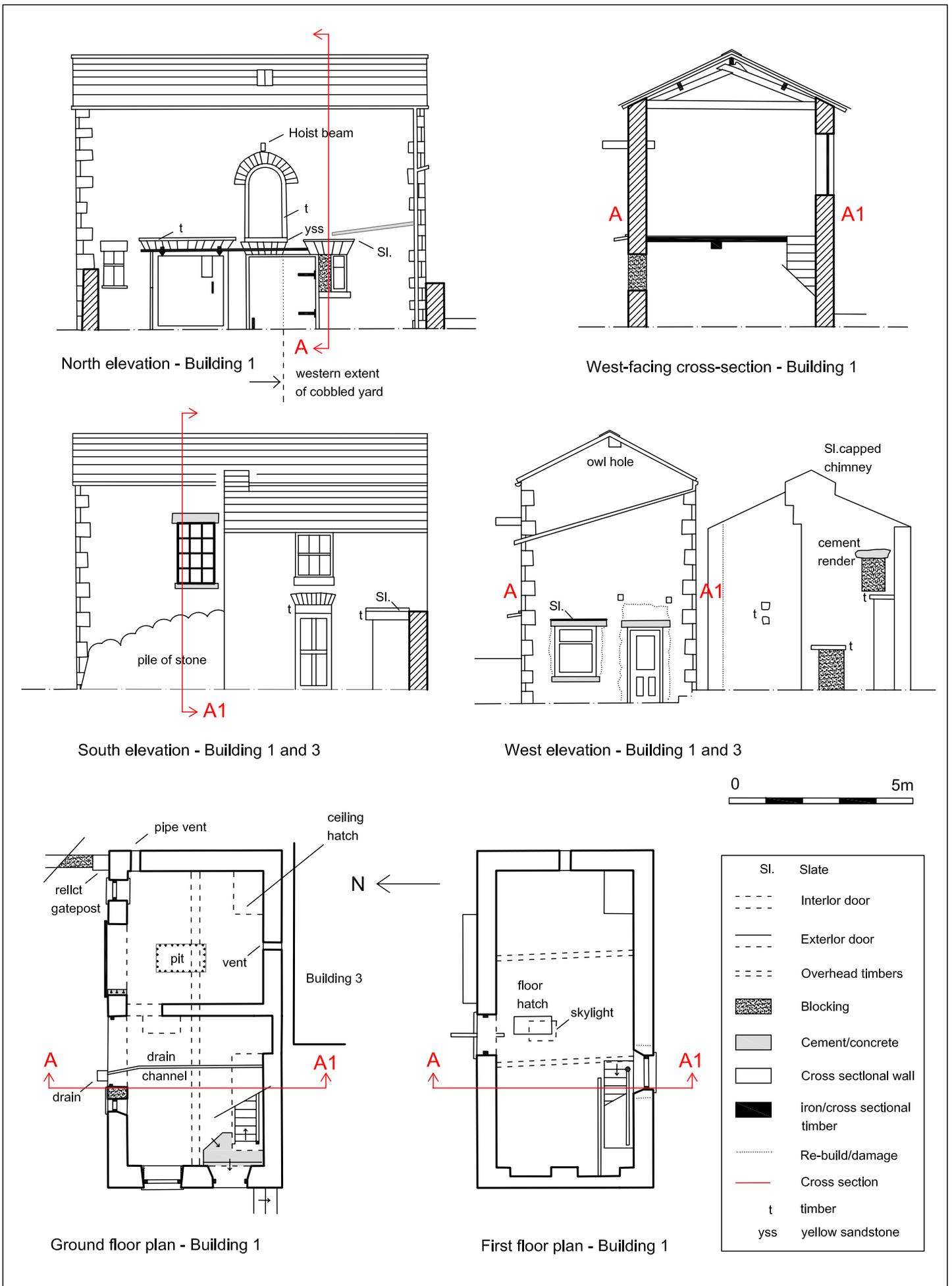


Figure 2: Elevations of Buildings 1 and 3, plans and cross-section of Building 1



**Plate 8: North elevation of Building 1**

**Plate 9: East elevation Building 1**

4.2.3 **East elevation:** as mentioned this elevation could only be viewed from a distance and was partly obscured by a shed that butted its lower level (Plate 9). What was visible of the elevation was entirely plain with the exception of a board-lined owl hole/vent under the apex of the roof.



**Plate 10: South elevation, Building 1**



**Plate 11: West elevation, Building 1**

4.2.4 **South elevation:** only the west end of this elevation was visible (Plate 10), the remainder being obscured by Building 3. The two buildings were not actually adjoined but the 0.30m gap between them combined with the large pile of stone evident in Plate 10 made detailed inspection of the east part of this elevation impossible. On the west side of the elevation at first floor height there was a large window with a concrete lintel and sill and signs of re-build on its western side. This window housed a fixed casement cast-iron frame with 12 panes. The rest of the elevation was plain although the large pile of stones appeared to cover the remains of an outbuilding that may have been part of Building 1.

4.2.5 **West elevation:** this formed the gable end of the building and housed a doorway at the southern end and a window to the north both of which had been

inserted (Plate 11). The doorway showed signs of re-build all around in the form of fresher looking mortar and had a concrete lintel. The timber door was constructed from blue painted timber board and had a boarded-up upper light and a modern mortice lock with a galvanised handle. Above the corners of the doorway at a height of 2.85m there were two sockets in the wall measuring approximately 0.15m square. These could have been created to hang a porch above the doorway. At the north end of the elevation there was a window with a concrete lintel and modern white painted timber casement; the upper of the two lights was a top hung ventilator with alloy casement stays. Directly below the apex of the roof there was an owl-hole. There were three steps at the south end of this elevation that led up to the raised ground on the south side of the building. A plastic downpipe slanted down across the upper part of this elevation from south to north, taking water from the southern guttering to join the downpipe on the northern elevation at its midpoint.

