# CREATIVE CONFECTIONARY SITE, CROSS LANE, KENDAL, CUMBRIA

Archaeological Desk-Based Assessment





Client: Andrew Wilson

NGR: 351478 492115

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# Non-Technical Summary

In order to provide information to accompany a proposed planning application for the Creative Confectionary Site, Cross Lane, Kendal, Cumbria, Greenlane Archaeology was commissioned to carry out a desk-based assessment. This is intended to identify whether there are any known archaeological remains within the proposed development site, and what the potential for as yet unknown archaeological remains to be present is. The assessment was carried out by Greenlane Archaeology in February 2011 and included a site visit.

The site is situated in the Kirkland area of Kendal, to the west of and within the medieval pattern of burgage plots that extends from the main street, although Kirkland is thought to have more ancient origins and is considered the earliest element of the town. Even earlier remains are not known from the immediate area, although they are known from the wider district, with scattered early prehistoric find spots from the region, and larger sites of late prehistoric and Roman date known in the area immediately around Kendal. Several other pieces of archaeological investigation have been carried out in the area immediately around the site, and while these have not made any significant discoveries, deposits and finds of medieval and post-medieval date have been identified.

The site visit identified few constraints to further archaeological work, other than the presence of the extant buildings on the site, although those in Area A are considered to be of some historical importance in their own right, having been constructed in the late 19th century and formed part of a group of buildings utilised by a wool stapler.

Regardless of what form any proposed development takes it is recommended the standing building in Area A be recorded in more detail. In view of the potential for below-ground archaeological remains to be present within the site, it is also recommended that further investigation be carried out. Should the redevelopment of the site involve new construction following the demolition of the standing buildings, it is recommended that this, as a minimum, be monitored by watching brief.

# Acknowledgements

# 1.    Introduction

## 1.1    Circumstances of the Project

1.1.1    Prior to the submission of a planning application for the redevelopment of the Creative Confectionary site, Cross Lane, Kendal, Cumbria (NGR 351478 492115), Greenlane Archaeology was commissioned to carry out an archaeological desk-based assessment of the area including a visual inspection. This was intended to establish at an early stage whether it was likely to have any archaeological potential, to act as supporting documentation with the subsequent application.

## 1.2    Location, Geology, and Topography

1.2.1    The site is situated on the west side of Kirkland in Kendal (Figure 1), at the back of the medieval burgage plots which run at right angles to the road. The site is divided into two areas on either side of Cross Lane, which is a small L-shaped street adjoining Chapel Lane at its north end; Area A to the west and Area B to the east. The standing buildings in both areas face onto Cross Lane.

1.2.2    The site lies at approximately 50m above sea level. Kendal is largely situated on an area of Bannisdale Slates, but there is a large area of Carboniferous limestone to the west (Moseley 1978, plate 1). The overlying drift deposits comprise glacial material such as boulder clay, which forms a hummocky landscape outside of the town (Countryside Commission 1998, 66). The soils which underlie the urban part of Kendal are described as 'urban' by the Soil Survey of England and Wales, but the surrounding areas are all typical Brown Earths (Ordnance Survey 1983).
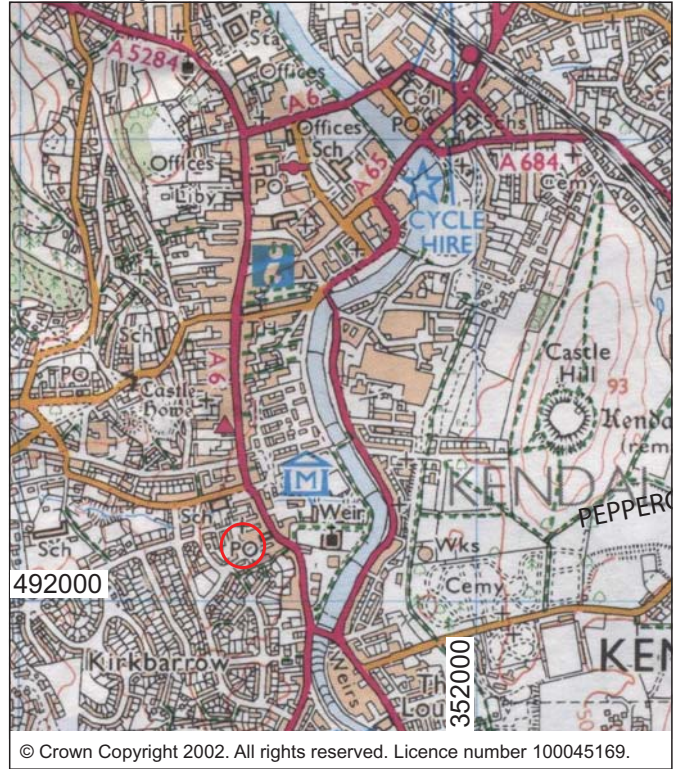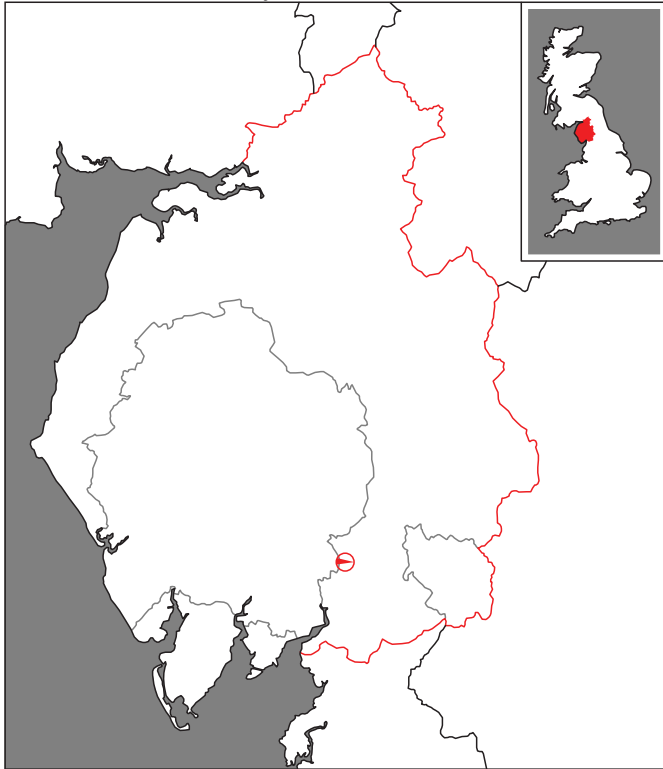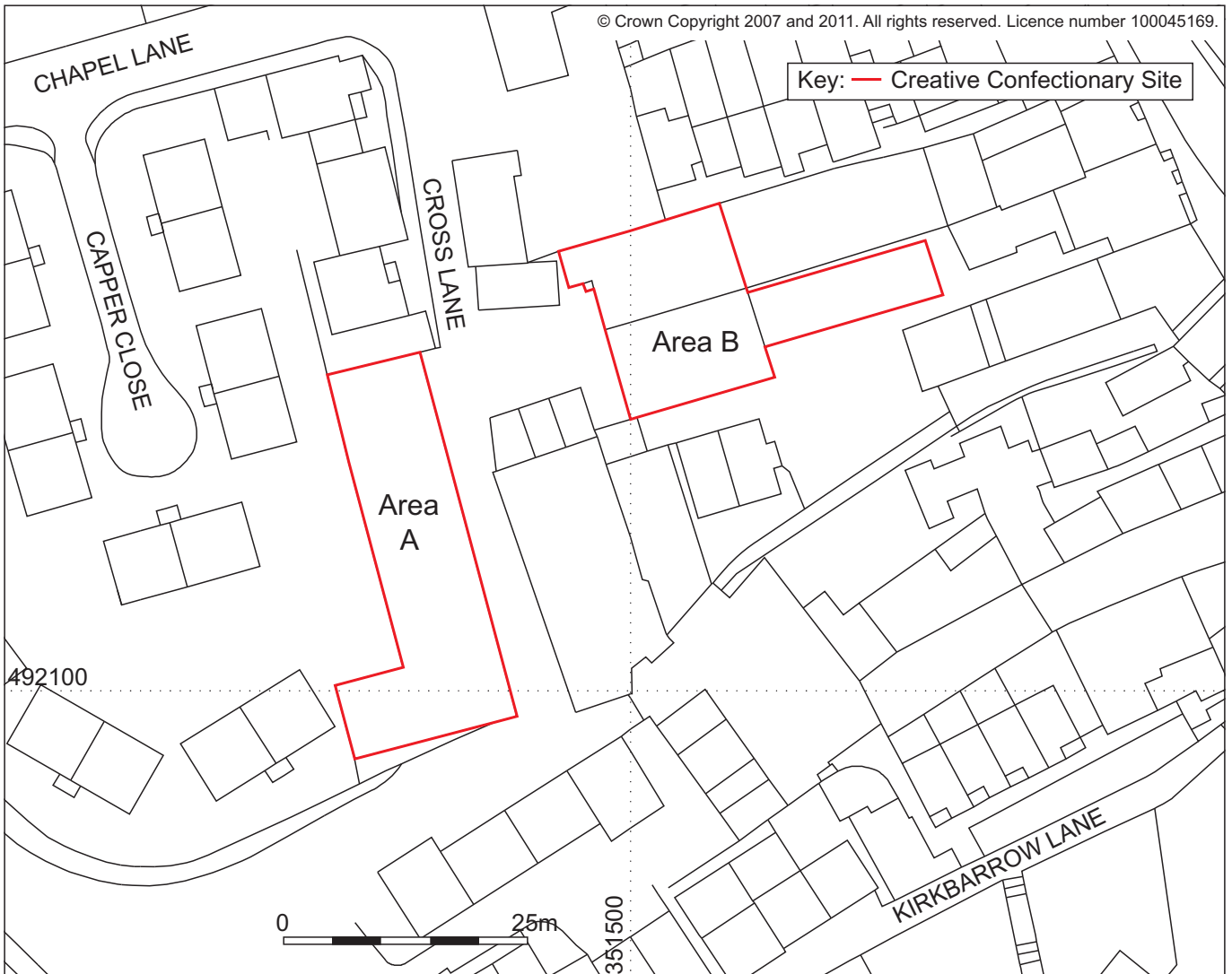
492000

