

LEWTHWAITE AND TOWNLEY'S YARD, CROSS LANE, KENDAL, CUMBRIA

Archaeological Desk-Based
Assessment



Client: Lewthwaite and Townley
Planning Ap. Ref.: 5/06/1276
NGR: SD 5151 9209

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Greenlane Archaeology Ltd,
2 Albrights Yard, Theatre Street,
Ulverston, Cumbria, LA12 7AQ

Tel: 01229 588 500
Email: info@greenlancearchaeology.co.uk
Web: www.greenlancearchaeology.co.uk

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Non-Technical Summary

Following a planning application (5/06/1276) submitted by Lewthwaite and Townley for the demolition of garages and the erection of two dwellings at their yard on Cross Lane, Kendal, Cumbria (SD 5151 9209) a programme of archaeological investigation was requested by South Lakeland District Council, following advice by the Cumbria County Council Historic Environment Service (CCCHES). The first part of this was to comprise a desk-based assessment. The work was carried out by Greenlane Archaeology in October 2007. With the agreement of Jeremy Parsons of CCCHES, the area examined included the adjoining land owned by the client, which may be the subject of future planning applications.

The desk-based assessment revealed that the proposed development area was situated at the west end of medieval burgage plots running off Kirkland, and that previous intrusive work in the general vicinity had identified truncated medieval deposits, but no medieval features. The earliest standing buildings present on the site, currently forming the main part of Lewthwaite and Townley's workshop, and facing onto Cross Lane, date back to at least as early as 1770. When the first of these buildings was constructed it may have had some connection to Cock Beck, which was located at its south-east corner. The buildings were used as a wool stapler's warehouse, apparently from the very end of the 19th century until the early 20th century. Following this, the buildings appear to have been used as a bakery, until they were acquired by the client's business in the mid 20th century. They have since been used as builders and joiners workshops. Buildings previously standing in the area of the garages, but demolished prior to 1899, also dated back to at least 1770. Their function could not be determined, but they appear to have been associated with Kirkbarrow House, which lay to the south, and were situated at the north-east end of a row of cottages and may have formed part of these.

A site visit was also carried out as part of the desk-based assessment, to examine the nature and condition of the site and any structures that were present. During the site visit the condition and survival of the original fabric in the main buildings forming Lewthwaite and Townley's workshop was noted, and this included the apparently original 18th century timber roof structure in the earliest building, and various other architectural details such as dressed limestone quoins and blocks over wagon doorways.

It is recommended that a watching brief be carried out in the area of the garages, following their demolition. It is further recommended that the standing buildings (other than the garages) be subject to a Level 2-type recording as a condition of any future development of these buildings, and that it would be preferable if they were converted following this, retaining as much as possible of their original fabric. Should any groundworks be required in this area, it is recommended that an evaluation or watching brief should be carried out. The area to the east of the garages, which is currently a car park, should be evaluated if it is to be subject to groundworks as part of a future development.

Acknowledgements

Greenlane Archaeology would like to thank Don Lewthwaite of Lewthwaite and Townley for commissioning and supporting the project, and for providing access to the deeds and floor plans, and to him and Jamie Lewthwaite for their help and information supplied in connection with the site visit and the site's history. 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 Jo Mackintosh, Historic Environment Record Officer, for providing access to the Cumbria Historic Environment Record, and to Jeremy Parsons, Assistant Archaeologist at Cumbria County Council, for providing a brief and approving the project design.

The desk-based assessment and site visit were carried out by Jo Dawson, who also wrote the report and managed the project. The report was edited by Daniel Elsworth, who also produced the drawings.

1. Introduction

1.1 Circumstances of the Project

1.1.1 A planning application (5/06/1276) was made by Lewthwaite and Townley (hereafter 'the client') to demolish garages and erect two dwellings on their yard at Cross Lane, Kendal, Cumbria (NGR SD 5151 9209; Figs 1 and 2). Following a recommendation by Cumbria County Council Historic Environment Service (CCCHES), a programme of archaeological work was recommended by South Lakeland District Council (*see accompanying CD*), the first stage of which was to be a desk-based assessment. At the request of the client, and with the agreement of Jeremy Parsons, the study area to be examined included the adjoining land owned by the client, principally comprising the standing buildings they currently occupy.

1.1.2 A project design was produced by Greenlane Archaeology (*see accompanying CD*), and following the acceptance of this the desk-based assessment was undertaken during October 2007.

1.2 Location, Historical Background, Geology, and Topography

1.2.1 The proposed development area is situated on the west side of Kirkland in Kendal (Fig 1), at the back of the medieval burgage plots which run at right angles to the road. The standing buildings lie at the back of 32 Kirkland, next to 30 Kirkland (30 Kirkland is also known as Kirkland House), and the garages lie at the back of 34-42 Kirkland (Fig 2). The long elevation of the main building faces onto Cross Lane, a small L-shaped street adjoining Chapel Lane, and Cock Beck previously ran uncovered through the centre of the site, to the south of the standing buildings and to the north of the garages.

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).

2. Methodology

2.1 Desk-Based Assessment

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

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

2.2 Site Visit

2.2.1 The site was visited on 23rd October 2007. The standing buildings and the rest of the site were rapidly examined, and colour digital record photographs were taken.

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 (Ferguson and Murray n.d.; English Heritage 1991). The paper and digital archive and a copy of this report will be deposited in the Cumbria Record Office in Kendal on completion of the project. Three copies of this report will be deposited with the Cumbria Historic Environment Record, two with the client, and one will be retained by Greenlane Archaeology. In addition, a digital copy will be offered to the NMR and a record of the project will be made on the OASIS scheme.

3. Desk-Based Assessment and Site Visit

3.1 Map and Image Regression

3.1.1 **Jefferys 1770 (Plate 1):** this map clearly shows the building that is currently Lewthwaite and Townley's workshop, to the north, as well as buildings to the south in the location of the current garages. The buildings in the location of the garages are on the eastern end of what is later known as Brockbeck Cottages, which are themselves apparently attached to Kirkbarrow House, which is not named but is situated to the south. 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.

3.1.2 **Todd 1787 (Plate 2):** this map shows the building that is currently Lewthwaite and Townley's workshop next to Cock Beck, which runs immediately to the south. The buildings to the east of Brockbeck Cottages, beneath the current garages, are also still present. It can be seen that Brockbeck Cottages and Kirkbarrow House, which is labelled 'Kirkbarrow', are not joined together by buildings.

3.1.3 **Wood 1833 (Plate 3):** Cock Beck has evidently been culverted between Buttery Well Lane to the west, and the building that is currently Lewthwaite and Townley's workshop, resurfacing immediately to the east of it. The landowner for this building and the land to the east is named as Anthony Yeates. Brockbeck Cottages and the buildings to the east are unchanged from the previous map.

3.1.4 **Hoggarth 1853 (Plate 4):** this map names Cock Beck, and appears to be more detailed than the previous maps. It shows a small extension on the north-east corner of the building that is currently Lewthwaite and Townley's workshop, with two additional small buildings along the east side. The landowner appears to be John Yeates. The buildings on the east of Brockbeck Cottages are unchanged from the previous maps.