### 4.3 Internal Detail

4.3.1 **West room, ground floor:** the walls within this room had a cement skim up to a height of 1.2m above which they were plastered and painted white, the exception being the southern elevation that was un-painted and un-plastered above the cement. The small window in the north elevation had a single splayed jamb on the west side which also highlighted the fact that it had been narrowed to make way for the double door just to the east. The east elevation was the dividing wall and housed a doorway at the north end allowing access to the east room; there was no evidence for a door in the jambs. At the east end of the south elevation there was what appeared to be a blocked doorway with a 0.3m diameter pipe inserted into the top west corner (Plate 12), probably acting as an air vent. It seems unlikely that this was a doorway due to the location of Building 3 (see Fig 2), and was probably a recess to house an original fitting. Over the recess there was a modern looking square cut softwood lintel that had been painted white. A staircase ran along the south elevation from west to east rising over the recess.



**Plate 12: Recess in wall, west room**



**Plate 13: Doorways, east room**

4.3.2 The west elevation housed a door at the south end and a window at the north end. Both these apertures were located in recesses in the wall whose jambs ran from the floor to the ceiling and beyond. It appeared that both window and door had been inserted into original wall recesses that would have probably housed fittings. The floor had been laid with square cast ceramic sets that had a concrete drainage

channel running south to north. This drainage channel exited the west part of the double door which suggested that it post dated the original pedestrian doorway. This was probably true of the flooring in general which presumably superseded original flagstones. There were two concrete steps to the doorway in the west elevation, just at the base of the stairway. The ceiling was constructed of lath and plaster with a small ceiling hatch in the north-east corner. Running east to west down the centre of the room was a supporting beam which ran the length of the building. This beam had also been lathed and plastered, obscuring its fabric and finish.

4.3.3 **East room, ground floor:** the walls within this room had the concrete skim up to 1.20m and were whitewashed above. The north elevation housed the sliding doors, the lintel above which was also whitewashed but had the appearance of hand finished oak. A similar lintel was located above the window to the east of the door. The eastern elevation had a ceramic ventilation pipe towards the north end that was 0.20m in diameter and a square section sawn timber near the south end that measured 0.1m x 0.1m and whose function was unclear. The south elevation wall had a ceramic air vent measuring 0.15m x 0.22m set in the middle of the wall. The west elevation was plain excepting the doorway at the north end that led the adjacent room (Plate 13). The ceiling was the same construction as in the east room; this was evidenced by the ragged edged rectangular hatch cut into the south-east corner. Once again the floor was laid with ceramic sets and there was a vehicle inspection pit just behind the double doorway.



Plate 14: Loading door



Plate 15: Tie beam truss and roof

4.3.4 **First floor:** all elevations showed signs of render and whitewash. The loading door had a square cut whitewashed timber lintel and yellow sandstone sill, the oak door-frame neatly followed the shape of the arched doorway (Plate 14). Above the arch the hoist beam was visible and modern looking cement was evident around its insertion point in the wall suggesting it was a recent replacement. The east elevation was entirely plain except for the owl-hole. The window situated at the west end of the southern elevation had splayed jambs both of which showed signs of re-build or insertion. The two recesses from the ground floor west elevation continued up into this floor for about a metre and were equidistant from the north and south elevations. The recesses first appeared to be part blocked apertures and were both below flat arches made from voussoired limestone blocks suggesting their originality. Whilst there was apparent blocking in the south recess at least, including brickwork, it seems likely that this was re-build above the doorway that was knocked through. The

floor was laid with pine tongue and groove boards, most of which were modern, there was a stairwell at the south-west corner which had been inserted, the joist holes were evident in the southern wall within the stairwell and the floor boards were roughly cut around the stairway. There was a small floor hatch inside the loading door which appeared to be original, as well as a roughly chopped rectangular hole in the south-east corner that was probably not original.

**4.3.5 Roof:** The roof construction utilised two simple tie beam trusses that were made from hand-finished oak (Plate 15). The southern principals overlapped the northern ones and were secured with pegged mortice and tenon joints. The large hand-finished oak purlins ran past both trusses and were scarfed to shorter pieces at the east end. One of the trusses bore Baltic timber marks. The ridge purlin and rafters were fashioned from softwood and were machine cut, as were the laths, which may suggest the building had been re-roofed. The roof had been laid with green Westmorland slate and there was a small skylight on the northern pitch.

## 4.4 Discussion

**4.4.1** Building 1 was a relatively simple building that on the surface appeared to have undergone few changes. There were very few clues to its original function and many of its features raise more questions than answers. Some alterations and modifications could be detected however, by combining the results of the map regression with the results of the building recording. The majority of the changes that are evident relate to the addition or removal of other buildings adjacent to Building 1, others relate to its only known change of function to a garage.

- The map regression has revealed that the building was constructed between 1853 and 1859;
- Between 1859 and 1898 an outshot or lean-to was added to the west end of the northern elevation and this was still in existence in 1933. There was no evidence to help determine the function of this outshot, although it seems possible that it was a shelter for the coach horses while their tack was being put away and the coaches were being housed. The line of this shelter may also be demarked by the west edge of the cobbles in front of the building (see Plate 8);
- The addition of a building butting the eastern elevation occurred between 1898 and 1914. There was no sign on the interior that there were any windows and doors on this elevation that were affected by this;
- Until sometime between 1912 and 1938 the southern elevation was entirely hidden by the rear of the row of cottages that existed immediately to the south. This helps date the insertion of the window in this elevation whose cast iron casement seems in keeping with such a date. This fact also makes it even less likely that the recess under the stairs in the west room could have been a blocked doorway due to the restricted access available.