352000

Key: —— Creative Confectionary Site

CHAPEL LANE

CAPPER CLOSE

CROSS LANE

Area B

Area A

492100

KIRKBARROW LANE

351500

0          25m

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**Figure 1: Site location**

# 2.    Methodology

## 2.1    Desk-Based Assessment

2.1.1    A desk-based assessment was carried out in accordance with the guidelines of the Institute for Archaeologists (IfA 2008a). 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, although much of this information was compiled during previous work carried out for the site on the opposite side of the Cross Lane (Greenlane Archaeology 2007):

- **Cumbria Historic Environment Record (HER)**: 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. Details of all the known sites of archaeological interest and previous pieces of archaeological work carried out within 100m of the centre of the proposed development area (the 'study area') were examined; each identified site comes with a grid reference, description and source and any additional information which was referenced was also examined as necessary. In addition, unpublished reports of archaeological investigations in the vicinity of the site were examined;

- **Cumbria Record Office, Kendal (CRO(K))**: this was visited principally in order to examine early maps and plans of the site, but other documentary sources and published records were also consulted in order to gather information about the historical development of the site and its environs, and also information about the archaeology of its immediate environs;

- **Kendal Library, Local Studies**: additional primary and secondary sources were examined;

- **Greenlane Archaeology library**: additional secondary sources, used to provide information for the site background, were examined.

## 2.2    Site Visit

2.2.1    A brief site visit was carried out, primarily with the intension of identifying any areas that might prove constraining to any subsequent archaeological work and whether the site had been affected by any modern activity that might have impacted upon archaeological remains. Digital photographs of all features of interest were taken and some of these have been used to illustrate the report (see *Section 3.4* below).

## 2.3    Archive

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

# 3. Results

## 3.1 Introduction

3.1.1 The results of the desk-based assessment have been used to produce two separate elements. Firstly all sites of archaeological interest recorded within the study area were compiled into a gazetteer (*Appendix 1*, summaries in Table 1 and shown in Figure 1). The gazetteer is used to assess the general type of historic landscape that makes up the study area, contribute to the compilation of the general history of the site (see *Section 4*) and, more importantly, identify sites that are likely to be affected by the proposed development, and is enhanced by the results of the site visit (see *Section 3.4*). The significance of each of these sites and the degree to which they are likely to be affected is considered in *Section 5* and from this recommendations for further work are produced.

3.1.2 The second purpose of the desk-based assessment is to produce a background history of the site. This is intended to cover all periods, in part to provide information that can be used to assess the potential of the site (particularly for the presence of remains that are otherwise not recorded in the study area), but more importantly to present the documented details of any sites that are known (see *Section 4*).

## 3.2 The known archaeological resource

3.2.1 A total of five individual sites of archaeological interest are recorded within the study area in the HER (see *Appendix 1*; summarised in Table 1 below), ranging from medieval to post-medieval in date. Of these the location of **Site 5** is given as the site of an extant building, although it also relates to the remains of an earlier chapel, the exact location of which is uncertain.

| Site No. | Type | Period |
|----------|------|--------|
| 1 | Iron foundry and woollen mill | Post-medieval |
| 2 | Cottages | Post-medieval |
| 3 | Well | Medieval? – post-medieval |
| 4 | Maypole | Post-medieval |
| 5 | Chapel | Medieval? – post-medieval |

**Table 1: Summary of individual sites of archaeological interest within the study area**

3.2.2 *Previous archaeological work*: in addition to the individual sites, there are an additional two HER sites relating to previous pieces of archaeological work carried out within the study area; these are summarised below, and their locations shown on Figure 2.