3.1.5 **Ordnance Survey c1858 (Plate 5):** this map is extremely detailed, and shows the divisions within the building that is currently Lewthwaite and Townley's workshop, as well as within the outbuildings to the east, and the buildings to the east of Brockbeck Cottages.

3.1.6 **Undated photograph, pre 1900 (Plate 6):** this photograph appears to have been taken following the demolition of the buildings to the east of Brockbeck Cottages (KLSL image number 004546 pre 1900). It shows Brockbeck Cottages with the rather unusual Gothic-style porch on the west end. Various people are posing for the photograph, some of whom are shown in the same poses and the same clothes in a sketch of the porch published in 1900 (Curwen 1900, 157), which must have been based on this photograph, and it is on this basis that it has been given a pre 1900 date.

3.1.7 **Ordnance Survey 1899 (Plate 7):** 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 what is currently The Mint Cake Works building on the west side of Cross Lane, opposite Lewthwaite and Townley's workshop. It also shows Brockbeck Cottages following the demolition of the buildings to the east.

3.1.8 **Undated photograph, c1900-1920 (Plate 8):** this photograph is very similar to the pre 1900 photograph (KLSL image number 002312 c1900-1920). However, it shows the ends of buildings on the opposite side of Cross Lane from Brockbeck Cottages, in addition to Brockbeck Cottages themselves. It shows the west elevation

of the south end of the building that is currently Lewthwaite and Townley's workshop. It has a slate roof, and the four limestone quoins are clearly shown at the top of the wall as they appear today. The sliding workshop door is not yet present, as it is a later insertion. Part of the south end of The Mint Cake Works building is also shown, with a gas lamp attached and a cart in the foreground.

3.1.9 **Ordnance Survey 1913 (Plate 9):** this map was enlarged from the 1897 revision of the 1:2500 scale map, for the purposes of allowing enough room to annotate property numbers relating to the 1910 valuation. It can be seen that the previous outbuildings along the east side of the building that is currently Lewthwaite and Townley's workshop are no longer present. However, a small extension is shown to the east, and another small building butts onto it to the north. Various divisions are shown within the garden in the south of the site.

3.1.10 **Ordnance Survey 1920 (Plate 10):** once again, this was the largest scale map available around this date, as the third edition 1:2500 scale map for this area was missing from the Record Office. Although the map is lacking in detail, it can be seen that a longer extension has been built along the east side of the building that is currently Lewthwaite and Townley's workshop.

3.1.11 **Ordnance Survey 1938 (Plate 11):** this map is more detailed than the previous one, and shows the divisions within the eastern extension. Several roofed buildings appear to lie within the southern half of the site.

3.1.12 **Plan from deeds, 1930s (Plate 12):** this shows the southern end of the building that is currently Lewthwaite and Townley's workshop, which is described as a bakehouse.

3.1.13 **Plan from deeds, 1955 (Plate 13):** this shows the building that is currently Lewthwaite and Townley's workshop, together with the yard, a small building to the east, and Cock Beck to the south.

3.1.14 **Floor plans, 1957 (Plates 14 and 15):** these show the layout of Lewthwaite and Townley's workshop, apparently shortly after they took over the buildings.

3.1.15 **Plans from deeds, 1965 and 1970 (Plate 16):** these plans are essentially identical to each other, and show a block of garages partially in the location of the present garages.

3.1.16 **Plan from deeds, 1978 (Plate 17):** this plan shows the location of the garages shown on the previous plan, which are about to be, or have recently been, relocated further to the north-east.

3.1.17 **Plan from deeds, 1981 (Plate 18):** this is the first plan to show the garages in their current location. It also shows the locations of existing drainage beneath their footprint.

3.2 Documentary Sources and Oral History

3.2.1 **Lewthwaite and Townley's Workshop:** the cartographic sources demonstrate that the main part of Lewthwaite and Townley's workshop building dates back to 1770 or earlier. Due to the lack of a clearly traceable building name it is far more problematic to trace the building back through documentary sources. The information given below is therefore lacking in detail in many areas. It was beyond the scope of this desk-based assessment to do a detailed trace of the changes in ownership of the site based on the deeds. The deeds themselves were very complex, as they related to many separate parcels of land, and the earliest deed, from 1919, with a schedule back to 1878, was for an adjacent property (34 and 36 Kirkland,

which included the site of the present garages), not the property on which Lewthwaite and Townley's workshop currently stands.

3.2.2 *Ownership by the Yeates family:* Todd's map of 1833 and Wood's map of 1853 both show that the Yeates family owned the land on which Lewthwaite and Townley's building stands, and presumably also the building itself. In addition, information from the deeds demonstrates that properties nearby, namely 34 and 36 Kirkland, were owned by the Yeates family between 1878 and 1919 (Deeds 1919). The Yeates family of Kirkland are fairly well documented, being mentioned in numerous primary documents, and also in histories of Kendal (Nicholson 1861, 74, 116, 233; Curwen 1900, 37, 167, 192, 240). However, they appear to have been essentially landed gentry, and nothing could be found to indicate what use they might have put the building to.

3.2.3 *Thomas Henry Cleary, wool stapler:* the earliest definite use that could be established for the building was from the 1910 valuation book (CRO(K) WT/DV/2/28 1910) and the associated map. This lists Thomas H Cleary as the owner and occupier of the building (numbered 3647), and it is at this point described as a warehouse. Examination of nearby properties reveals that Cleary also occupied the warehouse opposite (numbered 3652; currently The Mint Cake Works), although this was owned by one Mrs JA McNaughton of Lake Side, Windermere. In addition, Cleary was the owner and occupier of the house, warehouse, and garden at 30 Kirkland (numbered 3490).

3.2.4 The earliest trade directory reference found for Thomas Henry Cleary dates from 1894, when he is described as a wool stapler in Cross Lane (Kelly and Co Ltd 1894, 205). He is listed again in 1910 as a wool stapler at Kirkland House (this is number 30 Kirkland; Kelly's Directories Ltd 1910, 82), with the same information appearing in 1925 (Kelly's Directories Ltd 1925, 196). By 1938 he is listed as a wool stapler at 6 Cross Lane (Kelly's Directories Ltd 1938, 192). It is clear from the 1910 valuation that he occupied at least three warehouses, and in directories he would be listed under his principal business address, which does not appear to have been Lewthwaite and Townley's workshop. It is therefore not possible to establish how long he occupied the workshop as a warehouse; though his business address changed slightly across various directories it is unclear if this implied a change in which warehouses he occupied.

3.2.5 *Bakehouse:* when Don Lewthwaite's father purchased the building it was being used as a bakehouse (D Lewthwaite pers comm.; see also the plan from the deeds from the 1930s; Plate 12). When the baker moved out, Don Lewthwaite's father built the baker a new bakehouse behind the building purchased, closer to Kirkland (D Lewthwaite pers comm.). It was not possible to establish with certainty which bakeries were connected to, or located in, the building, but the information that was found is presented here.

3.2.6 Alfred Geldart of 30 Kirkland is listed under the trade section covering bakers and pastrycooks in 1938 (Kelly's Directories Ltd 1938, 152). A reference connecting one A Geldart to Cross Lane was also found within the building control plans from 1931, in the form of an application for permission to construct a petrol storage tank and pump (CRO(K) WSMB/K11/C135 1931). Unfortunately, none of the building control plans in Kendal Record Office were available for consultation, as they are in too fragile a condition.