**4.4.2** It seems quite possible that the lower east room could have housed a coach given the size of the doorway it has always had. It would seem unlikely however that the building was used to stable horses given the small original pedestrian doorway to the west room, the lack of evidence for partitions in either rooms, and the lack of light in its original form. The recesses built into the west and south elevations of the west ground floor room may be helpful in determining its original function but it is difficult to be sure of their purpose. One can be relatively certain that the large open upper floor was used for storage given the hoist beam and the lack of windows in its original construction, and the owl holes seem to suggest a grain or grocery store. The original

access to this floor has not been resolved although a ladder may have sufficed for occasional access.

4.4.3 At some point in the mid 20<sup>th</sup> century the ground floor rooms of the building were modified and used for a garage workshop, an inspection pit was added to the east room and a workbench and tools in the west room appeared to have been used for mechanical repairs. It is likely that at this time the ceramic tiles were laid and the pedestrian door to the west room was enlarged to allow vehicular access. Both rooms also had vents built into the walls presumably to reduce carbon monoxide levels. It is probable that the door and window were added to the west elevation at this time to allow more light and easier access around parked vehicles.

## 5. Building 2

### 5.1 Arrangement and fabric

5.1.1 This building was originally two cottages that pre-date Todd's 1787 map (see Plate 1) and was converted into a single building by the insertion of doorways in the stud wall partitions on all floors. The building became a pie shop in the 20<sup>th</sup> century which was apparently part of Hickling's butchers on Stricklandgate; this was the building adjacent to the south-west. The partition wall separated the two stairwells which were located in the centre of the north elevation. The ground floor had been opened up into a single partitioned room which housed the pie making equipment, refrigeration units, mixing equipment, and oven. To facilitate the fridges the west stairwell was removed along with the floor of the room above where the fridge motors were housed. The main living areas on the first floor were otherwise untouched as were the bedrooms on the second floor. Once again the building was constructed from un-coursed limestone rubble but unlike Building 1 it lacked regular quoins. The cottages were orientated east/west and had a chimney at each gable end and green Westmorland slates on the roof. The majority of the north elevation was obscured by a building and walled compound/yard as was the north part of the west elevation which was visible from a passage way off Stricklandgate. There was a brick and timber conservatory at right angles to the west end of the southern elevation; this also butted the east gable end of the former butchers on Stricklandgate. Access between the butchers and Building 2 was facilitated through doors that led from either building into the conservatory.

### 5.2 External Detail

5.2.1 **North elevation:** this elevation formed the rear of the building, and all the ground floor except the east end of the east cottage was obscured by other buildings (Plate 16). The ground on this side was 0.5m higher than on the other elevations and a small garden area was present. This was the only corner of the building that had several roughly shaped and irregularly spaced limestone quoins. There was a ground floor window at the east end of the elevation that had a rendered timber lintel below a slate drip course and a limestone sill. The blue painted timber window frame held a side hung casement light arranged alongside a fixed casement light both of which were arranged below a shallower top hung double light ventilator. The casement stays and frosted glass suggested a 20<sup>th</sup> century date. Cement pointing around the window also indicated it was a replacement. The first floor window was located slightly further to the west and housed a white painted timber framed sliding sash type window with two rows of three vertically orientated lights. This window appeared to have a thin sandstone sill and a slate drip course over a lintel that was covered by timber board. A second first floor window that would have belonged to the west cottage can only really be described from the inside as it was too distant to be recorded externally (see 5.4.3).

5.2.2 **East elevation:** this formed the east gable end with chimney stack and had a door at the north end of the ground floor with a very small window on its south side (Plate 17). The doorway had a concrete rendered timber lintel over a basic timber frame that held a pair of blue painted narrow timber plank doors. The small ground floor window had a white painted fixed casement timber frame with two lights arranged vertically, and the lintel and sill were made from sandstone. This window presumably dated from after the adjacent cottages to the north were demolished between 1912 and 1938 (see Plate 6 and Plate 7). There was a window on the first floor that had been neatly blocked with limestone rubble in keeping with the wall, this was presumably blocked prior to the addition of further cottages butting this elevation

which must have been before 1787 (see Plate 1). A further window was located to the north of the roof apex line on the second floor, again this is probably post 1912. The upper window was a modern white painted timber fixed casement with a single light and had a timber lintel covered by hanging slates and a chipboard sill.