3.2.3 *Evaluation and watching brief on Chapel Lane:* the evaluation was carried out in 2002, and it encountered a truncated medieval soil horizon, containing medieval finds with no intrusive post-medieval artefacts (OA North 2002a, 17). It also confirmed the presence of 18th – 19th century structures, but it was thought likely that any medieval remains had been severely truncated or removed by post-medieval activity (*op cit*, 3). Following the evaluation, a watching brief was carried out, which revealed only disturbed ground, dating to the later post-medieval period, and no medieval remains or deposits were discovered (OA North 2002b, 2).

3.2.4 *Building investigation and evaluation at Kirkbarrow House (HER No. 40390):* prior of the demolition of Kirkbarrow House, a small town house of late 16th or early 17th century origin that had become ruinous, a building investigation was carried out (OA North 2002c). Following this the site of the property was subject to an archaeological evaluation following its demolition (OA North 2002d). This revealed layers of demolition and levelling material, consistent with the known activity on the site, but apparently of no great age (*op cit*, 11). No significant remains of any earlier building or deposits were found, since prior to the building of Kirkbarrow House a level terrace had been cut into the natural slope (*ibid*).

3.2.5 *Desk-based assessment, watching brief, and building recording on east side of Cross Lane (HER No. 43461)*: an initial desk-based assessment (Greenlane Archaeology 2007) revealed that there was potential for below-ground remains of medieval and post-medieval date to be present across the site, which is located at the rear of the medieval plots along Kirkland, although there was likely to

have been some disturbance caused by buildings that had been situated on the site at various times. The surviving building on the site was also of some interest, having been used by a wool stapler in the early 20th century. A subsequent watching brief was carried out during the construction of new houses on the site of some former garages, which revealed some surviving medieval deposits, although there was considerable disturbance and truncation above these (Greenlane Archaeology 2008). Recording of the standing building revealed a number of phases, and that the original building had been a barn-like structure with opposing wagon doorways, perhaps a wool warehouse, which had been raised in height and extended in the early 19th century before being enlarged again in the 20th century (Greenlane Archaeology 2010a).

## 3.3    Map and Image Regression

3.3.1    *Jefferys' map, 1770*: this map (Plate 1) clearly shows that Capper Lane, to the north of the current site, is well established. The Creative Confectionary site is undeveloped at this time. It is assumed that the change in alignment part way along the north/south part of Cross Lane is incorrect, and the map is clearly far more schematic than those that followed.

3.3.2    *Todd's map, 1787*: Area A is still undeveloped at this point (Plate 2), although the layout of the buildings to the south of the current site is more clearly recognisable; their arrangement has changed relatively little since. Area B, to the east of Cross Lane, appears to occupy an area of gardens/orchards with what also appears to be a small building in the former burgage plots to the rear of the properties that front onto Kirkland.
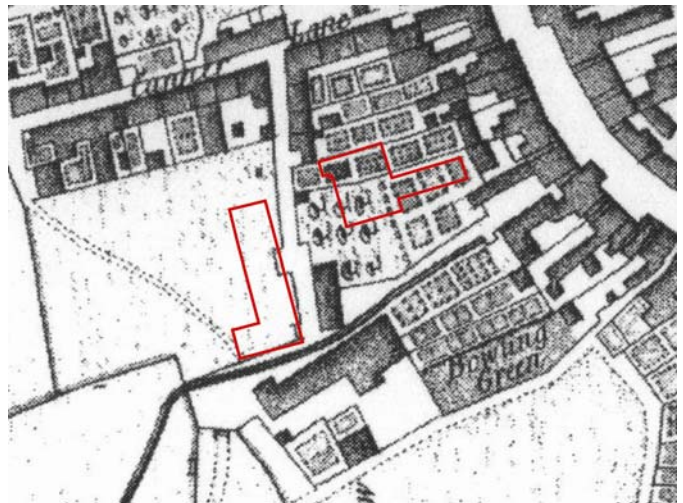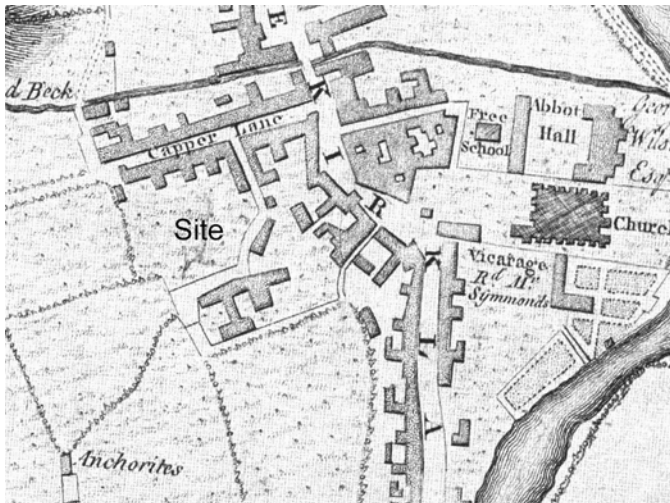


**Plate 1 (left): Extract from Jefferys' map of 1770**

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

3.3.3    *Wood's map, 1833*: Area A, to the west of Cross Lane, still occupies an area of open field at this time (Plate 3). Area B occupies two undeveloped plots to the rear of Kirkland. The northern plot is labelled 'Tho[s]. Reveley' while the southern plot is labelled 'Ant[y]. Yates Esq.'

3.3.4    *Hoggarth's map, 1853*: this map (Plate 4) names Cock Beck, and appears to be more detailed than the previous maps. The area of Site A, which was previously shown as open field, appears to have been subdivided into smaller plots. The north plot in Area B is still labelled 'THO[S]. REVELEY', but the southern plot is labelled 'J. YEATES' but neither of the two plots has been built on.
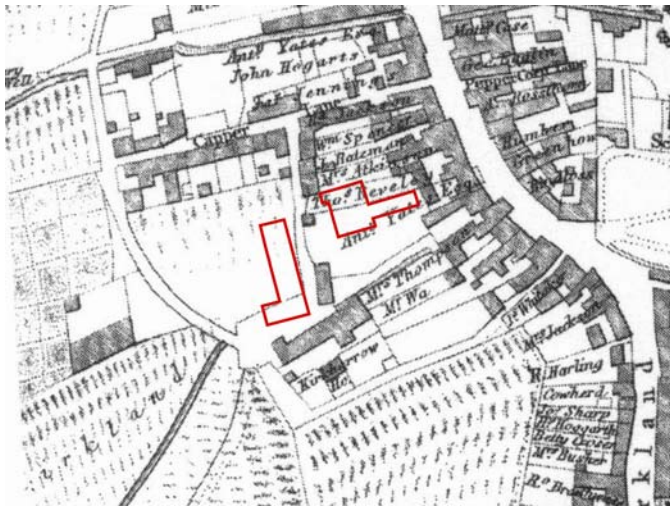
**Plate 3 (left): Extract from Wood's map of 1833**
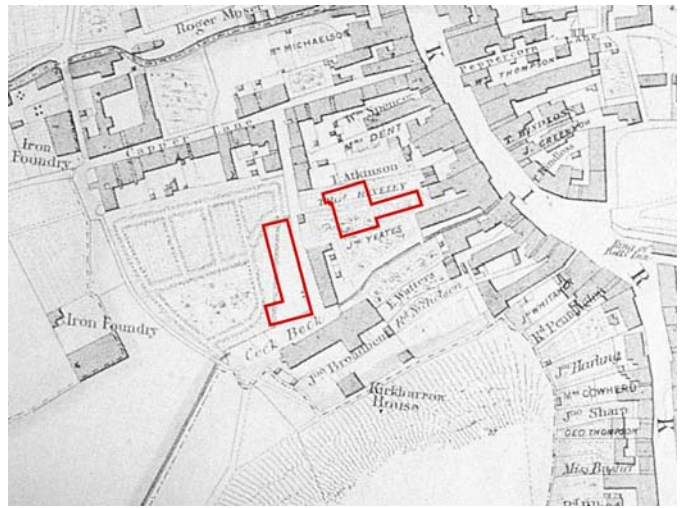
**Plate 4 (right): Extract from Hoggarth's map of 1853**