3.2.7 An undated directory lists a baker named Alan Moore at Kirkland House (this is 30 Kirkland; Barrett's Publications Ltd n.d., 57). Another building control plan entry was found from 1949 for Kirkland House Bakery on Cross Lane; the application was for staff toilets, with the applicant being named as JV Marshall (CRO(K)

WSMB/K11/K169 1949). Finally, a directory from 1953 lists Bernard J Coles, bakers, at 30 Kirkland (County Publicity Ltd 1953, 60).

3.2.8 *Lewthwaite and Townley, builders and joiners*: the main building was operated as a builders and joiners workshop from the late 1950s until the present day. The earliest directory entry for the business was from 1965, listing Lewthwaite and Townlye [sic], Builders Workshop, George E Lewthwaite, Cross Lane (Ashton and Denton Publishing Co 1965, 47). George Lewthwaite acquired the property in four or five separate parts, at different times, building up to the present ownership (D Lewthwaite pers comm.). Various changes were made, including the roofing over of a former yard, and the construction of an extension to the east (*ibid*).

3.2.9 ***Kirkbarrow House***: the previous investigation of Kirkbarrow House was able to look in great detail at the history of this property, and included an examination of deeds from as early as 1579 (OA North 2002c). These make it apparent that Kirkbarrow House included a number of other properties, specifically a malt kiln and barn, which are first mentioned in 1652 (*op cit*, 16). The location of these is not certain, but they continue to be mentioned in the deeds until 1853 (*op cit*, 17). The early maps of the site clearly show a group of buildings immediately north and north-east of Kirkbarrow House (Plates 1-5), which are evidently associated with it and include the site of the garages due to be demolished as part of the proposed development. It seems likely that these buildings either originally included the barn and malt kiln or that they were on the same site and were replaced by the later cottages as there are no other obvious buildings in proximity to Kirkbarrow House that could have accommodated them. It is perhaps significant that in 1884 the deeds for the first time specifically refer to 13 'old tenement cottages in Brockbeck', and make no mention of the barn and malt kiln (*ibid*). This suggests that either the barn and kiln had been pulled down and the cottages constructed on the same footprint, the barn and kiln had been converted into cottages, or that the cottages existed from an early date alongside the barn and kiln and had simply not been mentioned earlier. The available evidence, specifically the photographs of the cottages (Plates 6 and 8) do not provide conclusive evidence.

3.3 Site Visit

3.3.1 During the site visit the buildings occupied by Lewthwaite and Townley were examined (for example Plates 21, 22, 24, and 27), with a view to establishing the condition, structure, and past uses of the buildings. The buildings will be described according to the annotation on the 1957 floor plans.

3.3.2 ***Building containing Workshop 1***: this building has two wagon doorways with rounded arched tops, opposite each other on the east and west sides of the building. On the west exterior elevation it can be seen that the arch comprises dressed limestone blocks (Plate 23). These are also partly visible on the interior of both doorways, although they have been whitewashed and partly rendered over. A large sliding workshop door has been inserted in the south-west of the building, and on the exterior it can be seen that this appears to have cut through a previous arched doorway (Plate 21). The timber roof structure appears to be the original 18th century trusses, although the earlier slate roof has been replaced with corrugated concrete/asbestos and plastic, which allows far more light into the workshop (Plate 28). Although on the 1957 plans this building appears to have had a first floor, this is not currently present, except at the very north end. The use for which this building was constructed is unclear, but it may have been a barn. It has an unusual projecting section, extending through both floor levels, at its south-east corner, where it previously met Cock Beck (Plates 25-26). This may possibly indicate that it drew water or possibly power from the beck, but there is no real evidence for this.

3.3.3 **Building containing Workshop 2:** this building has retained a first floor, with timber joists visible from the ground floor in the eastern half. It seems this building previously had a slightly lower roof than the building containing Workshop 1, and the previous roof line can be seen on the north-facing wall between the two buildings (Plate 29). The wall height of this building has been increased by at least three courses of bricks. The panelled offices shown on the 1957 plan are still partially present, although the partition walls within the main space of the building have been removed. The remains of some posters, probably of 20th century date, are also present. Timber roof trusses, possibly of 19th century date, are present, although the slots that previously held the purlins are empty, since the slate roof has been replaced by a corrugated asbestos/concrete roof punctuated with areas of corrugated plastic. The ground floor has been divided in two along the north-south axis, with the western half currently being used as office space.

3.3.4 **Building containing Workshop 3:** this is a single storey stone building with a sloping corrugated roof over timber beams. It appears to have changed relatively little since 1957.

3.3.5 **Building containing Yard:** this area has been roofed over with corrugated sheeting.

3.3.6 **Eastern extension:** the western wall of this structure is the previous outer face of the yard wall, and comprises dressed stone blocks.

3.3.7 **Garages:** these are modern, with the front of each being taken up by a single metal door, and they have corrugated roofs (Plate 19). They do not incorporate parts of any earlier structures. However, the wall to their rear (south-west) may have formed part of the north-east end of, or been situated at the very end of, Brockbeck Cottages, following their demolition in the 1960s (Plate 20).

3.4 Previous Archaeological Investigation and HER Sites (Fig 2)

3.4.1 **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).

3.4.2 **Building investigation and evaluation at Kirkbarrow House:** 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 (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*).

3.4.3 **HER sites in the study area:** four HER sites lie within the study area: a chapel (HER 2473), maypole (HER 2466), stocks (HER 2465), and Kirkland Mill (HER 40388). Of these, the maypole, stocks, and mill have no direct relevance to the proposed development area, being discrete sites of known location lying well outside the area. The sources quoted by the HER were checked, however, in order to verify their locations.

3.4.4 The exact location of the chapel and its associated burial ground is not certain, but the evidence suggests this site also lies well away from the proposed development area. Nicholson 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 c1834, on the north side of Chapel Lane (OA North 2002a, 14).

4. Discussion

4.1 Significance of Known Remains

4.1.1 The proposed development area contains three elements recorded in the documentary record that can be considered to be of archaeological interest: the standing buildings (Lewthwaite and Townley's workshop), Cock Beck, and the north-east end of Brockbeck Cottages.

4.1.2 **Standing buildings:** the building containing Workshop 1 was constructed first, probably in the 18th century, followed shortly afterwards by the building containing Workshop 2. The building containing Workshop 3 was constructed during the early 20th century, prior to which several much smaller structures were constructed within its footprint. In the mid to late 20th century the yard to the south of the building containing Workshop 3 was roofed over and the eastern extension was built. The buildings containing Workshops 1 and 2 are the most significant, as they are substantial structures which contribute to Kendal's streetscape, and have retained many original or early features such as their timber roof structures, and Workshop 1's apparent access onto/connection with Cock Beck.

4.1.3 **Cock Beck:** this stream formerly ran uncovered across the centre of the site. It is now culverted, and presumably is still on the same alignment. It is significant in that it appears that the water may have been used directly by the standing building when it was constructed in the 18th century.