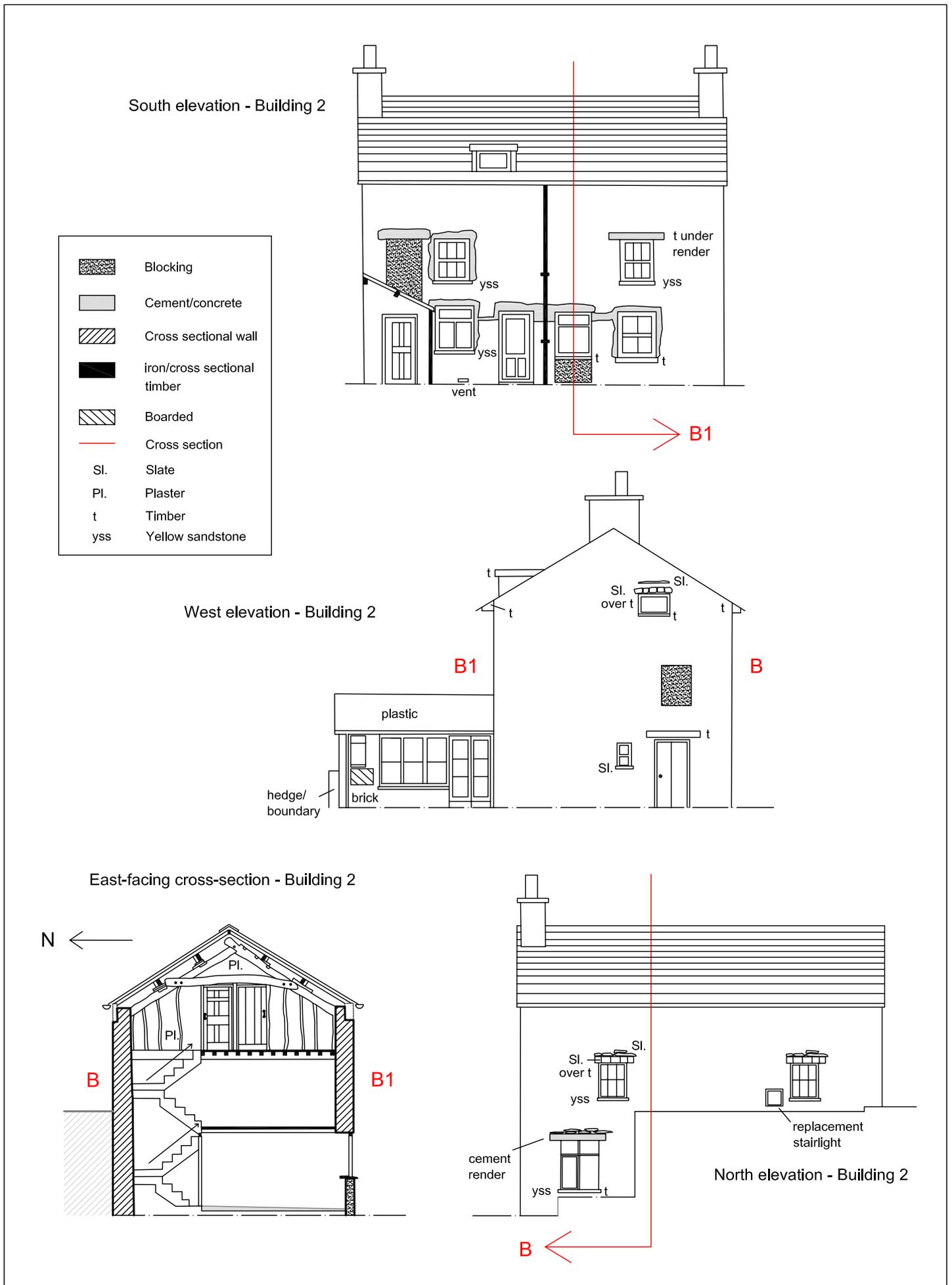


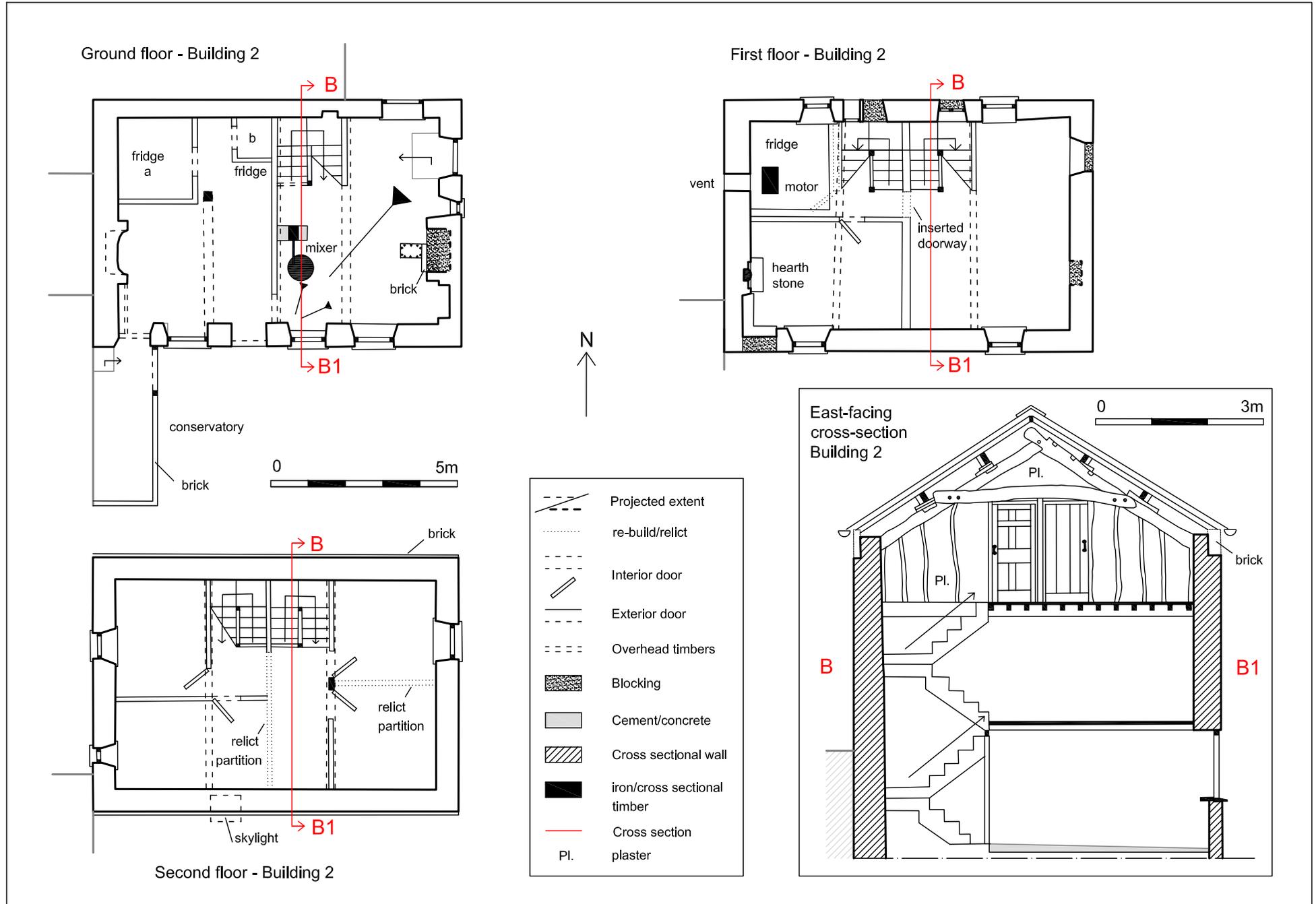
**Plate 16: North elevation, Building 2**

