

LAND OFF HAYCLOSE ROAD, OXENHOLME, KENDAL, CUMBRIA

Archaeological Desk-Based Assessment



Client: Alan Bell

NGR 353070 490556 (centre)

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July 2021



The Site	
Site Name	Land off Hayclose Road, Oxenholme, Kendal
County	Cumbria
NGR	353070 490556 (centre)

Client	
Client Name	Alan Bell
Client's architect/agent	Harry Tongue, Steve Abbott Associates

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Non-Technical Summary

Prior to the submission of a planning application for a residential development on land off Hayclose Road, Oxenholme, Kendal, Cumbria, Greenlane Archaeology was commissioned to carry out a desk-based assessment of the site. The work was carried out in June 2021, including a site visit on 28th June.

Documentary evidence and information held in the Historic Environment Record for Cumbria shows that this area was originally at some distance from the town of Kendal but within the extensive park associated with Kendal Castle. It includes the extant Oxenholme Farm, which is Grade II Listed and probably of 17th century date. The wider area has evidence for human activity over a long period, with finds and remains primarily of medieval and post-medieval date from within the study area. The map evidence showed that the area had been essentially undeveloped, with the exception of buildings relating to the farm, and place-name evidence further confirmed the presence of the medieval park in this area. A site visit revealed that the south-eastern part of the site had been relatively extensively improved as part of its use as a golf driving range but also for the installation of culverts and drainage, but the north end was less evidently altered.

In view of the archaeological evidence from the wider area, and taking into account the results of the site visit, there is some potential for remains of archaeological interest to be present within the proposed development area, in particular remains of post-medieval and possibly medieval date, although no specific sites of interest are present within the proposed development area. There is some potential for as yet unknown remains of archaeological interest to be present and this would best be assessed through additional work such as geophysical survey or evaluation trenching. An assessment of the impact on the Listed Oxenholme farmhouse/Raysholme would also be necessary once more detailed proposals were submitted.

Acknowledgements

Greenlane Archaeology would like to thank Alan Bell for commissioning the project and for his assistance during the site visit, and his agent Harry Tongue at Steven Abbott Associates for providing information about the site. Special thanks are also due to the staff at the Cumbria Archive Centre in Kendal (CAC(K)).

1. Introduction

1.1 Circumstances of the Project

1.1.1 The circumstances of the project are set out in the tables on the inside cover of this report.

1.2 Location, Geology, and Topography

1.2.1 The site occupies an area of approximately 8ha, centred approximately 400m north of Oxenholme railway station on the outskirts of Kendal. Kendal town centre is approximately 2.5km to the north-west. The site is to the west of the railway and north of the B6254.

1.2.2 The underlying solid geology is dominated by Bannisdale slates and Coniston grits of the Silurian period (Moseley 1978, plate 1). This is typically overlain by glacially derived boulder clay (Countryside Commission 1998, 66).

1.2.3 The area to the north and west has seen substantial residential development, including that along Hayclose Road to the west and Kendal Parks to the north. The south end of the site is *c*70m above sea level (Figure 1). Further afield, the surrounding landscape generally comprises well-managed farmland, principally pasture, interspersed with areas of woodland (Countryside Commission 1998, 66). Higher ground tends to be more rugged, comprising open heath and rough pasture or grassland.