4.1.4 **North-east end of Brockbeck Cottages:** it can be seen from the cartographic evidence that Brockbeck Cottages date from at least 1770, and that until sometime between 1858 and 1899 they extended to the north-east, parallel with the uncovered part of Cock Beck as it was in 1858. Between 1858 and 1899 the north-eastern cottages were demolished, although the rest of Brockbeck Cottages remained until their demolition in the mid to late 1960s (D Lewthwaite pers comm.). These earlier demolished cottages are significant in that, unlike the rest of Brockbeck Cottages, there is no photographic record of them as standing structures, and it is also not clear what function they served before they were demolished, and for what purpose they were constructed. They appear to have had some connection to Kirkbarrow House and may have been part of or on the site of a barn and malt kiln belonging to this property that was in existence from at least 1652. The construction of garages on site of the buildings that stood at the north-east end of this row of buildings is likely to have damaged any remains that might have survived below ground (see Section 4.2.3 below).

4.2 Potential for Below Ground Remains

4.2.1 There is a need to consider the potential for below ground remains across the site, and the proposed development area can be divided into three parts – the standing structures, the garages, and the areas to the east of these.

4.2.2 **Standing structures:** no cellared areas are known to be present beneath the current standing buildings, so it is possible that relatively undisturbed deposits may lie beneath them. However, there is nothing to suggest that any previous structures existed on the site before the current buildings were constructed. The exception to this is the outbuildings on the east side, which lie under the eastern extension. However, they are likely to have had shallow foundations and not to have left much evidence due to their small size. In addition, the standing buildings are outside or on the very eastern edge of the medieval plots running from Kirkland, which, based on

the results of the evaluations carried out nearby, would suggest there was a limited potential for any remains of archaeological significance being present.

4.2.3 **Garages:** the area beneath the garages has known drains, and previous garages have been built in the same place, however all the garages are likely to have shallow foundations. Also, remains of the previous buildings may be present (see 4.1.4, above). They pre-date the photographs of Brockbeck Cottages, and their appearance and function remain unknown. Again, the garages are situated outside or on the edge of the medieval plots and so there is limited potential for any earlier remains being present, especially in view of the likely levels of later disturbance.

4.2.4 **Areas to east:** the presently open areas to the east of the garages have perhaps the highest potential for below-ground remains. The cartographic sources suggest that they have seen little development compared to the other parts of the proposed development area. More significantly, they evidently include elements of the rear ends of three or four burgage plots running from Kirkland (Plates 2-5), where the potential for identifying features of medieval date is considerably higher. Recent excavations in similar areas, at the very rear of burgage plots, have revealed that these were utilised from at least the 12th-13th centuries (Greenlane Archaeology 2006; 2007).

4.3 Impact

4.3.1 **Standing structures:** the demolition of these buildings during development would clearly have a very significant impact on these historically interesting buildings. Conversion would be a preferable option, with the exception of the eastern extension, which is of limited historical interest. This would preserve the existing structure, which is an important part of Kendal's back streets, and falls within the Conservation Area, and would have a minimal impact on the buildings.

4.3.2 **Garages:** demolition of the current garages and construction of buildings requiring more secure foundations will undoubtedly impact upon any remains which may be left of the buildings to the east of Brockbeck Cottages. However, it has already been noted that this area contains existing drains, so it is likely that any earlier deposits will have been disturbed.

4.3.3 **Areas to east:** it is considered likely that any development in the above areas will retain the present car parking (Don Lewthwaite pers comm.). However, any development involving below-ground work is likely to impact on remains of medieval date.

4.4 Recommendations

4.4.1 **Standing buildings:** as a condition of any future planning consent, the buildings should be recorded to English Heritage Level 2. It is then recommended that they be converted, retaining as much of the original fabric as possible. The eastern extension could be demolished, as it is of late 20th century date, and has little architectural or historical merit.

4.4.2 If below ground works were necessary (for example, for increased foundations to buildings currently a single storey, if they were being increased in height, or for new buildings on the footprint of the eastern extension), further archaeological investigation should be carried out depending on the scale of development. An evaluation or watching brief would be most suitable due to the location at the back of the medieval plots to the west of Kirkland, which have so far not yielded any medieval features but have, however, produced finds of medieval date. This may help to demonstrate the activities carried out in these parts of the plots during the medieval period.

4.4.3 **Garages:** following the demolition of the garages, it is recommended that the area be monitored by an archaeological watching brief in order to assess the survival of remains pre-dating the construction of the garages. Should any significant remains be encountered these should be recorded as appropriate, most likely through more detailed excavation.

4.4.4 **Areas to east:** should any future development be proposed for these areas it is recommended that they be subject to archaeological evaluation. These areas not only have the highest potential for revealing archaeological remains from the medieval period onwards, they have also seen relatively little post-medieval and more recent development and so earlier remains could be well preserved. Evaluation in these areas should also include investigation along the culverted area of Cock Beck, if appropriate and safe, in order to assess its structure, development, and significance.