**Plate 17: East elevation, Building 2**

5.2.3 **South elevation, lower:** there were two doorways and three windows on the ground floor (Plate 18 and Plate 19). The doorway at the west end could only be accessed via the conservatory and would appear to have been inserted. The window just to the east of the conservatory had a blue painted timber window frame which held two fixed frosted lights arranged side by side below a shallow top hung ventilator. The casement stays and frosted glass suggested a 20<sup>th</sup> century date, and cement pointing around the window also indicated it was a replacement although probably in an original location. The sill was yellow sandstone and possibly original too. The doorway to the east of the window was probably the original entrance to the west cottage; this was just to the west of the downpipe that roughly demarked the original junction of the two cottages. The blue painted door was panelled and held a large frosted upper light; cement render on the door lintel obscured its fabric. The window just east of the downpipe had a modern blue painted frame with a large fixed frosted light below a shallow upper top hung ventilator again with a single frosted light. The sill and lintel were timber although once again the lintel had been rendered. This window had partly filled a blocked doorway which was the original entrance to the eastern cottage. The original window for this cottage, at the west end of this elevation, held a modern blue painted sliding sash window with four frosted lights. This window had a timber sill and a rendered lintel.

5.2.4 **South elevation, upper:** the upper cottage windows were located directly above the original ground floor windows and both held blue painted six light sliding sash windows. The window lintels had been rendered over and the sills were thin yellow sandstone. There was also a blocked aperture at the west end of this elevation which was directly above the ground floor door located in the conservatory. The lintel for this aperture had also been rendered but with a pinker-orange mortar, the sides were very straight and seemed to extend below the level of the upper windows. Some red brick had been incorporated into the blocking of this aperture, which appeared to be too tall for a window was probably an original doorway into an adjoining building.





Client: Aquine Ltd

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Figure 4: Plans and cross-section of Building 2



**Plate 18: South elevation of Building 2**



**Plate 19: South elevation, east end**

5.2.5 **Conservatory:** this was constructed from a single skin of brickwork up to a height of 0.65m, with a timber frame holding glass panes above. The floor was concrete and a small step down in the north-west corner led to a blocked door to the former butchers to the north. The south end was brick up to roof height and held a small modern timber framed window holding an upper ventilator above a fixed lower light both of which contained frosted glass panes. This region of the outbuilding was separate from the conservatory and housed a lavatory which could only be accessed from the building to the west. The roof was a mono-pitch of double-ply transparent plastic sheeting.

### 5.3 Internal Detail – Ground Floor

5.3.1 **West room, ground floor:** the walls were finished with plaster and painted white. There was a large fireplace in the west elevation just off-centre to the south which had been blocked. At some point a blue painted steel I-beam had been inserted to act as a lintel over the fireplace, it is possible that the fireplace once held a range that had been removed. In the north-west corner there was a large commercial fridge with the trade name Frostmaster, this measured 2.15m x 2.30m and was the height of the ceiling. In the north-east corner of the room there was another smaller commercial fridge manufactured by Frigidaire (Plate 20). The installation of this unit necessitated the removal of the ground floor staircase. The east elevation was a modern stud wall constructed of timber and hardboard with a sliding door at the south end that gave access to the east room. In the centre of the modern partition there were two large windows allowing more light to enter the west room from the lighter eastern room. The south elevation had an inserted doorway at the west end which held a white painted timber four panel door (Plate 21). The east jamb of the doorway appeared to have been completely re-built. To the east of the doorway there was a window which was built into a floor to ceiling recess in the wall and appeared to be in its original location. The ceiling was lath and white painted plaster and had a beam running south to north off centre to the west. This beam terminated 2m from the north wall, having been truncated to allow the door of the Frostmaster to open. The beam end was supported by a white painted rectangular timber column with chamfered edges. The floor was concrete with a linoleum covering.



**Plate 20: Walk-in refrigerators, west room ground floor**



**Plate 21: West door, access via conservatory**

5.3.2 **Ground floor, east room:** all the elevations were plastered and painted white except for the west elevation which was the modern stud wall partition with access to the west room. There was a staircase in the west corner that ran up to the north elevation where it turned to the east and then returned back on itself. The underside of the staircase was partitioned off by a lath and plaster partition that looked original, beneath this there was a small squarish deep recess/alcove in the north elevation the function of which was hard to determine. This recess may indeed have been a blocked aperture that went out of use when the buildings to the north of Building 2 were added between 1833 and 1859. There was a blocked window just above the landing mid-way up the staircase, and this had a whitewashed timber frame with a central timber mullion style partition. Once again this blocking would date from between 1833 and 1859 when the buildings to the north were added (see Plate 2 and Plate 4). The window was set back against the exterior edge of the wall and had a timber board sill, while midway up the window a secondary board had been inserted to form an upper shelf.