3.3.5   *Ordnance Survey, c1858*: this map (Plate 5) shows a structure has been built in Area A towards the centre of the site on the east side and there is another small structure at the northernmost corner of the area. An entrance to the yard from Cross Lane is shown to the south of the larger structure. No internal divisions are shown. Area B occupies what appear to be gardens associated with properties on Kirkland at this time.

3.3.6   *Ordnance Survey, 1899*: unfortunately, this was the largest scale map available for this date at the Record Office, as they apparently do not hold the second edition 1:2500 map. Although lacking in detail, it is the first map to show the buildings on the west side of Cross Lane at their fullest extent; the whole of Area A is occupied by an L-shaped structure(s), with no internal divisions shown (Plate 6), and the area of the yard has been built over, but it is not clear whether the rectangular structure shown on the earlier Ordnance Survey map of c1858 was incorporated into this later structure or was entirely replaced; it may have only been temporary. There appears to be a small square structure at the north corner of the L-shaped structure, which is outside the current area and the letter '*P*' to the north-west depicts the location of a pump. The area to the rear of the properties on Kirkland is still undeveloped.



**Plate 5 (left): Extract from the Ordnance Survey map of *c*1858**
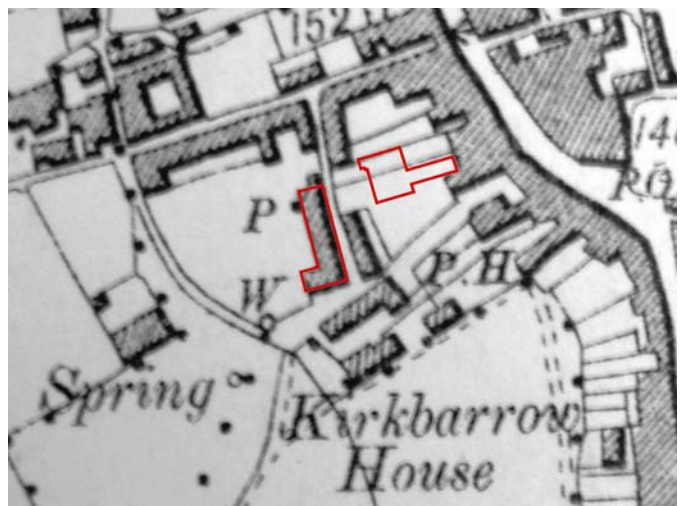
**Plate 6 (right): Extract from the Ordnance Survey map of 1899**

3.3.7   *Ordnance Survey, 1913*: this map (Plate 7) was enlarged from the 1897 revision of the 1:2,500 scale map. Some internal divisions of the structures are shown at the north end of Area A and there appears to be a small alley or yard separating these buildings from the small square building to the north

of the site. The structures to the south side of this open area may be stepped out on the eastern side, although this is partially obscured by the property number relating to the 1910 valuation. The rating valuation reference numbers relating to Area A, numbers 3651 and 3652, correspond to information about the owners and occupiers of the site and its description. This shows that the main part of the building (reference number 3652) is described as a warehouse, which was owned by Mrs JA McNaughton of Lake Side, Windermere, and occupied by Thomas H Cleary (CRO(K) WT/DV/2/28 1910). The smaller section at the north end (reference number 3651) was described as a cottage and was also owned by Mrs JA McNaughton and occupied by Mrs McNaughton 'for Alfred Billington' (*ibid*). Thomas Cleary is known to have been a wool stapler, who also owned and occupied the building on the opposing side of Cross Lane where he was operating from at least 1894 (Greenlane Archaeology 2007, 8). The location of the '*Pump*' is not clear. Within Area B there is a group of rectangular enclosures shown, perhaps only temporary structures, but it otherwise comprises undeveloped plots to the rear of properties on Kirkland. The valuation book describes plot 3489 (the northernmost within Area B) as being owned and occupied by James Thompson of 28 Kirkland, and forming part of his property there, while plot 3490 is owned and occupied by Thomas H Cleary of 30 Kirkland, and described as 'house, warehouse, and garden' (CRO(K) WT/DV/2/28 1910).

3.3.8   *Ordnance Survey, 1920*: once again, this was the largest scale map available around this date, as the third edition 1:2,500 scale map for this area was missing from the Record Office. Although the map is lacking in detail, for instance, no internal details are shown, the buildings on site appear to have the same or certainly a similar footprint to the one shown on the 1913 edition of the Ordnance Survey map (Plate 8, *cf.* Plate 7). The square division in the yard to the north-west corner of Area A is not shown and neither is the location of the pump. Area B is undeveloped.
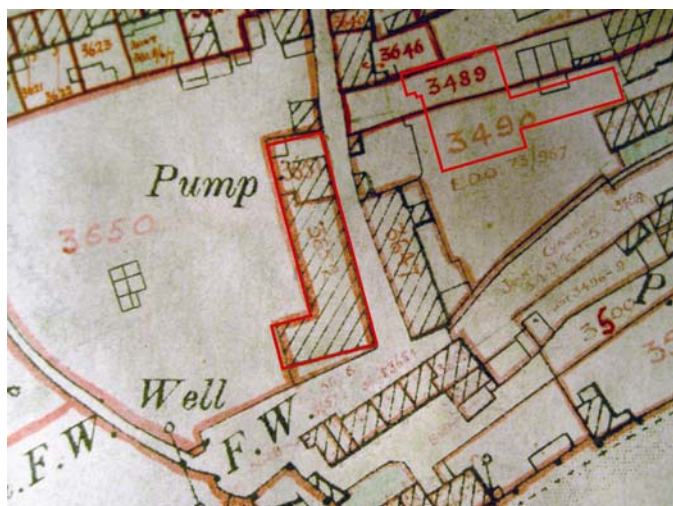


**Plate 7 (left): Extract from the Ordnance Survey map of 1913**

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

3.3.9   *Ordnance Survey, 1938*: this map (Plate 9) is more detailed than the previous one. A small building is depicted where there was a division within the yard shown in Area A on the 1913 edition of the map (Plate 7) and a square structure is shown as a separate block at the northern end of the structures fronting onto Cross Lane. Judging from the positioning of these dividing lines it is possible that the north end of the block may have been slightly foreshortened on the west side since the 1913 edition of the map, although this is slightly unclear. Much of the terraced housing along Chapel Lane has been demolished and the area to the rear of the buildings on the west side of Cross Lane has become Capper Close. Area B is still undeveloped.