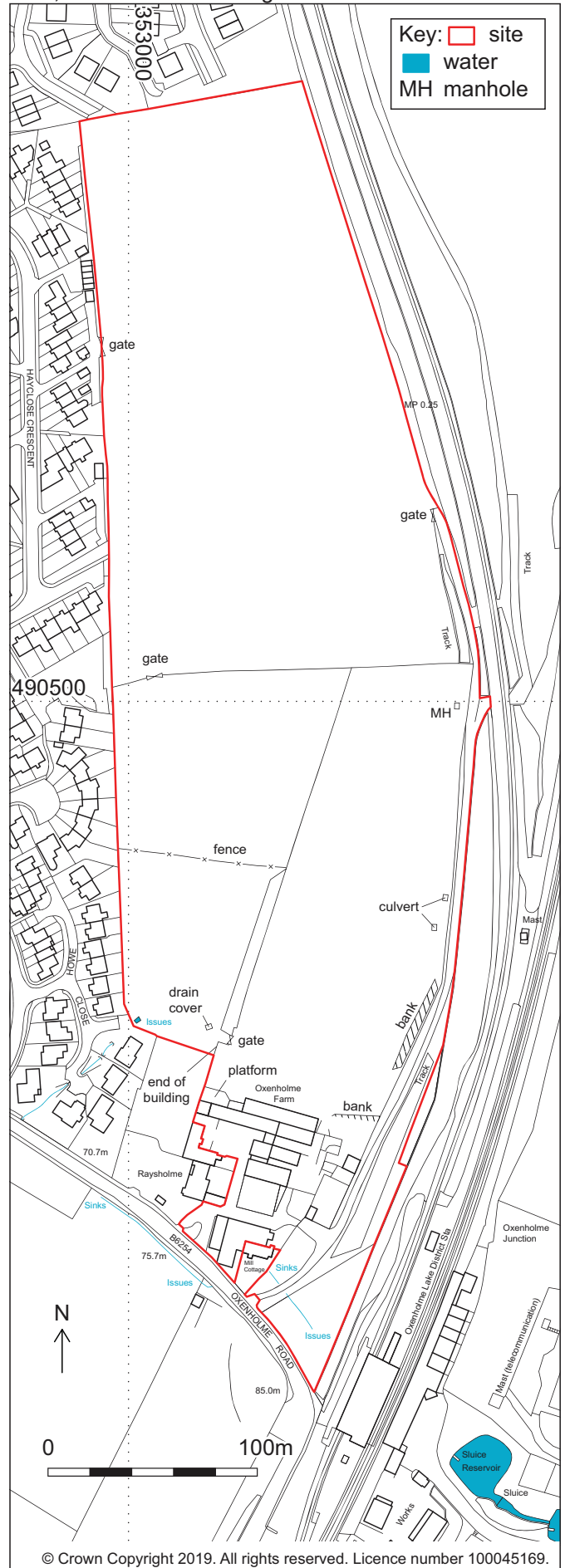
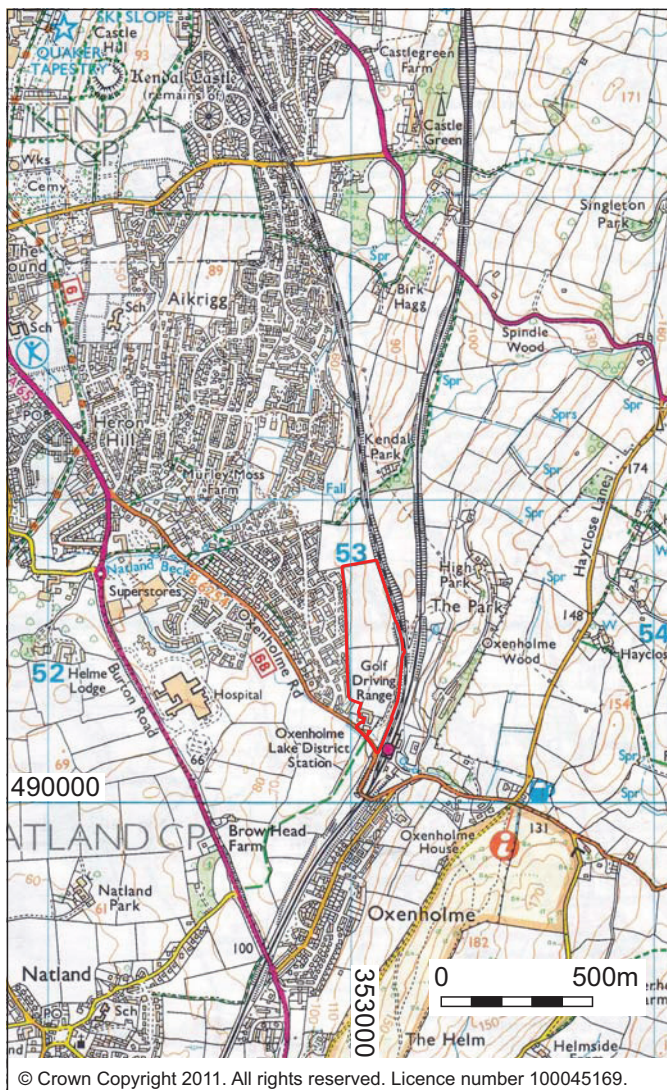
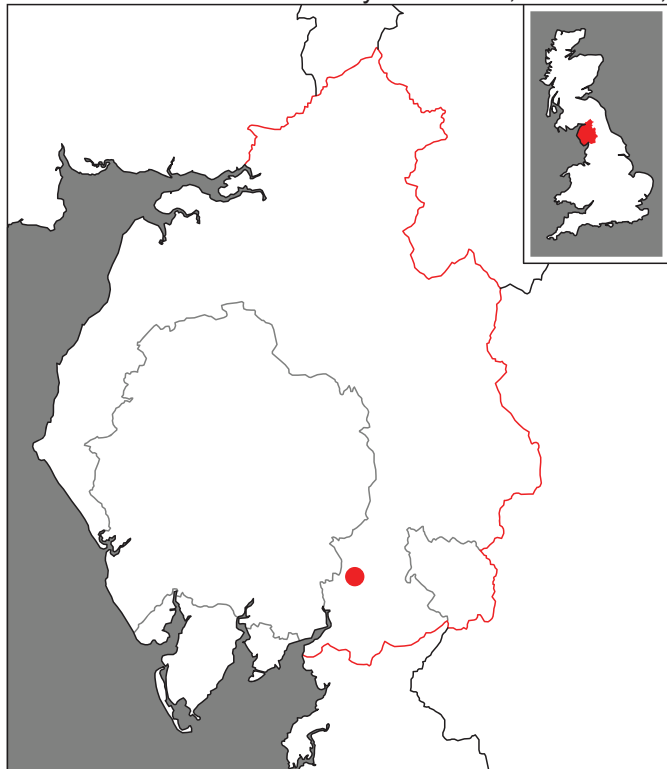


Figure 1: Site location

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2. Methodology

2.1 Desk-Based Assessment

2.1.1 A desk-based assessment was carried out in accordance with the guidelines of the Chartered Institute for Archaeologists (CIfA 2014a). This principally comprised examination of early maps of the site and published secondary sources. A number of sources of information were used during the compilation of the desk-based assessment:

- **Record Office/Archive Centre:** the majority of original and secondary sources relating to the site are deposited in the relevant Record Office(s) or Archive Centre(s), as specified in the cover sheet of this report. Of principal importance are early maps of the site. These were examined in order to establish the development of the site, date of any structures present within it, and details of land use, in order to set the site in its historical, archaeological, and regional context. In addition, any details of the site's owners and occupiers were acquired where available;
- **HER:** this is the primary source of information recording previously known archaeological discoveries. For each site a grid reference, description, and related sources were obtained for inclusion in the gazetteer (see *Appendix 2*). In addition, details of previous archaeological work carried out within the study area was also obtained from the HER;
- **Online Resources:** where available relevant sources were also consulted online;
- **Greenlane Archaeology:** Greenlane Archaeology's office library includes maps, local histories, and unpublished primary and secondary sources. These were consulted where relevant, in order to provide information about the history and archaeology of the site and the general area.

2.2 Site Visit

2.2.1 A brief site visit, equivalent to an English Heritage Level 1 survey (English Heritage 2007), was carried out covering the proposed development area and other areas that might be affected. Particular attention was paid to the identification of features of historical or archaeological interest, but other relevant features were recorded such as later aspects of the site that may have impacted on the earlier remains or could constrain further investigation. Colour digital photographs showing the general arrangement of the site and any features of interest were taken.

2.3 Archive

2.3.1 The archive of the project will be deposited with the relevant Record Office or Archive Centre, as detailed on the cover sheet of this report, together with a copy of the report. The archive has been compiled according to the standards and guidelines of the CIfA guidelines (CIfA 2014b). In addition details will be submitted to the Online Access to the Index of archaeological investigations (OASIS) scheme. This is an internet-based project intended to improve the flow of information between contractors, local authority heritage managers and the general public. A copy of the report will be provided to the client and to the relevant Historic Environment Record, as detailed on the cover sheet of this report.

3. Results

3.1 Introduction

3.1.1 A total of 12 sites of archaeological interest are recorded within the study area in the Historic Environment Record (Figure 2); no additional sites were identified during the desk-based assessment and site visit (*Appendix 2*; summarised in Table 1 below), although areas of potential interest were. Unfortunately, the original locations of the find spots (**Sites 10** and **11**) are not located accurately on the HER and the earthworks at **Site 5** are also not well located. The date of the earthworks is unknown (**Sites 5** and **9**). Sites included in the gazetteer that relate to periods of the study area's history are individually mentioned in the site history (see *Section 4* below).