5.3.3 On the east side of the staircase there was a large window, as described in 5.2.1, which extended up to ceiling height. The east elevation had a wide low doorway at the north end which was set below the floor level by a single step. The doorjambes were splayed and the whitewashed timber lintel was chamfered. The doorway held a pair of irregular looking plank doors that were braced on the inside, the northern door had five horizontal braces and the southern door had three, both were hung on strap hinges and were whitewashed. Just to the south of the centre of the elevation there was a blocked fireplace which had been bricked up and nothing remained of its original fittings or surround. The fireplace had at some point been supplied by a gas pipe and it seems possible that an oven had replaced the original grate. In front of the fireplace there was a slot in the concrete floor, this suggested that some alteration to the fireplace had taken place after the sloping floor of the building had been laid. In between the fireplace and doorway to the north there was a small narrow window with timber lintel and stone sill which appeared to be original. The window was located in a recess in the wall that did not reach roof height and whose jambs were splayed. A further recess was located between the fireplace and the southern elevation; this reached the height of the ceiling and had presumably been used for shelving/storage. The south elevation housed two windows, the window at the east end was a modern window in an original location and has been described in 5.2.3, this window had a timber sill and splayed jambs. The window to

the west occupied the upper part of a blocked doorway and also had slightly splayed jambs suggesting some modification to its original shape had taken place.

5.3.4 The ceiling in the east ground floor room of Building 2 was very uneven lath and plaster construction that was whitewashed. A central whitewashed beam offered support over the internal partition between the east and west rooms and a second north/south beam ran over the east side of the stairwell. The floor of the east room sloped from the north-east corner towards the blocked doorway in the south-west; the lack of a drain in the door blocking may suggest that the door was blocked later than the floor was laid.



Plate 22: Fireplace ground floor east elevation



Plate 23: Mixing machine and electric motor

5.3.5 The floor itself was made of concrete and the deliberate and obvious slope would suggest an industrial function for the room presumably contemporary with the commencement of the pie manufacturing. Further evidence of pie making, or other meat processing, was suggested by a large industrial mixer which was located against the partition wall between the east and west rooms (Plate 23). The machine was manufactured by the Barwin Engineering Company of Wilmslow and was powered by an electric motor manufactured by the Electric Motor Construction Co Ltd; the motor was connected to a 400v switch box which was fixed to the partition wall.

## 5.4 Internal Detail – First Floor

5.4.1 **Introduction:** the original form of this floor consisted of two rooms for the west cottage, the south-west room being the main living room. Both rooms were accessed from the stairway landing from which they were partitioned off (Plate 27). The east cottage had one large living room on this floor which was accessed directly from the top of the stairs.

5.4.2 **First floor, south-west room:** the north and east elevations were stud walls, constructed from lath and whitewashed plaster and appeared original. There was a doorway in the east end of the north elevation to allow access to the room from the staircase landing. There was a sliding sash window in the south elevation that had a timber board sill and splayed jambs, and while the window was a replacement the location was original. In the south-west corner of the room the wall was recessed to allow for fitted cupboards or cabinets and what appeared to be the outline of a mirror. It seemed likely that the part of the recess on the west elevation may have been an

original feature, while the part on the southern elevation had been formed by the partial blocking of an original doorway. In the centre of the west elevation there was a cast iron fireplace (Plate 24). The floor of the room was laid with softwood machine cut planks approximately 0.2m in width. On the south and east elevations there was 0.1m high beaded skirting boards. The ceiling was lath and plaster and either white-painted or whitewashed.



**Plate 24: South-west corner of south-west room, first floor**

**5.4.3 First floor, north-west room** the elevations were all plastered and whitewashed. The north elevation had a window towards the west end that appeared to be in an original location; this was one of the six-light sliding sash windows (Plate 25). The jambs were splayed and there was a timber sill that was 0.20m lower than the external sill. Adjacent to the east side of this window there was a small square window with a rudimentary timber frame and a single perspex pane. There was a further window just to the east which was boarded over and would have been the stairlight. It would appear that the stairlight was blocked by the addition of newer buildings to the north, between 1833 and 1859 (see Plate 2 to Plate 4); the small window is its replacement at a higher level (Plate 25). This replacement stairlight must pre-date the removal of the stairs for the refrigeration units on the ground floor, and associated stud wall partition that enclosed the stair landing on this floor (see Fig 4). The floor had been completely removed from the west half of the room to allow space for the top of the large refrigerators on the ground floor (Plate 26). The tops of the refrigerators were effectively the floor surface on top of which sat the electric motors that powered them; the motor for the larger Frostmaster fridge was labelled 'Prestcold Refrigeration'. Once again the ceiling was plastered laths and was considerably bowed in the centre.

**5.4.4 First floor, east room:** this room extended the full width of the building from the north to the south. All the elevations were plastered and whitewashed and a 0.1m high beaded skirting board remained on the west and south elevations. The north elevation had a centrally positioned window with slightly splayed jambs and a timber sill that was 0.13m lower than the external sill. The east elevation had a blocked fireplace towards the south end, this had been entirely removed and the aperture blocked by limestone rubble and brickwork which had been partially whitewashed. The blocking of this fireplace presumably occurred at the time the ground floor fireplace was converted to a gas fire or oven (Plate 22 and Plate 28). There was also a blocked window towards the north end of this elevation which had a timber sill. There was a window in the south elevation with splayed jambs and a wooden sill, this window was the same as all the windows filling the original apertures on this floor

(Plate 24 and Plate 25). The west elevation was the lath and plaster stud partition wall that originally separated the two cottages, a doorway had been inserted when the cottages were combined. The floor in this room was laid with softwood machine cut planks that were approximately 0.2m in width. The lath and plaster from the ceiling had been largely removed revealing hand finished oak joists and softwood boards, some of which had Baltic timber marks.