3.3.10  *Ordnance Survey, 1975*: this map (Plate 10) shows the buildings have a similar footprint to the 1938 edition of the Ordnance Survey, however, the square block at the northern end of Area A appears to have been cut across in line with the north-west corner of the L-shaped structure to the south (*cf.* Plate 9). The whole of Area B is occupied by a 'Coach Works' at this point, which appears to front directly onto Cross Lane.

**Plate 9 (left): Extract from the Ordnance Survey map of 1938**
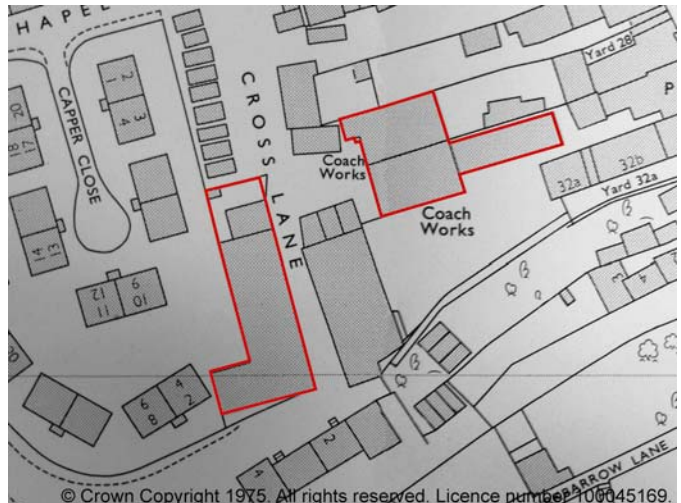
**Plate 10 (right): Extract from the Ordnance Survey map of 1975**

## 3.4    Site Visit

3.4.1    *Site Arrangement and Character*: the western part of proposed development site (Area A) comprises the entire footprint of an extant building of two storeys and an attic floor, which forms a long structure the main section orientated approximately north/south, with a projecting and slightly taller section to the west at the south end (Plate 11). It is essentially all of the same rough limestone build, with dressed quoins and a slate roof, the east elevation, facing onto Cross Lane, perforated by numerous doorways and windows (Plate 12 and Plate 13). The north end was originally a cottage (Andrew Wilson pers comm.), and the junction between this and the main building to the south is quite apparent (Plate 14). A further, more recent addition to the north providing offices, was added approximately 18 years ago (Andrew Wilson pers comm.). Internally there were a number of evident features of interest, in particular the cast iron columns supporting the floors/ceilings on the ground floors (Plate 15) and the trusses on the attic floor (Plate 16).



**Plate 11 (left): South end of building and extension to west**

**Plate 12 (right): Central part of east elevation facing onto Cross Lane**

**Plate 13 (left): General view of east elevation from north-east**

**Plate 14 (right): North end of the east elevation showing the junction of the 'cottage' with the main building and the modern extension to the north**



**Plate 15 (left): Supporting columns on the ground floor**

**Plate 16 (right): Truss detail**

3.4.2   The eastern part of the site (Area B) is entirely occupied by a large modern building used as a depot, with an access area and car park on the west side. It was not examined detail due to the difficulty of safe access.

3.4.3   *Constraints*: there were no particular constraints to further archaeological investigation of the site, although investigation of deposits below-ground could obviously only be carried out once the standing buildings had been demolished. Archaeological deposits below-ground would also be very likely

to have been damaged, truncated, or even destroyed as a result of the construction of the present buildings and associated services. Further investigation of the standing building in Area A would also be constrained by its present use, which would make access very difficult and is obscuring much of the detail of the historic fabric. A more suitable time to carry this out, if it were considered necessary, would be after the building had been vacated and following soft-stripping of the interior.

## 3.5    Conclusion

3.5.1    From the cartographic evidence it is clear that the east side of Cross Lane (including Area B) was occupied by burgage plots associated with properties that fronted onto Kirkland from at least as early as 1787 (Plate 2) and these appear to have been subject to very little development until the 20th century, although a possible structure is shown in Area B on Todd's map of 1787, but this may be a depiction of part of the garden (see *Section 3.3.2*). A small structure is also shown in Area B on the Ordnance Survey map of 1913, but this may only have been temporary as it is not shown on the Ordnance Survey map of 1920. Area B was largely undeveloped until it became the site of a coach works, which was built some time between 1938 and 1975.