Site No.	Type	Period	Site No.	Type	Period
1	Park	Medieval	7	Place name (Limekiln Close)	Post-medieval
2	Railway	Post-medieval	8	Gate lodge; house; outbuilding; park; stable	Post-medieval
3	Railway	Post-medieval	9	Earthworks; rabbit warren	Unknown/medieval
4	Building	Post-medieval	10	Find spot (coin)	Medieval
5	Earthworks (enclosure and ridge and furrow)	Unknown	11	Find spot (lead weight or token)	Post-medieval
6	Snuff mill; water mill	Post-medieval	12	Pump	Post-medieval

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

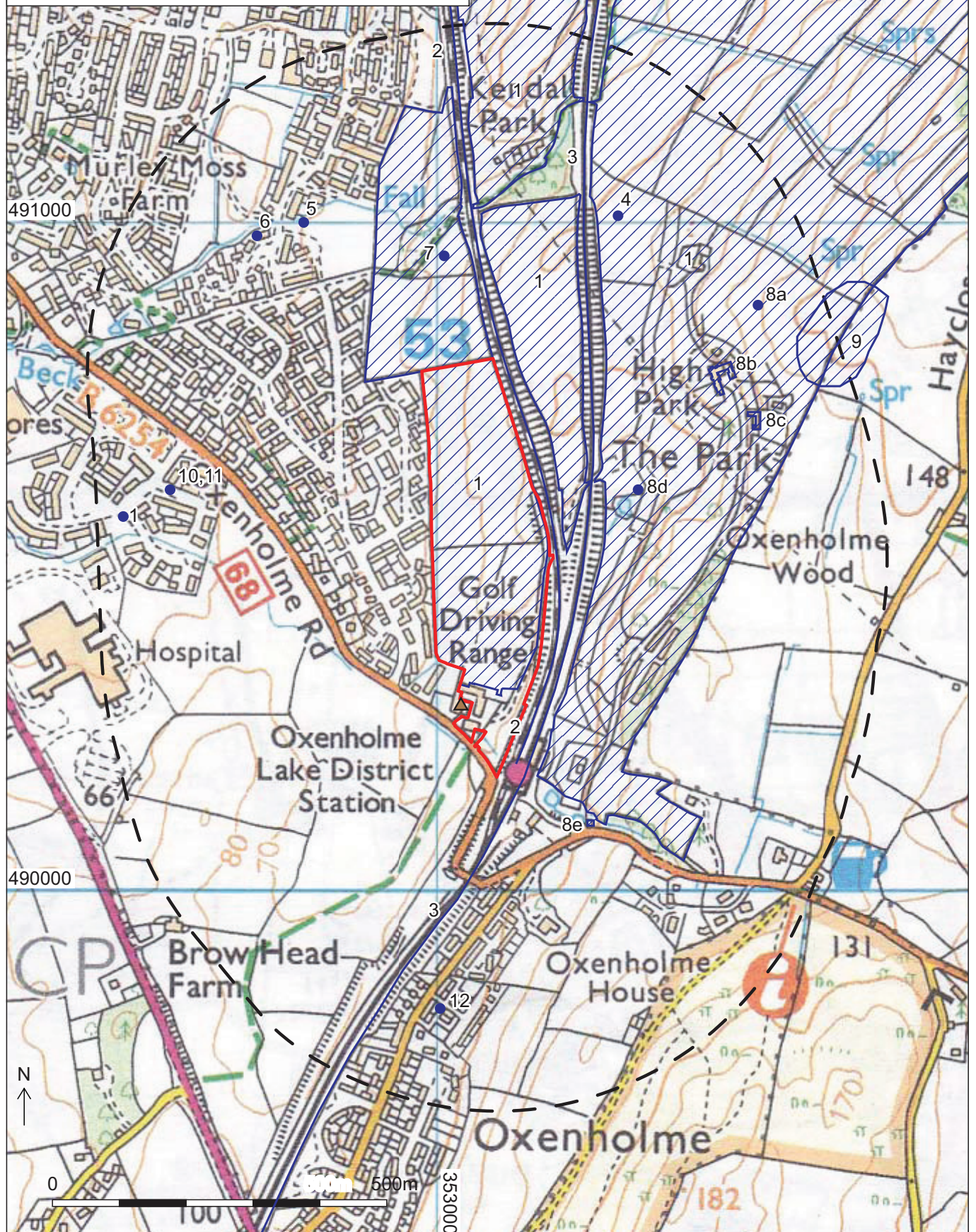
3.2 Desk-Based Assessment

3.2.1 The results of the desk-based assessment have been used to produce two main elements. Firstly, all available maps of the area were compiled into a map regression, demonstrating how the site physically developed. 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, but more importantly to present the documented details of any sites that are known.

3.2.2 Once this information has been compiled the significance of those sites of archaeological interest within the study area, their potential, and the degree to which they are likely to be affected is considered and based on this possible mitigation work is then suggested.

Key: 5 ● Gazetteer site ▲ Listed Building
- - Study area (c500m buffer)
□ Site □ Gazetteer site extent (if known)

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Figure 2: Gazetteer site plan

3.3 Map Regression

3.3.1 **Introduction:** early maps of the area tend to be relatively lacking in detail, so the earliest useful maps therefore only date from the 19th century.

3.3.2 **Corn Rent Map, 1836:** the corn rent maps for Scalthwaite, Hay and Hutton in the Hay (CAC(K) WQ/R/C/18 1836) and Natland (CAC(K) WQ/R/C/12 1836) were consulted. The site is apparently located at the junction of the two and not fully covered by either, with only a small part of the south end of the site shown on the map for Natland (CAC(K) WQ/R/C/12 1836; Plate 1). This is of limited use but it does show the buildings at Oxenholme Farm.

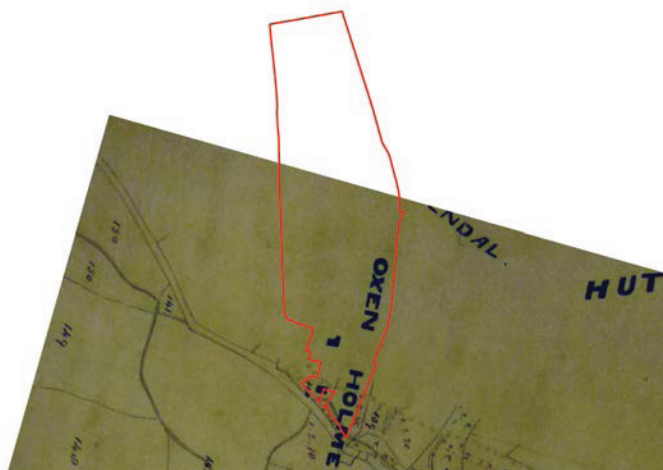


Plate 1: Extract from the corn rent map of 1836 (CAC(K) WQ/R/C/12 1836)

3.3.3 **Estate plans, 1850:** there are two estate plans for Oxenholme from 1850 (CAC(K) WDB 35/2/108 1850; CAC(K) WDB 35/2/109 1850). Both are very similar. The site occupied fields to the west side of the railway line heading north out of Oxenholme Station (Plate 2; Plate 3). In one the north field is called High Oxenholme (Plate 2) whereas on the other it is called Middle Oxenholme (Plate 3). The field to the south-west is Hall Bank, the field to the east is Bull Copy, and the field at the south of the area is Calf Garth on both (Plate 2 and Plate 3).