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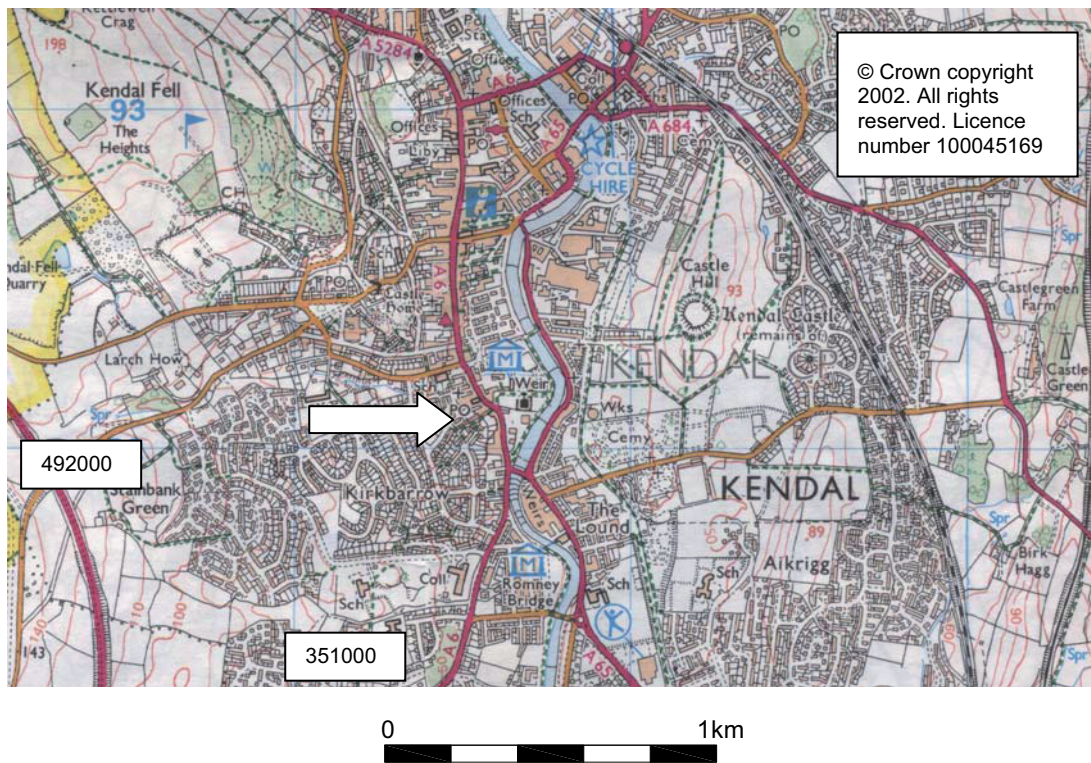
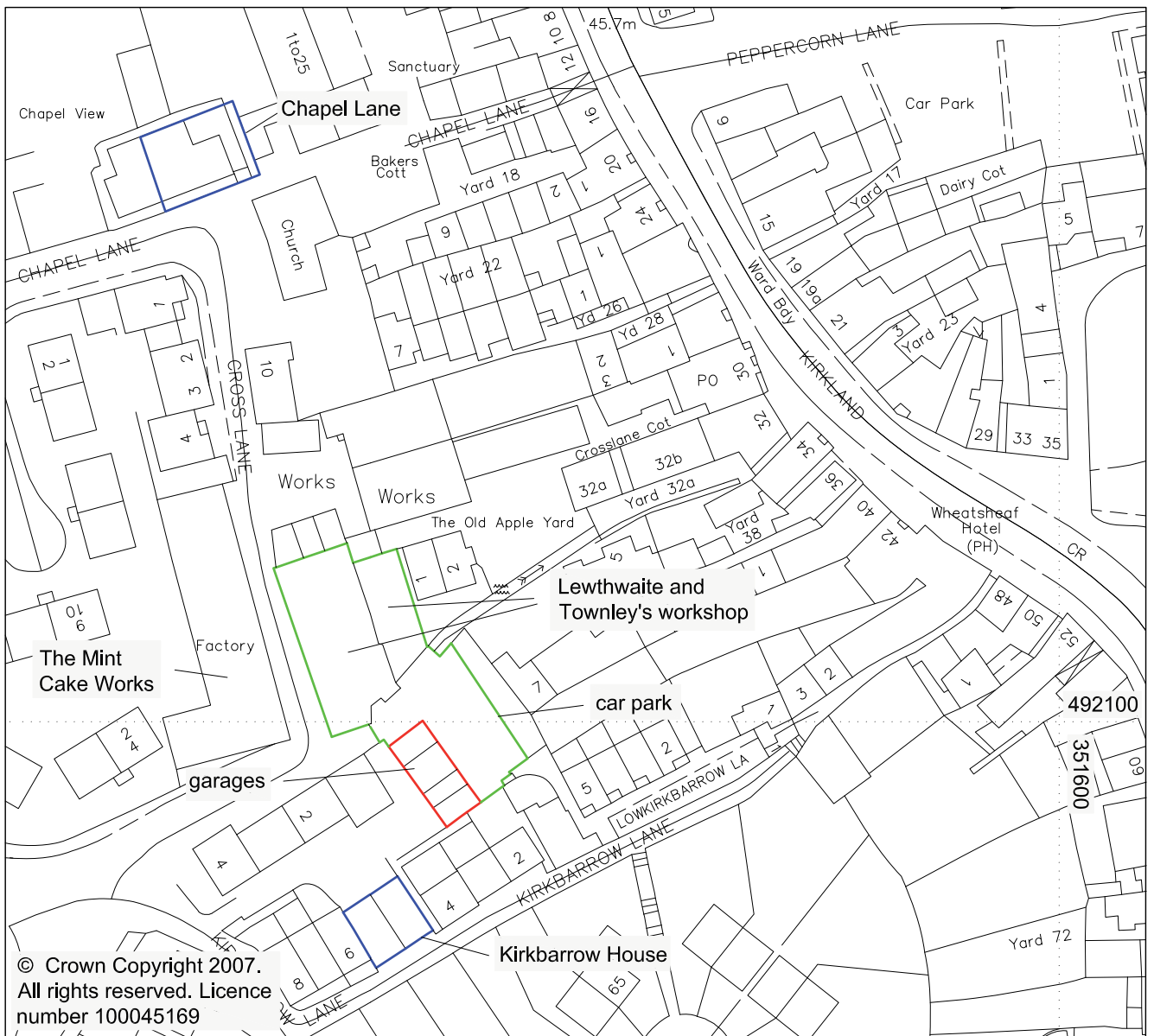


Figure 1: Area location



Project:
Lewthwaite and Townley's Yard, Cross Lane, Kendal,
Cumbria : Archaeological Desk-Based Assessment

Project Code: G1063
Site Code: CL07
Date: November 2007

Key:

- Proposed development area
- Future development area
- Previous archaeological investigation

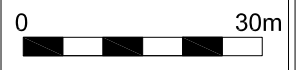


Figure 2: Detailed site location plan showing previous archaeological investigations