3.5.2    It appears that Area A was divided into plots, presumably for agricultural use, between 1833 and 1853 (Plate 3, *cf*. Plate 4) before which time it was effectively an open field. The earliest structure depicted within Area A was built some time between 1853 and *c*1858 (see Plate 5), although it may have been only temporary. This was then either incorporated into or replaced by an L-shaped structure, which occupied almost the full extent of Area A by 1899 (Plate 6). The divisions within the block of buildings fronting onto Cross Lane at the north end of Area A appear to have changed at various times, notably at the northern end (e.g., Plate 9, *cf*. Plate 10), although this is perhaps largely an illusion caused by the differences of scale and it is apparent that a separate cottage existed at the north end from at least 1910.
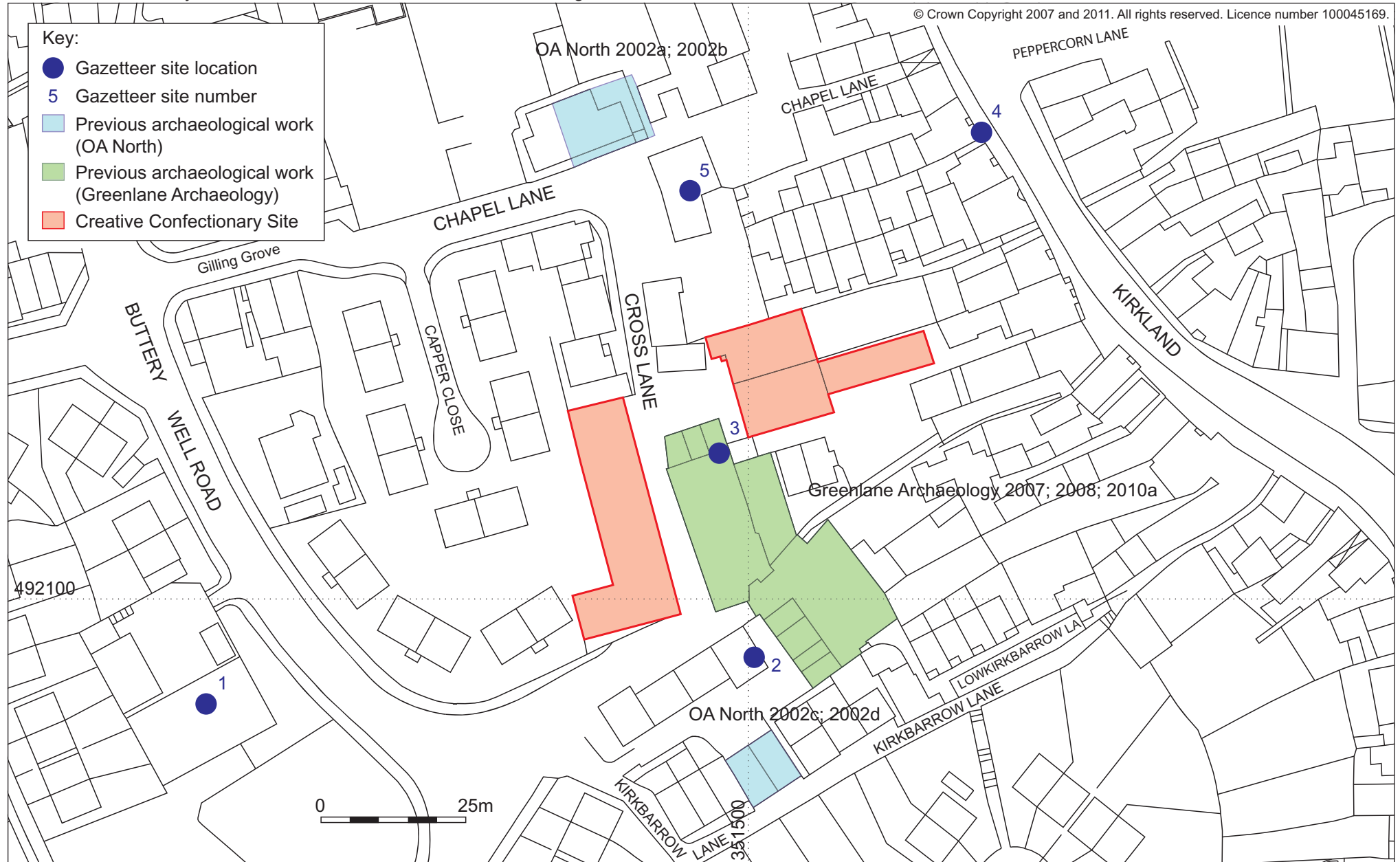
**Figure 2: Site gazetteer**

Client: Andrew Wilson

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# 4.  Site History

## 4.1  Introduction

4.1.1   The history of the local landscape is dominated by the development of the medieval town and the features corresponding to this. Evidence for activity from earlier and later periods is present in the wider area, including some locally very significant monuments. In order to place the proposed development site it in its historical background and archaeological context a brief discussion of the earlier history of its environs is necessary. Information relating to specific sites indentified within the study area during the desk-based assessment (see *Section 3* above) is included where relevant.

## 4.2  Site History

4.2.1   ***Prehistoric Period (c11,000BC – 1st century AD)***: while there is some limited evidence for activity in the county in the period immediately following the last Ice Age, this is typically found in the southernmost part on the north side of Morecambe Bay. Excavations of a small number of cave sites have found the remains of animal species common at the time but now extinct in this country and artefacts of Late Upper Palaeolithic type (Young 2002). Closer to the site, similar remains may have been discovered at Hellsfell Cave, on the north side of Kendal, which was excavated in the late 19th century, although evidence for human activity is limited and the remains difficult to interpret on account of having been dispersed after discovery (Wilkinson *et al* 2006). Again, the county was also clearly inhabited during the following period, the Mesolithic (*c*8,000 – 4,000 BC), as large numbers of artefacts of this date have been discovered during field walking and eroding from sand dunes along the coast, but these are typically concentrated in the west coast area and on the uplands around the Eden Valley (Cherry and Cherry 2002). A small number of microliths belonging to this period were however, found during excavations at the Roman fort at Watercrook to the south of the town (Turner 1979, 234-235); its position on the river valley is one where such artefacts are often found (Middleton *et al* 1995, 202; Hodgkinson *et al* 2000, 151-152). In addition, single finds of flint artefacts and waste material from flint working from excavations within the urban area of Kendal itself are indicative that settlement belonging to this period might have existed at several points along the river (Greenlane Archaeology 2009; Greenlane Archaeology 2010b).

4.2.2   In the following period, the Neolithic (*c*4,000 – 2,500 BC), large scale monuments such as  burial mounds and stone circles begin to appear in the region and one of the most recognisable tool types of this period, the polished stone axe, is found in large numbers across the county, having been manufactured at Langdale to the north-west of Kendal (Hodgson and Brennand 2006, 45). During the Bronze Age (*c*2,500 – 600 BC) monuments, particularly those thought to be ceremonial in nature, become more common still, and it is likely that settlement sites thought to belong to the Iron Age have their origins in this period. These are not well represented in the area around Kendal, although an enclosure on The Helme near Oxenholme perhaps has its origins in this period (Collingwood 1908), as might another one that formerly existed on what is now Kendal Fell golf course (Ferguson and Cowper 1893, 525). Stray finds of Bronze Age date have been found in the Kendal area, however, although none are recorded within the study area. Sites that can be specifically dated to the Iron Age (*c*600 BC – 1st century AD) are very rare; the remains on The Helme may represent a hillfort, a typical site of this period, but they have never been dated. There is, however, likely to have been a considerable overlap between the end of the Iron Age and the beginning of the Romano-British period; it is evident that in this part of the country, initially at least, the Roman invasion had a minimal impact on the native population in rural areas (Philpott 2006, 73-74).

4.2.3   There are no sites of prehistoric date within the study area.

4.2.4   ***Romano-British to Early Medieval Period (1st century AD – 11th century AD)***: while the urban area comprising the main part of Kendal has relatively little evidence for activity of this date, there is a Roman fort at Watercrook, to the south of the town. The fort was earlier thought to have been known to the Romans as *Concangium*, but more recently it has been stated that it is difficult to be certain what its original name was (Shotter 1979, 319). The fort has been known to antiquarians since the 17th century, with a detailed account by Horsley in 1732 stating that the earthworks of the fort were clearly visible, and

that remains thought to relate to the civilian settlement were frequently turned up on its west side (Potter 1979, 143). An earlier account by Machell mentioned a probable bath house, thought to be under the extant farm, and a further building to the north (*ibid*). The only other detailed description of the site, prior to the 20th century, apart from occasional discoveries of stray finds, was Nicholson's account of a possible pottery or tile kiln found on the west side of the river close to Mill Lane (now Scroggs Lane), which was apparently associated with the hasty burial of human remains (Nicolson 1861, 13). Nicholson also records an urn, presumably related to a cremation burial in a field on the east side of the river, an area in which other urns had been recorded before and which was known as 'Pots Land' (Gibbon 1988, 78).