Plate 2 (left): Extract from an estate plan of 1850 (CAC(K) WDB 35/2/108 1850)



Plate 3 (right): Extract from an estate plan of 1850 (CAC(K) WDB 35/2/109 1850)

3.3.4 **Ordnance Survey, 1862-3:** the first edition 1:10,560 Ordnance Survey maps of the area, surveyed in 1858, is broadly the same as the estate plan of 1850 (Plate 4; cf. Plate 2). Springs and a pond and buildings relating to Oxenholme farm are marked in the far south of the area.

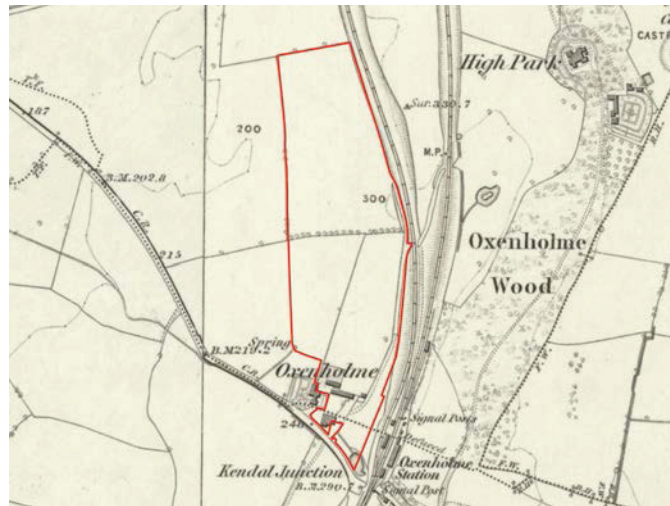


Plate 4: Extract from the Ordnance Survey maps of 1862-3

3.3.5 **Ordnance Survey, 1898:** the 1898 editions of the Ordnance Survey maps of the area were revised in 1896-97. This edition, at a scale of 1:2,500, shows slightly more detail (Plate 5; cf. Plate 4). Various additions have been made to the buildings at Oxenholme Farm and the pond on the opposite side of the railway to Oxenholme Station at the south end of the area is no longer marked.

3.3.6 **Ordnance Survey, 1914:** very little has changed within the site boundary in between this edition, which was revised in 1911-12, and the 1898 edition of the Ordnance Survey maps of the area (Plate 6; cf. Plate 5). Some small additions have been made to the buildings at Oxenholme Farm, to the south, but the field boundaries to the north are unchanged.



Plate 5 (left): Extract from the Ordnance Surveys of 1898

Plate 6 (right): Extract from the Ordnance Survey maps of 1914

3.3.7 **Ordnance Survey, c1938:** additions to the Ordnance Survey mapping of the area of 1938 show the site unchanged (Plate 7; cf. Plate 6).

3.3.8 **Proposed development plan, nd:** this plan is undated but apparently before 1960. Houses built after c1938 along the roadside to the west of the site are marked in blue (Plate 8; cf. Plate 7). Those marked red were 'proposed'; the layout on the proposed plan is not quite as it was built (Plate 8; cf. Figure 1). The buildings at Oxenholme Farm are the same as they appear on the plan of c1938, but were altered again after 1965 (cf. Figure 1).

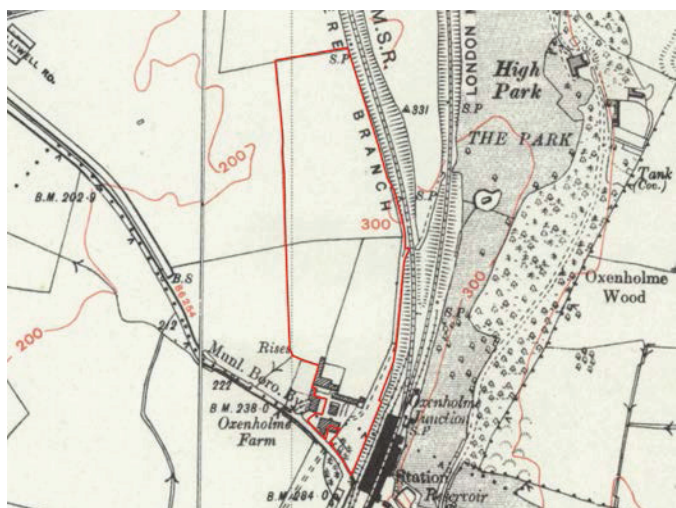


Plate 7 (left): Extract from the Ordnance Survey maps of c1938

Plate 8 (right): Extract from the undated proposed development plan (CAC(K) WDB 35/2/855 nd)

3.4 Lidar

3.4.1 **Lidar**: lidar imagery of the site is freely available online (Houseprices.io 2021). The lidar imagery shows the extent of residential development to the west of the site after c1938, which has in-filled the space to the east of the B6254, Oxenholme Road (Plate 9; cf. Plate 7). However, it is not up to date enough to show the most recent development in the field immediately to the north of the area, including Hawthorn Way and the far east end of Kendal Parks Road (Plate 9; cf. Figure 1).



Plate 9: Lidar imagery of the site

3.5 Site Visit

3.5.1 The site visit revealed a number of features of interest and some areas of likely disturbance that are likely to have impacted on any below-ground archaeological remains. The site area encloses three fields plus most of the farm yard and buildings making up Oxenholme Farm and associated buildings to the south. The fields are surrounded by modern housing to the north and west and adjoin the West Coast Mainline railway to the east, up a steep embankment. The south-east field gradually sloped up, from the farm buildings to the south, to the north and has been the most extensively improved as this is currently used a golf driving range and has been for approximately 30 years (Alan Bell pers comm), and is covered in metal signage and other features relating to this (Plate 10 and Plate 11). Evidence for a culvert running across the field was present on the east side (Plate 12 and Plate 13) and a man hole was also present to the north of this (Plate 14; also see Figure 1). Also of interest in this field was an earth

and stone bank along part of the eastern boundary (Plate 15), a stone revetted bank in the south-east corner (Plate 16), and a platform in the south-west corner against the extant buildings (Plate 17). The extant boundary wall to the north of this had quoins at the corner and clearly formed part of the long building shown on the maps from 1898 onwards (see 3.3.5 above; Plate 18).