Plate 1: Extract from Jefferys' map of 1770

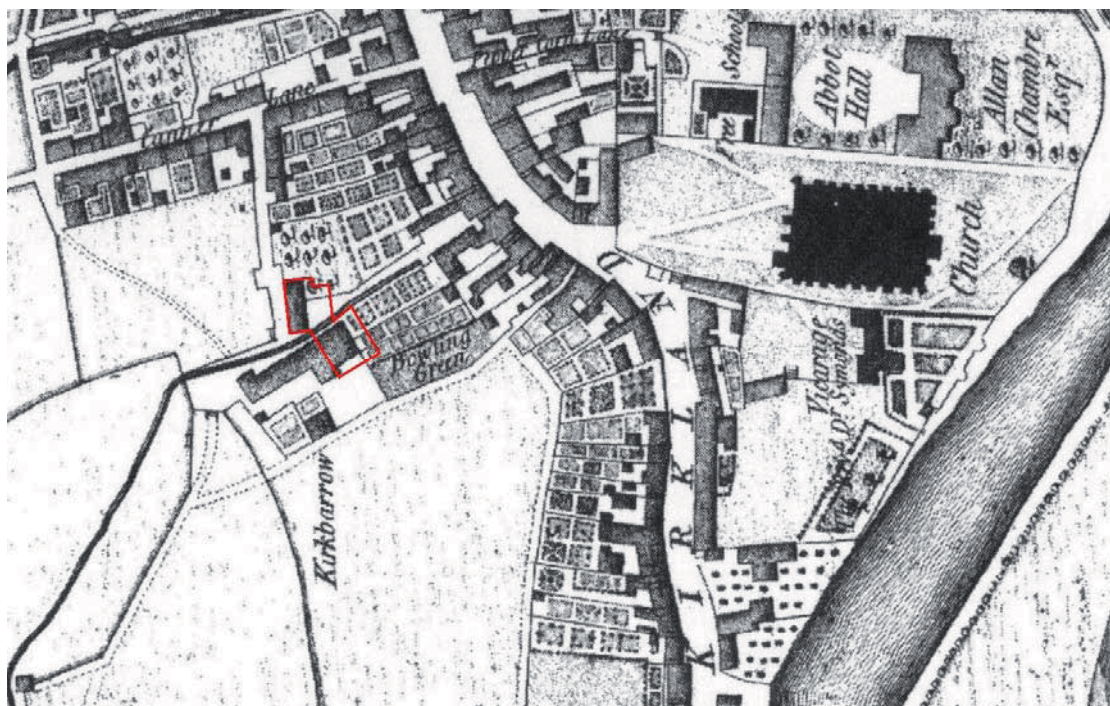


Plate 2: Extract from Todd's map of 1787

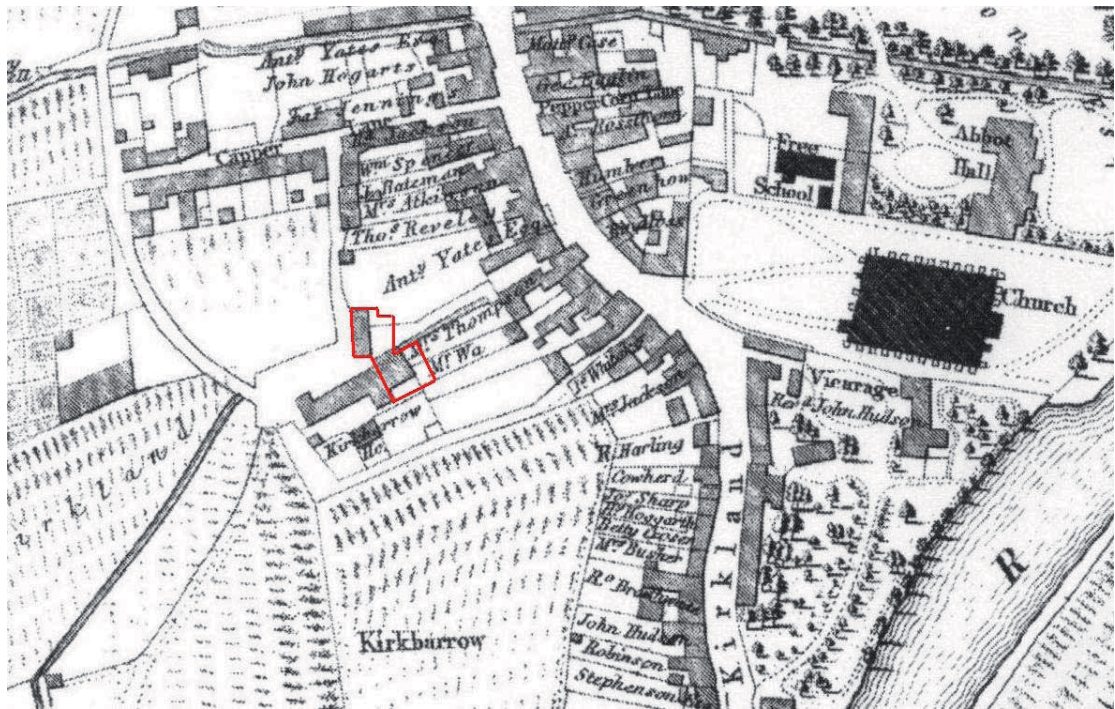


Plate 3: Extract from Wood's map of 1833

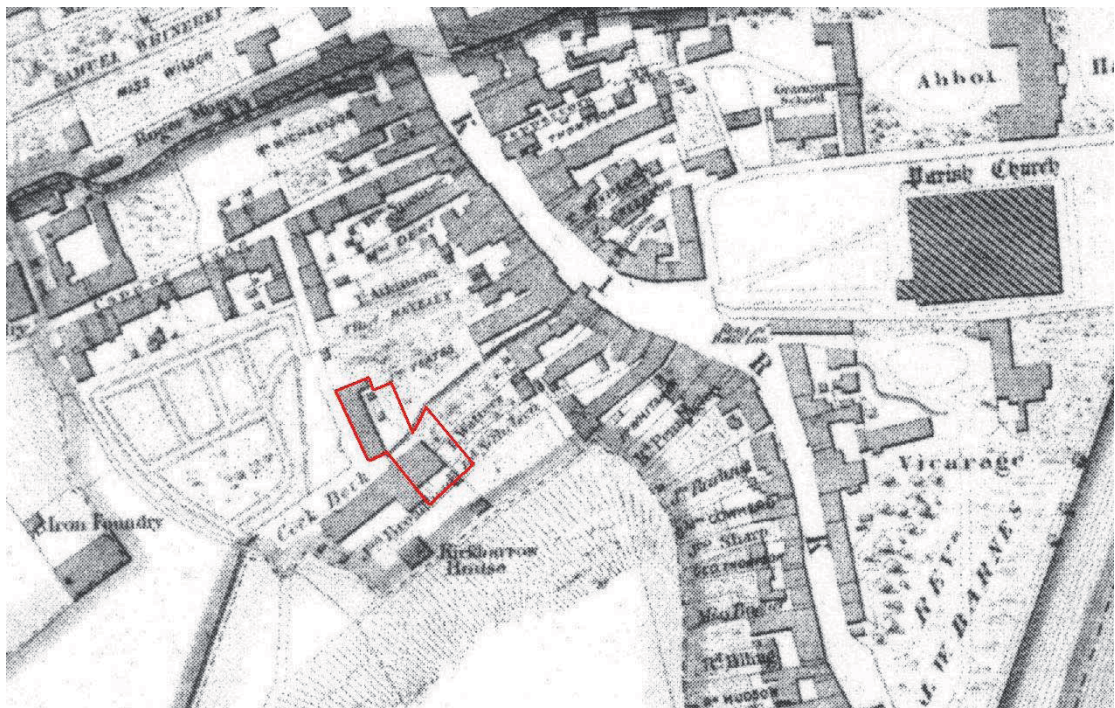


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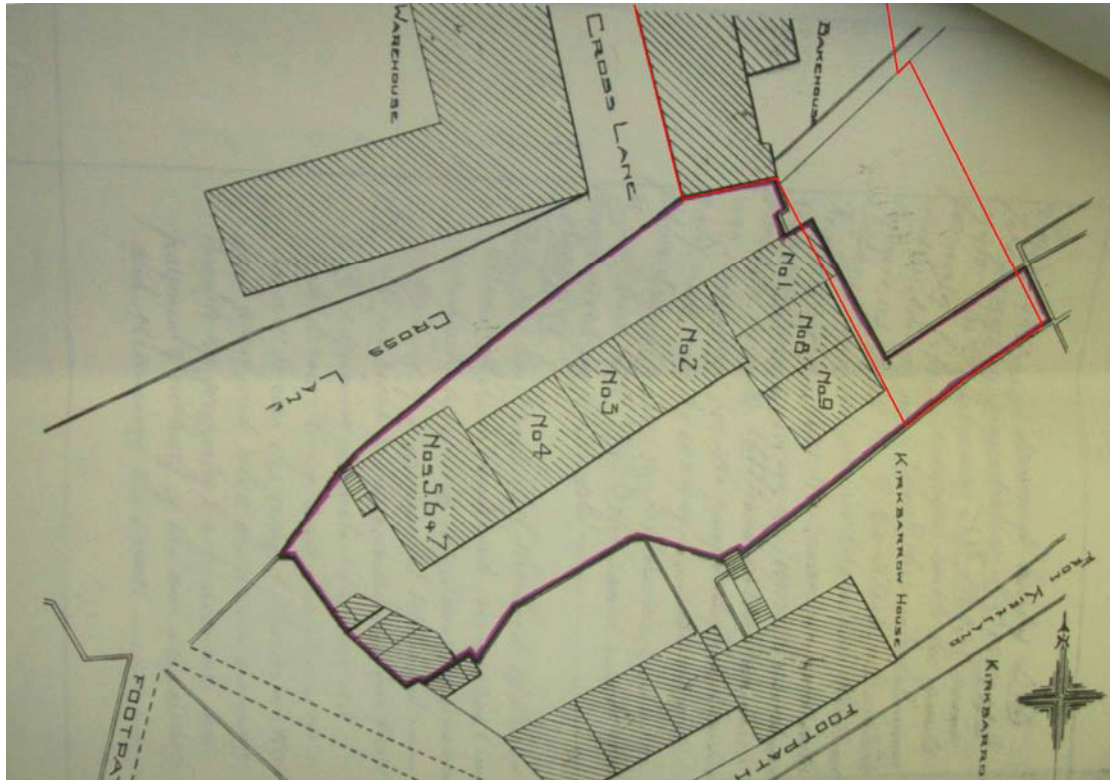