4.2.5    Discussions of the fort at Watercrook were published by both William and Robin Collingwood in the early 20th century (Collingwood 1908; 1930), including a plan based on parch marks visible in the warm summer of 1887 by the former, but it was not until after 1930 that more detailed investigation and excavation was carried out. These began with excavations by North carried out in the 1930s, which determined the outline of its walls (North 1932). Further excavations in the 1940s examined further elements of the defences, and found evidence that the fort was established in the first century by Agricola during the Flavian period (North and Hildyard 1945). Further excavation in the 1970s of the fort and areas around it along the river in advance of flood alleviation work dated its establishment, on the basis of more comprehensive evidence, to the very end of the 1st century AD, perhaps AD 90-100 and therefore post-Agricola (Potter 1979, 176-177). A later stone fort was subsequently constructed in the mid 2nd century, followed by a period of reduced usage in the early 3rd century (*op cit*, 178-179). There is evidence that it was reoccupied in the 4th century, although the extent of this is uncertain (*op cit*, 180). Subsequent investigation in the 1980s, in advance of the installation of a water pipe, identified further evidence for the civilian settlement to the south-east of the fort and evidence for further burials in the general area of those found previously (Gibbons 1988). A consideration of Watercrook's position in the local road network was presented in 1979 (Potter 1979, 139), although the details were not clear; an earthwork connecting directly to the fort was identified heading north-west towards Ambleside (*op cit*, 140), which presumably connects to that later identified by Thornton (1989).

4.2.6    No finds of Roman date are recorded either within the study area or within any particular proximity to the site.

4.2.7    The early medieval period is not well represented in the area in terms of physical archaeological remains, which is a common situation throughout the county. A piece of Anglian cross-shaft found at the church in Kendal (Collingwood 1904) and its place-name indicates that the town existed in some form prior to the Norman Conquest ((Smith 1967, 115). Kendal is recorded in the Domesday Book as as *Chechebi* (Faull and Stinson 1986), from which it may be inferred that the mother church of the area was there. It is therefore generally thought that the early focus of the town was therefore at its south end around the church and Abbot Hall. 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).

4.2.8    Again, no sites of this period are known within the study area, although the origins of the chapel (**Site 5**), from which Chapel Lane takes its name, are uncertain and could be early medieval.

4.2.9    *Medieval Period (late 11th – 16th century)*: Richard I granted a Saturday market in 1189, and at some time between 1222 and 1246 William III of Lancaster, the lord of the manor, confirmed borough status to a settlement which seems to have been encouraged to the north of Kirkland (Munby 1985). The earliest map is John Speed's of 1611 and this suggests there was some deliberate town planning. There is a notable contrast between the winding course of Kirkland, round the church, and the long straight streets of Highgate, Stricklandgate, and Stramongate, all of which converge on the market place in Kendal. The streets had narrow burgage plots extending back from the street frontage, and documents dating to 1310 and 1390 suggest that there were around 144 tofts in the town, the width of the tofts being fairly wide allowing further sub-division laterally (CCC and EH *c*2002, 9). The charter of between 1222 and 1246 has a specific clause relating to fulling and dyeing (Munby 1985, 103), indicating there was an established cloth-based economy in Kendal by this period. Kendal was subject to numerous raids from Scotland in the 14th century, the most notable being the great raid of 1322. There were also outbreaks of

sheep murrain from 1280 onwards and poor harvests led to famines between 1315 and 1317 (Winchester 1979, 6).

4.1.10 Apart from the general arrangement of medieval burgage plots extending along Kirkland to the east of the site, there are no individal sites within the study area that are likely to be medieval in origin. However, the stratigraphic position of the well (**Site 3**) might suggest that it is medieval, and the chapel (**Site 5**) is likely to have at least medieval origins.

4.1.11 *Post-Medieval (16th century AD – present)*: as outlined above (see *Section 4.1.10*) the general area was probably quite well developed by this period, but the map evidence (see *Section 3.3*) demonstrates that Area A still comprised open fields as late as 1833 and Area B was within largely undeveloped burgage plots until the 20th century. However, as with much of the town, during the 19th and 20th century there was considerable development and infilling of previously open areas. The woollen industry came to dominate the town's economy during the later medieval and post-medieval period and remained the town's major source of wealth for some time (CCC and EH *c*2002, 10). During the 18th and 19th century the population expanded rapidly and settlement became considerably more dense within the town centre, with the effect that many of the older burgage plots were in-filled with new buildings. This gradually led to the development of the present Yard system, which provided access to properties behind the main streets while retaining some open space (*op cit*, 14-15).

4.1.12 Specific details relating to the site's use during the early 20th century are also available. The 1910 valuation shows that the building within Area A was at least connected to the woollen trade, the building and those opposite being occupied by a wool stapler, Thomas Cleary, who also owned some of the land in Area B and had a house at 30 Kirkland. Given the map evidence (see *Section 3.3*), which shows that the early buildings in Area A, comprising a warehouse and cottage, were constructed between *c*1858 and 1899, it is possible that they were in fact built to facilitate some aspect of Thomas Cleary's wool trading. He is recorded as operating from a site on Cross Lane until at least 1938 (Greenlane Archaeology 2007, 8), after which the building on the west side of Cross Lane was used as an egg packing station during World War II (Andrew Wilson pers comm.). Following that it was occupied by Percy Bland, a tin smith, and then K-Shoes (*ibid*.). The current owners took possession of it in 1984 and they added the extension to the north end in *c*1993 to provide office space (*ibid*).

# 5.      Discussion

## 5.1     Introduction

5.1.1    The discussion of the results of the desk-based assessment and site visit is intended to determine the archaeological significance and potential of any known remains (above or below ground) and the potential for any as yet unidentified remains being present. The system used to judge the significance of the remains identified within the development area, or those thought to have the potential to be present within the development area, is based on the criteria used to define Scheduled Monuments (DoE 1990, Annex 4; *Appendix 2*). Of the six known sites of archaeological interested indentified within the study area, none are situated within the proposed development area. However, the standing building within Area A is of some historic interest (see *Section 3.4* above) and will be affected by any development of the site. This is discussed in more detail below.