Plate 10 (left): General view of the south-eastern field, from the south
Plate 11 (right): General view of the south-eastern field, from the north



Plate 12 (left): The exposed culvert against the eastern boundary wall of the south-east field, viewed from the west
Plate 13 (right): The exposed culvert to the south, viewed from the south-west



Plate 14: Manhole on the east side of the south-eastern field, viewed from the west



Plate 15 (left): Bank against the eastern boundary of the south-eastern field, viewed from the south-west

Plate 16 (right): Revetted bank in the south-east corner of the eastern field, viewed from the north-west



Plate 17 (left): Platform against the buildings in the south-west corner of the south-east field, viewed from the north

Plate 18 (right): Quoined wall on the south side of the site, viewed from the north-west

3.5.2 The south-western field sloped down to the west and was less extensively improved and used as grazing for horses at the time of the site visit. A small stand of fir trees divided it from the south-east field. The boundary wall retaining elements of a building extended into this area (Plate 18) and there was a drain cover to the north of this and drains issuing into an open area in the south-west corner. A recent post and wire fence divided this field in two and there was an early gate with stone gate posts and a water trough to the west in the wall into the northern field.



Plate 19 (left): General view of the south-west field, from the south

Plate 20 (right): General view of the south-west field, from the north



Plate 21 (left): Drain cover in the south-east corner of the south-west field, viewed from the south-west

Plate 22 (right): Drains issuing into an open culvert in the south-west corner of the south-west field, viewed from the west



Plate 23 (left): Gate between the south-west and north fields, viewed from the south

Plate 24 (right): Gate between the south-west and north fields, viewed from the north

3.5.3 The northern field was the largest and sloped down to the west from a relatively flat plateau on the south-east side. It was also less obviously improved and comprised rough grazing. The only features of interest were a series of gates, including that to the south (see Plate 24), but also a now disused one in the western boundary and one connecting to a track that ran along the east side of the south-east field (and also to a tunnel below the railway line).



Plate 25 (left): General view of the northern field, from the south

Plate 26 (right): General view of the northern field, from the north



Plate 27 (left): Disused gateway in the western boundary of the northern field, viewed from the east

Plate 28 (right): Gateway connecting to track in the eastern boundary of the northern field, viewed from the north

3.5.4 The site visit also allowed some observations to be made of Oxenholme Farm and adjoining properties. The farm clearly has early origins and the core of the building is at least 17th century (Plate 29). The wider farm includes a range of other buildings such as barns and a low range, perhaps stables (Plate 30 to Plate 33), of probable 19th and 20th century date (one of the barns is known to have been built in 1965; see *Section 4.5.1* below; Plate 33), some of which are now incorporated directly into the golf driving range. The adjoining properties are also of interest. To the south-east is a small building named 'Mill Cottage' (Plate 34), which probably originally formed part of the wider farm. To the south-west one half of the original farmhouse is now a separate dwelling named 'Raysholme'. It is not known when this name was first used but it, and the significance of Mill Cottage, is discussed in *Section 4.5.2* below).



Plate 29 (left): The farmhouse at Oxenholme Farm, viewed from the east

Plate 30 (right): The low range, perhaps originally stables, now incorporated into the gold driving range, viewed from the south-east



Plate 31 (left): The barn on the south-east side of the farmyard, viewed from the north



Plate 32 (right): The west side of the barn on the south-east side of the farmyard, viewed from the west



Plate 33 (left): The 20th century barn, viewed from the south



Plate 34 (right): Mill Cottage, viewed from the south

4. Site History

4.1 Background History

4.1.1 The background history to the site helps our understanding of the development and use of the site, where known, making use of the map evidence presented above where relevant. The background to the site is intended to place the results of the project in its local context and in order to do so a brief discussion of the earlier history of its wider environs is also necessary.

4.2 Prehistoric Period (c11,000 BC – 1st century AD)

4.2.1 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 (c8,000 – 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 nearby Roman fort at Watercrock (Turner 1979, 234-235); its position alongside the River Kent is one where such artefacts are often found (Middleton *et al* 1995, 202; Hodgkinson *et al* 2000, 151-152; Hodgson and Brennand 2006, 26), and finds of this period are encountered across the wider Morecambe Bay area (Elsworth 1998).

4.2.2 In the following period, the Neolithic (c4,000 – 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 (c2,500 – 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 Castlesteads perhaps has its origins in this period, 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, although none are recorded within the study area. Sites that can be specifically dated to the Iron Age (c600 BC – 1st century AD) are very rare. Settlements thought to be of this period are often revealed as crop marks in aerial photographs but they are typically undated and little understood. The remains at Castlesteads and similar sites most likely represent a hillfort, a typical site of this period, but few of these have been dated and were probably used over a considerable period of time (Elsworth 2014). However, there is likely to have been a considerable overlap between the end of the Iron Age and the beginning of the Romano-British period, and 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).

4.3 Romano-British to Early Medieval Period (1st century AD – 11th century AD)

4.3.1 While the general area around Kendal has relatively little evidence for activity of this date, the fort at Watercrock, c1.5km to the west, dates to the Roman period. The fort was previously 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). It 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). This latter observation is the only account that mentions activity to the west of

the fort (although as the fort is orientated with its corners to the four cardinal points it is difficult to be certain which direction was considered west). An earlier account by Machell mentioned a probable bathhouse, thought to be under the present Watercrook Farm, and a further building to the north (*ibid*; Ewbank 1963, 11-13). 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 (Nicholson 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' (Gibbons 1988, 78).

4.3.2 Considerations 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).

4.3.3 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). One of the best sources of evidence for settlement in this period is the local place names, which show a mixture of influences in this period, primarily Norse and Old English (Anglian), and demonstrate the mixed cultural and political nature of society at that time. Oxenholme specifically refers to a water-meadow where oxen were grazed (Smith 1967, 121). However, archaeological evidence from this period is not plentiful. A radiocarbon date from work recently carried out on a Roman-British site close to the Roman fort at Watercrook indicated that there was activity there potentially continuing into the 6th century AD (Elsworth and Mace forthcoming) and it is likely there was considerable continuity throughout this period.

4.4 Medieval Period (11th century AD – 16th century AD)

4.4.1 As already mentioned much of the settlement in the area has its origins in at least the early medieval period, but it is during the medieval period that references begin to become more common. Oxenholme is first recorded in the late 13th century (Smith 1967, 121) although it is not clear whether it is referring to an area or a specific farm of that name at that time. A reference in the early 15th century does seem more likely to be to a farm (Curwen 1923, 42). The whole of the site is thought to have been located within the deer park for Kendal castle (**Site 1**), which was certainly in existence in the medieval period (Smith 1967, 123) but seems to have disparted in 1566 (Nicholson and Burn 1777, 83). Place-name evidence on the two estate maps of 1850 include the names 'High Park' and 'Low Park' as well as 'Hunt Deer Meadow' (CAC(K) WDB 35/2/108 1850; CAC(K) WDB 35/2/109 1850) near to Oxenholme, which seems to confirm that the park extended this far.