**Plate 25: Windows in north elevation, north-west room**

**Plate 26: Electric motor on top of 'Frostmaster' refrigerator**



**Plate 27: First floor east staircase and blocked stairlight**

**Plate 28: Blocked fireplace, first floor, east elevation, east room**

## 5.5 Internal Detail - Second Floor

**5.5.1 Introduction:** the original form of this floor consisted of two rooms for the west cottage that mirrored the layout on the floor below. Each room would appear to have been a bedroom, and both were accessed from the stairway landing from which they were partitioned off. The west cottage had a north/south corridor opening off the top of the stairs, from which two bedrooms could be accessed separately to the east. Presumably this corridor would have helped grant a modicum of privacy between the two households. Due to the fitting of a new slate roof some alterations had been made to the internal structure of the top floor. The exterior elevations which were

1.2m high had been strengthened with modern bricks (see Fig 3) and sealed with concrete. The original trusses had been left in to support the new roof. The original ceilings, approximately 2m in height, were no longer extant, having been removed to fit the roof. There was a modern skylight on the south pitch situated off centre to the west.

**5.5.2 Second floor, south-west room:** the north and east elevations were lath and plaster partitions, and the doorway into this room was located towards the east end of the north elevation. The door was hung on a simple timber frame with strap hinges and comprised four vertical planks which were braced to the rear with four horizontal chamfered battens, and it was secured with a simple iron latch. The original east elevation of this room had been removed (see Plate 30), and at the time of recording was formed by the west elevation of the east cottage's south bedroom which is described in 5.5.5. This effectively left the north elevation free-standing, it appeared to have endured many coats of paint the latest of which was a faded mustard colour. The south and west elevations were plain, and there was a small inserted window in the west elevation that must have post-dated the demolition of the cottages that existed to the south assuming that they were the same height as this cottage. This would have happened sometime between 1853 and 1859 (see Plate 3 and Plate 4). The window had splayed jambs and a timber casement with a single light. The external sill has been rendered and the internal sill was timber. The floor of the room was laid with softwood planks 0.3m to 0.4m in width that may have been original. The south and west elevations had a 0.08m high beaded skirting board.

**5.5.3 Second floor, north-west room:** the north elevation was a plain plastered wall with the remnants of wallpaper on the walls. The east elevation was formed by a lath and plaster stud partition that was constructed under the north end of the west truss. There was a door in the south end of this elevation which was the same as that described for the room to the south. The southern elevation was formed by part of the stud partition wall that made up the north elevation of the southern room; there appeared to be the remains of various layers of wallpaper attached. There was a small window in the otherwise plain west elevation that matched the one in the room to the south.



**Plate 29: Partition and ceiling scars, second floor east rooms**

**Plate 30: Roof truss and collar with partition wall and exposed staves. Partition scar on floor for east elevation of second floor north-west room**

**5.5.4 Second floor, east room:** the north, east, and south elevations were the external walls and had been plastered and painted a mustard colour. On the north side of the east elevation was a window with slightly splayed jambs, this had probably been inserted post 1912 when the cottages to the east were demolished. Scars on the plaster running horizontally 2m above the floor, and vertically down the

centre of the east elevation, revealed the height of the original ceiling and partition wall which were no longer extant (Plate 29). The east elevation was a lath and plaster stud wall positioned under the collar of the east truss and ran the width of the building. The stud wall was fully plastered on the east side, and the staves were exposed on the west side (Plate 30). There was a door either side of a central post which was keyed into the floor beam and the truss collar. One door was plank and baton, the other a six panelled door. Each door had strap hinges and iron latches, with the six panel door having a wooden lock casement. The floor had been laid with softwood machine cut boards approximately 0.14m in width and ran counter to the rest of the second floor.

**5.5.5 Second floor, landing, passage way, and roof:** the original partition between the two respective cottages still remained between the staircases, although it had been removed south of this (Plate 30) to join the two landings and open out the east end of the south-west room. This removed the north/south passage that would have existed at the top of the east cottage stairs to provide access to the bedrooms. The east side of the passage is evident in Plate 30 and the construction of this stud wall could clearly be seen with the staves running between the floor beam and the underside of the principal rafters and truss collar. While the original roofing had been replaced the original pair of trusses was still in place to support the temporary roof. The trusses consisted of collared or braced principal rafters that were keyed into the walls and loosely related to the underlying beam through the staves of the stud partition. The principal rafters were notched and pegged and as with the collar and staves were fashioned from roughly shaped, hand finished oak. The collars were lap jointed to the principals to which they were also secured with iron pegs (see Fig 3).

## 5.6 Discussion

**5.6.1 Phase 1 and 2, pre-1787:** these phases represent the construction of the cottages forming Building 2 and the presumed subsequent addition of further cottages to the east, probably soon after. The two cottages that were combined to form Building 2 were constructed sometime prior to Todd's map of 1787. The majority of the original room layouts on the first and second floor are still in evidence and the roof trusses, much of the second level flooring and stud partitions all appear to be original. It also seems likely that when these two cottages were constructed they were not part of the row of cottages that developed to the east. The evidence for this is slight as the first map referenced shows Building 2 to be part of a row by 1787, however as mentioned the fact it did not share a chimney and that there was a window on the first floor that was blocked may suggest it had an eastern aspect in its early days. Unlike the western elevation of Building 3 there was no evidence for the continuation of the east west walls and no evidence of any interior features on its eastern external elevation.

**5.6.2 Phase 3, 1833-1859:** this phase is represented by the addition of buildings to the north elevation of the cottages and the removal of buildings to the west. Dating for this phase comes from the map regression (Plate 2 to Plate 4). The physical evidence is from blocked apertures, most notably the first floor stairlights in both cottages and especially relevant being the small replacement stairlight in the western cottage. There was also a recess in the north elevation under the east ground floor stairs that may represent a blocking related to the new constructions to the north. Within the time frame of this phase another alteration that occurred was the apparent demolition of an adjacent building to the west (see Plate 3 to Plate 4); this may well have facilitated the insertion of the second floor windows in the west elevation.