## 5.2     Significance

5.2.1    The level of significance of any sites within the proposed development area is categorised, according to each criterion, as high, medium, or low, and an average of this has been used to produce an overall level of significance for each site (see Table 2 below: H=high, M=medium, L=low). None of the sites previously recorded in the HER are within the proposed development area, but the extant building is and so its significance has been considered using the criteria outlined above. As can be seen in Table 2 it is considered to have a medium level of significance.

| | |
|---|---|
| *Period* | L |
| *Rarity* | M |
| *Documentation* | M |
| *Group value* | M |
| *Survival/condition* | H |
| *Fragility/Vulnerability* | H |
| *Diversity* | M |
| *Potential* | M |
| **Significance** | **M** |

**Table 2: Significance of standing building within Area A**

## 5.3     Potential for Unknown Archaeological Remains

5.3.1    The details of those archaeological remains present within the proposed development area is presented in the results of the desk-based assessment (*Section 3*; Figure 2; *Appendix 1*). The potential for as yet unidentified archaeological remains to be present, however, is based on the known occurrence of such remains elsewhere in the study area and local environs (see *Section 4*). Where there are no remains known within the study area the potential is based on the known occurrence within the wider local area, as discussed in *Section 4*. The degree of potential is examined by period and the results are presented in Table 3 below; in each case the level of potential is expressed as low, medium, or high:

| Period | Present in study area? | Potential |
|---|---|---|
| Late Upper Palaeolithic | No | Low |
| Mesolithic | No | Low |
| Neolithic | No | Low |
| Bronze Age | No | Low |
| Iron Age | No | Low |
| Roman | No | Low |
| Early Medieval | No | Medium |
| Medieval | Yes | High |
| Post-medieval | Yes | High |

**Table 3: Degree of potential for unknown archaeological remains by period**

5.3.2    In consideration of Table 3 it is worth noting that the possibility of finding remains of early medieval date is considered medium despite the lack of any known sites within the study area for two

reasons. Firstly, Kirkland is widely considered to have been the early focus for the town, which was probably extended to the north during expansion in the medieval period. Secondly, the dating of the chapel on Chapel Lane is uncertain, and it could conceivably have early medieval origins. Medieval remains are very likely on the site, although they might be less likely in Area A, as it is situated on the west side of Cross Lane and therefore probably outside the area of the medieval burgage plots. Area B, by comparison, is almost certainly within the area of the burgage plots. Post-medieval remains and deposits are a certainty on the whole site; as a minimum the standing building in Area A belongs to this period.

## 5.4    Disturbance

5.4.1    The site is very likely to have been disturbed by the construction of the extant buildings in the late 19th and 20th century. The extent of disturbance is, however, uncertain.

## 5.5    Impact

5.5.1    At present two different schemes have been drawn up for Area A, one for the re-use of the extant building, the other for its demolition and replacement with a new structure. In either case the impact on the standing building is quite adverse, and clearly would lead to its total loss in the latter example. The construction of new properties on the site would also have an adverse impact on any below ground remains that might be present. No scheme has, as yet, been proposed for Area B.

## 5.6    Recommendations

5.6.1    It is clear from the preceding sections that there is some potential for archaeological remains to be present within the whole site, and that the extant building in Area A is of historic interest in its own right. It is therefore recommended, whatever the nature of the development, that this building be recorded in more detail, ideally equivalent to English Heritage Level 2 survey (English Heritage 2006). In addition, should a scheme involving the demolition of the standing buildings and construction of new ones on either part of the site be undertaken, it is recommended that as a minimum an archaeological watching brief be carried out to monitor groundworks on the site and record any archaeological remains that are encountered.

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# Appendix 1: Site Gazetteer

**Site Number**: 1
**NGR**: 351407 492082
**HER No**: 40388
**Sources**: HER
**Designation**: none
**Description**: Kirkland Mill; an iron foundry is shown at this site on Hoggarth's plan of 1853 but it is labelled woollen mill on the Ordnance Survey map of 1858.
**Period**: post-medieval

**Site Number**: 2
**NGR**: 351501 492090
**HER No**: 43462
**Sources**: HER
**Designation**: none
**Description**: Brockbank Cottages; row of cottages shown on 18th and 19th century maps of the area.
**Period**: post-medieval

**Site Number**: 3
**NGR**: 351495 492125
**HER No**: 43461
**Sources**: HER
**Designation**: none
**Description**: a stone-built well was discovered during renovation works on 20 December 2010 situated directly beneath the wall of a building shown on Jeffreys' map of 1770.
**Date**: post-medieval?

**Site Number**: 4
**NGR**: 351540 492180
**HER No**: 2466
**Sources**: HER
**Designation**: none
**Description**: maypole, Curwen (1900, 161) states that this was situated outside 15-16 Kirkland and that in 1825 its stone base was discovered during excavations for a gas main.
**Period**: post-medieval

**Site Number**: 5
**NGR**: 35149 49217
**HER No**: 2473
**Sources**: HER
**Designation**: none
**Description**: site of a chapel: Nicholson (1861, 78) states that '*At the head of Capper Lane (a corruption of Chapel Lane), there was formerly a chapel… Dr Burn says, it stood near 'Well-Sike' but it is our opinion that it stood at the head of Capper Lane. A quantity of human bones, and a skeleton, nearly*

*entire, were dug up, in making the foundation of the house belonging to Mr J Swainson at the corner of the field called 'Little Roods'. This field we conceive to have been the cemetery of the chapel'* (Nicholson 1861, 78). A field named 'Little Roods' is recorded on the Corn Rent map of *c*1834, on the north side of Chapel Lane (OA North 2002a, 14). An extant post-medieval church or chapel stands nearby.
**Period**: medieval – post-medieval

# Appendix 2: Significance Criteria

After DoE 1990, Annex 4: '*Secretary of State's Criteria for Scheduling Ancient Monuments*'

i)     *Period*: all types of monuments that characterise a category or period should be considered for preservation;

ii)    *Rarity*: there are some monument categories which in certain periods are so scarce that all surviving examples which retain some archaeological potential should be preserved. In general, however, a selection must be made which portrays the typical and commonplace as well as the rare. This process should take account of all aspects of the distribution of a particular class of monument, both in a national and regional context;

iii)   *Documentation*: the significance of a monument may be enhanced by the existence of record of previous investigation or, in the case of more recent monuments, by the supporting evidence of contemporary written records;

iv)    *Group Value*: the value of a single monument (such as a field system) may be greatly enhanced by its association with related contemporary monuments (such as a settlement and cemetery) or with monuments of different periods. In some cases, it is preferable to protect the complete group of monuments, including associated and adjacent land, rather than to protect isolated monuments within the group;

v)     *Survival*/*Condition*: the survival of a monument's archaeological potential both above and below ground is a particularly important consideration and should be assessed in relation to its present condition and surviving features;

vi)    *Fragility*/*Vulnerability*: highly important archaeological evidence from some field monuments can be destroyed by a single ploughing or unsympathetic treatment; vulnerable monuments of this nature would particularly benefit from the statutory protection which scheduling confers. There are also existing standing structures of particular form or complexity whose value can again be severely reduced by neglect or careless treatment and which are similarly well suited by scheduled monument protection, even if these structures are already listed historic buildings;

vii)   *Diversity*: some monuments may be selected for scheduling because they possess a combination of high quality features, others because of a single important attribute;

viii)  *Potential*: on occasion, the nature of the evidence cannot be specified precisely but it may still be possible to document reasons anticipating its existence and importance and so to demonstrate the justification for scheduling. This is usually confined to sites rather than upstanding monuments.