4.4.3 Sites within the study area of definite medieval date include, apart from the deer park associated with Kendal Castle (**Site 1**), a coin find (**Site 10**) recorded by the Portable Antiquities Scheme, although

the exact location where this was found is not given on the HER. The earthworks at **Site 9** could also be medieval.

4.5 Post-medieval Period (16th century AD – present)

4.5.1 The site remained on the outskirts of the town of Kendal throughout the majority of the post-medieval period, essentially until expansion of housing developments in the 20th century (see *Section 3.3.8* above). The most significant development in the local area before this was the arrival of the railway and construction of a station at Oxenholme. This began as part of the Lancaster to Carlisle line (**Site 3**), construction for which began in 1839 (Bairstow 1995, 8), with the station for Kendal at Oxenholme, before the branch line to Windermere was added in 1845 (**Site 2**). This coincided with the peak of industrialisation of the country, to which Kendal was directly connected through a variety of water-powered industries such as textiles and snuff making, but also tanning. Oxenholme Farm is thought to have developed in the 17th century: it was apparently built in 1642 for a mayor of Kendal (Alan Bell pers comm) and is certainly a substantial house of that period (see *Appendix 2*). A connection between at least one mayor and Oxenholme is recorded: Dr John Archer, mayor between 1706 and 1707, is described as being from Oxenholme (Nicholson 1861, 288) and even brought timber from there to repair the parish church in 1705 (Bingham 1996, 82). It evidently continued to grow in size during the 19th century (see *Section 3.3*) and a new barn was added in 1965 (CAC(K) WSMBK/11/4/3957 1965).

4.5.2 Sites of post-medieval date recorded on the HER within the study area include: two sections of railway (**Sites 2 and 3**), a building (now demolished; **Site 4**), snuff mill/water mill (**Site 6**), High Park House and park (**Site 8**), a lead weight or token find spot (**Site 11**) and a pump (**Site 12**). It is not clear whether there was at one time a mill immediately to the south-east of Oxenholme Farm. The name of the adjoining property, 'Mill Cottage', is of interest as it suggests that this part of the original farm complex was used as a mill. However, it is not so named on any of the early maps but there is evidence for a water supply in the form of ponds and water courses leading close to it. It is possible, therefore, that it provided water power for some process on the farm, such as a water powered threshing machine, and that this has later been confused with a mill. However, millstones, or possibly just large grindstones, were observed in the garden adjoining Oxenholme farmhouse/Raysholme during the site visit, which might give some credence to the suggestion that it was a grain mill at one time.

4.6 Previous Archaeological Work

4.6.1 Several previous pieces of archaeological work are recorded on the HER within the study area (Figure 3), including:

- **Birds Park Service Reservoir and Pipeline:** a desk-based assessment and programme of archaeological evaluation trenching was carried out by Oxford Archaeology North for the route of the Birds Park Service reservoir and pipeline. No significant archaeological features or deposits were encountered, and just two residual sherds of 19th century pottery were found (OA North 2003a);
- **Haweswater Aqueduct Enabling Works:** Oxford Archaeology North carried out a desk-based assessment and walkover survey of the proposed route of a pipeline between Oxenholme and Old Town, Mansergh (OA North 2003b). This was followed by an archaeological evaluation, comprising four trenches, which recorded an undated metal track and a sheepfold (OA North 2006);
- **Hutton to Oxenholme Electricity Cable:** Northern Archaeological Associates (NAA) carried out an archaeological desk-based assessment for the route of the Hutton to Oxenholme electricity cable (NAA 2007);
- **Land off Oxenholme Road:** Oxford Archaeology North carried out a desk-based assessment and walkover survey following a proposal to develop land to the western side of Oxenholme Road (OA North 2012);

- **Work at Kendal Parks Farm / Kendal Parks Road:** an archaeological desk-based assessment of Kendal Parks Farm was carried out by CgMs Limited prior to the proposed housing development (CgMs Limited 2014). This was followed by geomagnetic survey over approximately 5ha (ASD 2014), and features of potential archaeological interest were then targeted by evaluation trenches excavated by Wessex Archaeology (Wessex Archaeology 2015). However, no archaeological features, or features corresponding to anomalies identified in the geophysical survey, were identified in any of the excavated trenches and no artefacts were recovered (Wessex Archaeology 2015, 4).