Plate 12: Plan from deeds, 1930s, showing bakehouse (top right)

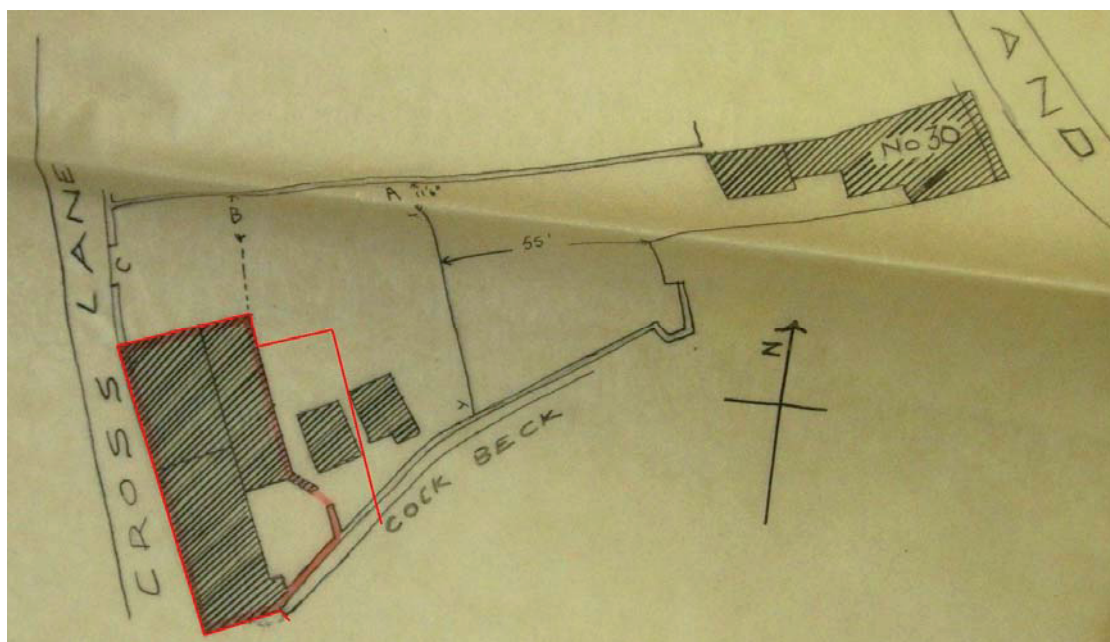


Plate 13: Plan from deeds, 1955

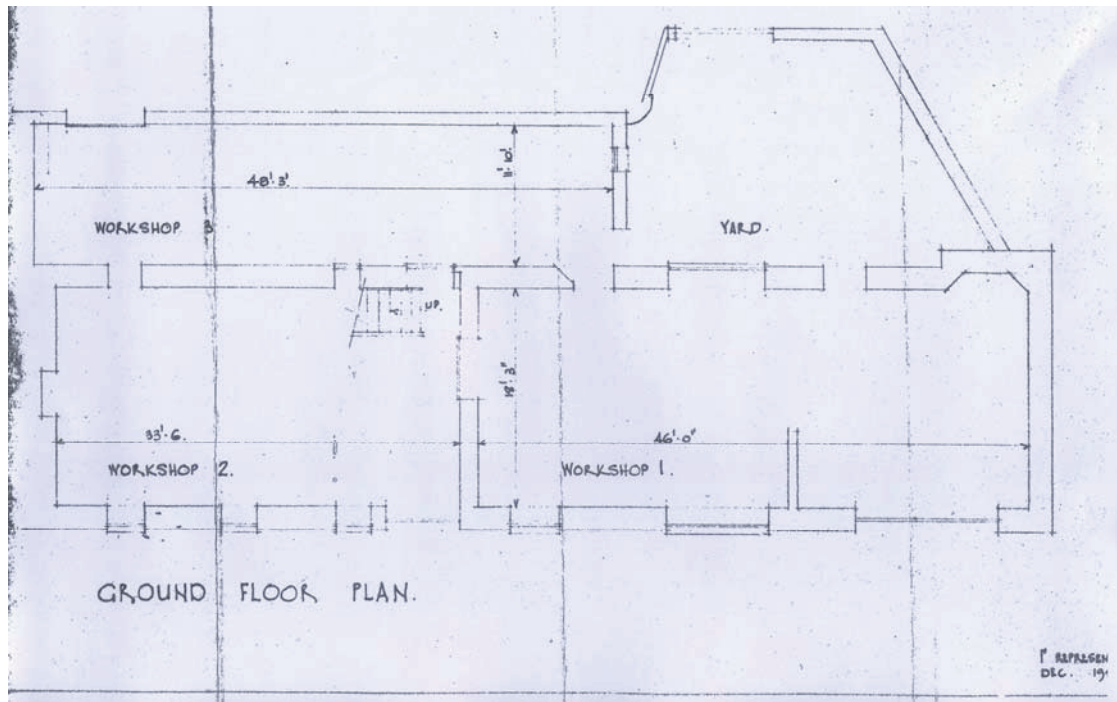


Plate 14: Ground floor plan, 1957

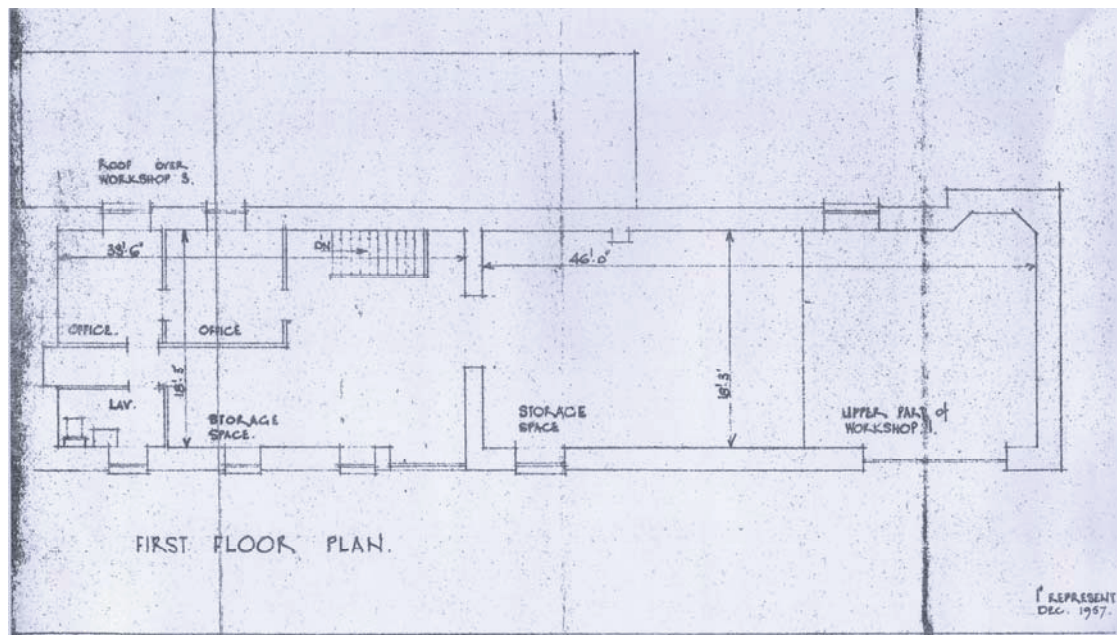