**5.6.3 Phase 4, 1912-1938:** this is a period of great change to the cottages and encompasses their transformation into the pie factory. The row of cottages to the

east were demolished between these two dates, this was significant because it allowed a new entrance and windows in the east end of the east cottage, as well as a new access way to the buildings from the north. Changes to the cottages relating to the manufacture of pies included the introduction of the mixing machine and refrigeration units and their associated electrical supplies. The Frigidaire Company was set up in 1916 when the first commercial fridge was produced and gained its name in 1918 when General Motors bought the business (Electrolux International Company 2007); the Frostmaster fridge and mixing machines would appear to date from a similar era. The concrete floor in the east cottage must have been laid prior to the mixing machine being installed and the stairs and first floor north-west floor were removed to accommodate the fridges. The ground floor west overhead beam was also truncated to the north to allow the large fridge door to open and a small vent was put in the first floor west elevation to ventilate the room housing the fridge motors.

5.6.4 As a consequence of removing the ground floor stairs of the west room the first floor partition between the two cottages would have had to be knocked through to allow access to the upper floors of the west cottage. It seems probable that the conversion of the east ground floor fireplace into a gas fire or possibly an oven would have occurred at this time, and this may have resulted in the blocking of the east first floor fireplace. The fireplace on the west ground floor may have also been blocked to keep the factory clean and tidy. It is probable that the original doorway to the east cottage was part blocked and turned into a window at this time as any original ground floor partition of the cottages was no longer necessary. It also seems likely that the doorway from the butchers to the west was added at this time as well as its associated door into the south-west of the west cottage. The insertion of these doors was to facilitate access between the meat processing and storage area and the shop in which it was sold. It is quite possible that the conservatory was added at this time to cover both the doorways, although the plastic roof was obviously a later addition. It is possible that the upper door in the southern elevation of the west cottage may have been blocked at this time too, the conservatory having replaced a more substantial two storey building. The blocking in the doorway incorporated some red brick which would be in keeping with this date.

5.6.5 **Phase 5, late 20<sup>th</sup> onwards:** later alterations to the building include the blocking of the access from the butchers shop into the conservatory; this would probably be contemporary with the decline of the pie making business and the butchers shop. The replacement of the building's roof and its preparation to return to being dwellings again complete the cycle.

## 6. Building 3

### 6.1 Arrangement and Fabric

6.1.1 Building 3 was rectangular in shape, being narrower in width than length. It was the westernmost remnant of a terrace, thus the exterior west elevation was originally an internal elevation. The terrace originally ran west to join Building 2, and both were shown on Todd's 1787 map. Building 3 was butted to the east by Thorn Cottage in the second half of the 19<sup>th</sup> century and Building 1 was constructed to the north in the 1850s. The external walls were constructed of limestone rubble and it was roofed with green Westmorland slate. Internally the building has been altered considerably with the ground floor and the rear (north) half the first floor removed. All the original internal walls and features have also been removed except for a cast-iron fireplace on the west elevation of the first floor. Brick walls had been inserted to divide the building into three separate storage areas. Due to the unsafe nature of the decaying first floor and the quantity of timber that was crammed into the building no internal recording was possible.

### 6.2 External Detail

6.2.1 **South elevation:** in the centre of the elevation there was a high doorway under a flat voussoir arch (Plate 31; Fig 2). The modern looking four panel timber door was painted a pale blue. Given the height of the doorway arch it would appear that it was originally the top of the first floor window. To the east of the converted window was the original doorway which had a roughly fashioned oak lintel under a slate drip course; there was no door present. Directly above the original ground floor window there was an upper window which was a timber-framed sash type with six panes. This window had a slate sill and the lintel appeared to be formed by the wall plate. The rest of the elevation was plain except for the plastic downpipe that ran from the plastic gutter, and this feature along with the modern door and the relatively fresh looking pointing suggest that the building may have been in use until fairly recently.



Plate 31: Building 3, south elevation



Plate 32: Building 3, west elevation

6.2.2 **West elevation:** the west elevation was the internal wall of one of the three cottages that existed between this building and Building 2 (Plate 32; Fig 2). The chimney that was originally shared had been capped with pitched slate. At the south

end of the elevation there was a tall narrow recess with a timber lintel which was probably used for shelving. The chimney breast extended from this recess to the centre of the elevation. Above the recess there was a blocked fireplace. On the ground floor of the chimney breast there was a second blocked fireplace with a timber lintel. Between the centre and north end of the elevation there was a sawn off joist measuring 0.25m x 0.2m, and this was approximately 2.25m above the ground.

## 6.3 Discussion

6.3.1 There is little that can be said about this cottage as the interior could not be recorded. It is evident from Plate 1 that it existed as far back as 1787 and formed the east end of a row of four cottages that apparently butted the east side of the slightly larger plan cottages of Building 2. The blocked window in the east elevation of Building 2, as well as its self-contained chimney, all suggest that the row of cottages that Building 3 was part of came later and filled a convenient gap. The simple nature and small size of the cottages in this row is probably what contributed to their demolition. It is possible that they were constructed specifically for the workers of a particular industry or business in the area and were demolished after that industry died out or re-located. The low status of this building is illustrated by the fact that in the latter half of the 19<sup>th</sup> century two external aspects were lost by the addition of Thorn Cottage to the east and Building 1 to the north. It would also appear that the east end of Building 3 was constructed using an already existing boundary wall.

## 7. Conclusion

7.1 The project provided the chance to record the construction and layout of two relatively unchanged late 18<sup>th</sup> century cottages which subsequently became a pie factory (Building 2). To be able to record the living arrangements of two or more families from such a time must be considered a relatively rare opportunity and very worthwhile. The project also highlighted the development and change occurring within one of Kendal's many yards within the last two hundred years as evidenced by the map regression.

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