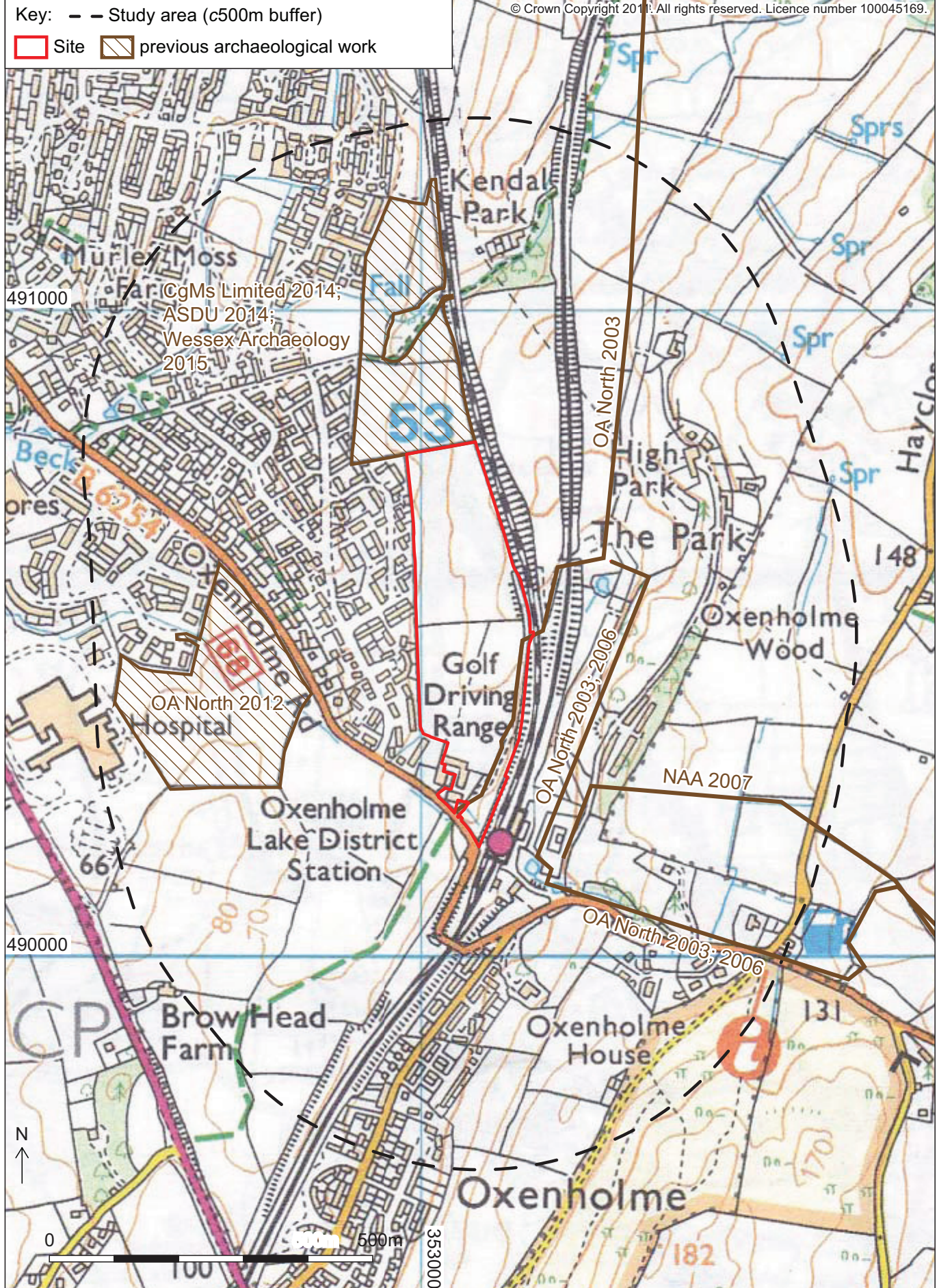


Figure 3: Previous archaeological work

5. Discussion

5.1 Introduction

5.1.1 The discussion of the results of the desk-based assessment 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 (DCMS 2013, annex 4; *Appendix 1*). Of the 12 sites identified within the study area, only **Site 1** lies inside the site area and is therefore likely to be affected by subsequent groundworks. However, there are also features identified during the site visit – the platform and building remains in the south-west corner of the south-east field and the banks in the south-east side of the south-east field, that are also of potential archaeological significance as well as the standing buildings making up the former Oxenholme Farm and associated properties. The site is also situated within a wider area of known archaeological interest, so there is clearly potential for further remains of archaeological interest to be discovered, which are otherwise unknown at present.

5.2 Significance

5.2.1 Oxenholme Farmhouse and Raysholme are Grade II Listed Buildings (Listed together under entry number 1145665; Historic England 2021b; *Appendix 3*) and are therefore statutorily protected and of at least local significance.

5.2.2 The proposed development area and much of the surrounding land are identified as part of the medieval castle and deer park (given a single entry in the HER; **Site 1**). However, of this only the castle itself is a Scheduled Monument and so of national importance and statutorily protected, and this is c1.8km outside of the study area, to the north (see Historic England 2021a). There are no Scheduled Monuments within the proposed development site or study area.

5.2.3 The level of significance of the one site (**Site 1**, the deer park associated with Kendal Castle) within or adjacent to the proposed development area is categorised, according to each criterion, as high, medium, or low, and an average of these has been used to produce an overall level of significance for each site (see Table 2 below: H=high, M=medium, L=low). As can be seen in Table 2, it is considered to be of low to medium significance.

Site	1
<i>Period</i>	M
<i>Rarity</i>	M
<i>Documentation</i>	M
<i>Group value</i>	M
<i>Survival/condition</i>	L
<i>Fragility/Vulnerability</i>	L
<i>Diversity</i>	L
<i>Potential</i>	L
Significance	L-M

Table 2: Significance by site

5.2.4 All of the features of interest revealed during the site visit are likely to relate to relatively late phases of the development of Oxenholme Farm and so are considered to be of low significance, although Mill Cottage is potentially of more interest because of its possible use as a mill at one time.

5.3 Potential for Unknown Archaeological Remains

5.3.1 Details of the archaeological remains present within the study area are presented in the results of the desk-based assessment (*Section 3; Appendix 2*). The potential for as yet unidentified archaeological remains to be present, however, is based on the known occurrence of such remains in the study area

and also in the 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. 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 (L), medium (M), or high (H).

Period	Present in study area?	Potential
Late Upper Palaeolithic	N	L
Mesolithic	N	L
Neolithic	N	L
Bronze Age	N	L
Iron Age	N	L
Roman	Y	L
Early Medieval	N	L
Medieval	Y	M
Post-medieval	Y	H

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 find spots (**Sites 10 and 11**), which are medieval and post-medieval respectively, are not accurately located in the HER. It should also be noted that the earthworks have not seen modern archaeological excavation and as such their date is uncertain (**Sites 5 and 9**).

5.4 Disturbance

5.4.1 The whole site has undoubtedly seen some disturbance due to improvements made for agriculture but also in the south-eastern field where this has been used as a golf driving range. Substantial drainage has also been put in place across parts of the southern end of the southernmost fields, some of it quite recent (Alan Bell pers comm). In addition, a modern structure has been added to the north side of the farm buildings as part of the gold driving range (Plate 35).



Plate 35: Modern structure added to the north side of the farm buildings as part of the gold driving range, viewed from the north-west

5.5 Impact

5.5.1 Although no detailed plans were available regarding proposed developments it is likely that the associated groundworks would substantially impact on any archaeological remains that might be present. There is also the potential for there to be some impact on the setting of the Listed Oxenholme

farmhouse/Raysholme and its associated farmstead buildings, although the current draft proposals have already sought to minimise this.

5.6 Conclusion

5.6.1 While there are no sites of particular archaeological significance within the proposed development area, with the exception of standing buildings making up and associated with the Listed Oxenholme farmhouse/Raysholme, which includes a possible mill site and the remains of former structures surviving only as partial remains or earthworks, the wider area has some archaeological potential. The site is situated within the former park for Kendal Castle and has seen relatively minimal disturbance, with the exception of the south-east field and the south end of the south-west field so there is the potential for previously unknown archaeological remains to be present. In addition, there is considerable potential for there to be an impact on the standing buildings making up the Listed Oxenholme farmhouse/Raysholme and associated farmstead.

5.6.2 The most efficient manner in which the site could be more fully assessed for the presence of as yet unknown archaeological remains is through geophysical survey, although this is likely to be of limited use in the south-east field where there would be considerable disturbance from items associated with the golf driving range and the culvert. Alternatively, randomly located archaeological evaluation trenching could be carried out. A more detailed assessment of the impact of any proposals on the Listed Oxenholme farmhouse/Raysholme would also need to be carried out once more definite plans were in place for the development of the site, and suitable mitigation to reduce this would probably be necessary.