Plate 15: First floor plan, 1957

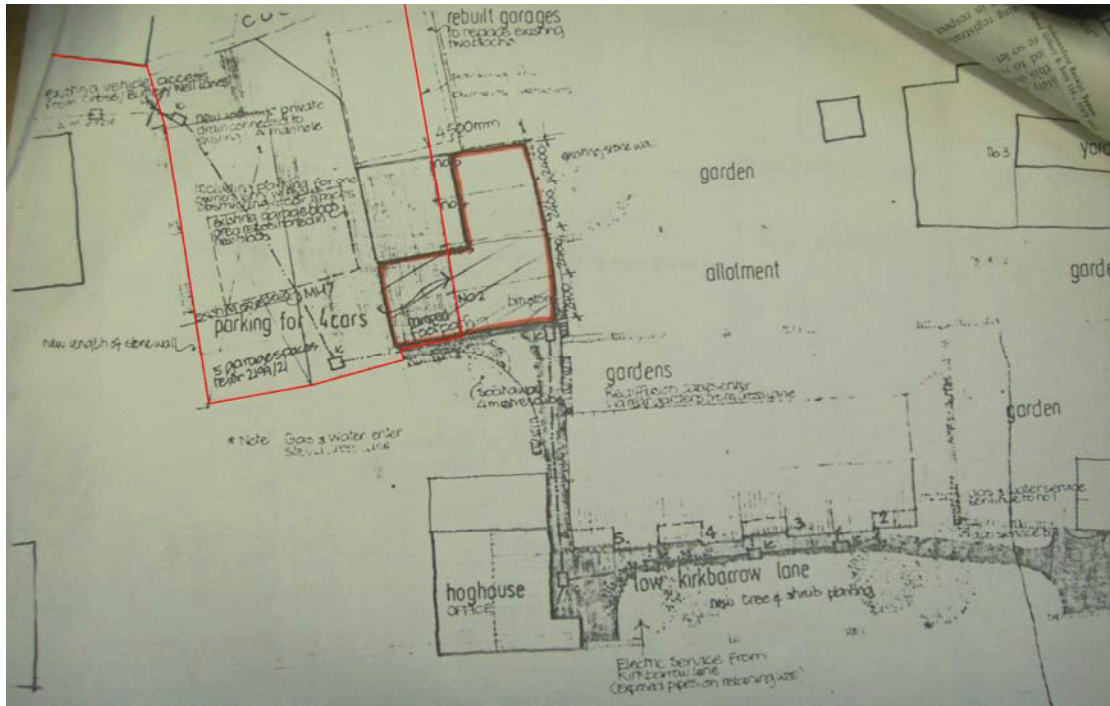


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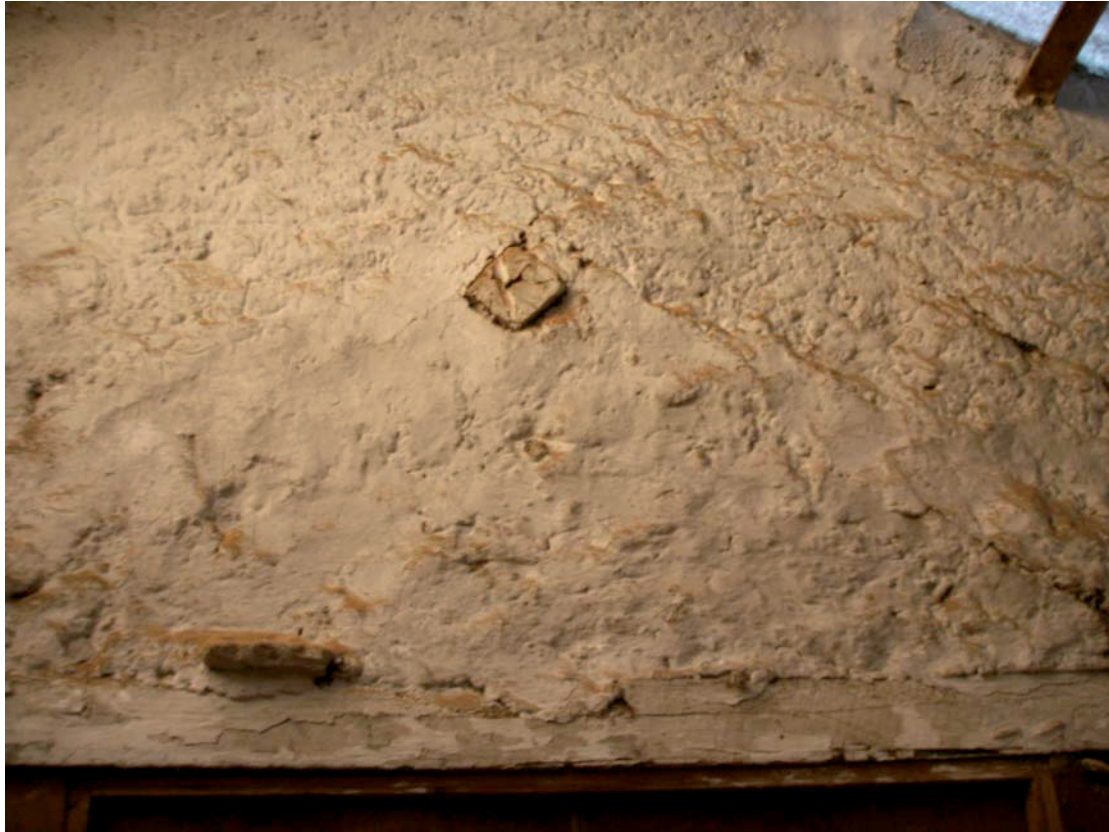


Plate 29: First floor of Workshop 2, above doorway into Workshop 1, showing roof scar