6. Bibliography

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6.3 Aerial Photographs

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Appendix 1: Significance Criteria

After DCMS 2013, Appendix 1

- 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.

Appendix 2: Site Gazetteer

Site Number: 1**NGR:** 352200 492400**HER No:** 6420**Sources:** HER; Nicholson and Burn 1777; CAC(K) WDB 35/2/108 1850; CAC(K) WDB 35/2/109 1850; Oxford Archaeology (OA) North 2003a; Cumbria County Council 2009; Historic England 2021a**Designation:** Kendal Castle is a Scheduled Monument (List entry number 1008901); however, the Scheduled area is c1.8km outside the study area**Site Type:** deer park**Description:** Deer Park associated with Kendal Castle Kendal. Kendal Castle was probably first constructed in the 12th century in lieu of a motte and bailey on Castle Howe, by Gilbert, son of Roger Fitz-Reinfred, but the earliest masonry appears 13th century. The ruins of the hall block with adjoining square tower are probably 14th century. The castle was in ruins by the 16th century. The origins of the associated park are less clear. According to Nicholson and Burn, the deer park was disparted 1566 (Nicholson and Burn 1777, 83). Two fields named Hunt Deer and Hunt Deer Meadow shown on the corn rent map at SD 5253 9056, possibly associated with the deer park at Kendal Castle (Oxford Archaeology North 2003a, 29; Hunt Deer Meadow is also marked on the estate plans of 1850: CAC(K) WDB 35/2/108 1850; CAC(K) WDB 35/2/109 1850) at the location separately marked as **Site 1** close to the present site of the Westmorland General Hospital (Figure 2). Also see references to a park or deer park at High Park, Oxenholme (**Site 8**), which may also be associated. The HLC records the surviving extent of the deer park (CCC 2009).**Period:** Medieval/post-medieval

Site Number: 2**NGR:** 353118 490190**HER No:** 41967**Sources:** HER; North Pennines Archaeology Ltd 2007; 2009; Northern Archaeological Associates 2007, site 18**Designation:** none**Site Type:** railway**Description:** Lancaster and Carlisle Railway, Windermere Branch; in 1845 the Kendal and Windermere railway was built as a branch line to the Lancaster and Carlisle Railway which now forms part of the West Coast Main Line. Despite facing opposition, the Kendal and Windermere Railway Act authorising construction received the royal assent on 30th June 1845, and when the Lancaster and Carlisle Railway opened southwards from Oxenholme on the 22nd September 1846 the route to Kendal was already built. By 20th April 1847 the through route to Windermere station was complete (North Pennines Archaeology Ltd 2007, 15).**Period:** post-medieval

Site Number: 3**NGR:** 340437 555263**HER No:** 41005**Sources:** HER**Designation:** none**Site Type:** railway**Description:** Lancaster and Carlisle Railway/London and North Western Railway; The Lancaster and Carlisle Railway was opened north from Oxenholme in 1846, and the whole line was taken over by the

London and North Western Railway in that year, although this arrangement did not become permanent until 1859.

The line was rebuilt following the Carlisle Citadel Station Act in 1873, with the St Nicholas crossing eliminated and replaced by a bridge crossing over the lowered Canal Branch of the North Eastern Railway (formerly Newcastle and Carlisle).

Period: post-medieval

Site Number: 4

NGR: 353270 491010

HER No: 40809

Sources: HER; Oxford Archaeology North 2003a, site 18

Designation: non

Site Type: building

Description: building shown in the grounds of High Park on the corn rent map of Kendal [18th/early-19th century?]. Not shown on later maps.

Period: post-medieval

Site Number: 5

NGR: 352800 491000

HER No: 13528

Sources: HER; Cumbria County Council CCC 3006, 36

Designation: none

Site Type: earthwork (enclosure); earthwork (ridge and furrow)

Description: ridge and furrow and earthworks, which may be an enclosure, are shown on aerial photographs.

Period: unknown

Site Number: 6

NGR: 353730 490980

HER No: 17622

Sources: HER; Somervell 1930, 67-68

Designation: none

Site Type: snuff mill; watermill

Description: Old Snuff Mill is the name Somervell gave to this site which he said was to the left of the lane from the Oxenholme Road to Kendal Parks (Somervell 1930, 67-68).

Period: post-medieval

Site Number: 7

NGR: 353010 490950

HER No: 40808

Sources: HER; Ordnance Survey 1862; 1899; Oxford Archaeology North 2003a, site 17

Designation: none

Site Type: place name (Limekiln Close)

Description: field named 'Limekiln Close' on the corn rent map of Kendal [18th/early-19th century?]. No structures are shown on the first edition Ordnance Survey map of 1862 (or second edition of 1899).

Period: post-medieval

Site Number: 8**NGR:** 353420 490780**HER No:** 40810**Sources:** HER; Nicolson and Burn 1777; Oxford Archaeology North 2003a, site 20; Northern Archaeological Associates 2007, site 16; Ordnance Survey 1899**Designation:** none**Site Type:** gate lodge; house; outbuilding; park; stable**Description:** High Park House; maps show these building have been converted into flats and houses (Nos 1-7 High Park House (**Site 8b**), Nos 1-3 High Park Stables (**Site 8c**)). Gate lodge to the south at 353230 490100 (**Site 8e**).

'The Park' is shown on the second edition Ordnance Survey map of 1899 (Ordnance Survey 1899; **Site 8d**), although 'Deer Park' is written on the Ordnance Survey 1914 edition (1914a); **Site 8a** - perhaps this refers to the former existence of the deer park documented at Kendal Castle which was disparked in 1566 (see **Site 1**).

Two outbuildings, shown on the first edition Ordnance Survey map to the north of the stables, have since been demolished (Oxford Archaeology North 2003a, 28).

There is no evidence of a deer park here on Speed's map of 1610 (Northern Archaeological Associates 2007, 9).

Period: post-medieval

Site Number: 9**NGR:** 353620 490800**HER No:** 2075**Sources:** HER; Nicholson 1861, 19-20; St Joseph nd STJ BFV 53**Designation:** none**Site Type:** earthwork; rabbit warren**Description:** Coneybeds earthworks; earthworks described by Nicholson as '*very perfect*' before the inclosure of 1814 and comprising an extensive area of earthworks within a bell-shaped enclosure, which he illustrates. Nicholson says the earthworks were trenched after the inclosure, but nothing was found, although he concluded that the site was a Roman camp. During the 1597-8 plague at Kendal the provisions for the town were brought to Coneybeds and left for collection. Earthworks not now visible on the ground, but show as a slight bank on the aerial photograph. This may be a bank across a gully/old stream course, noted on field visit. The site was scheduled in April 1979 and de-scheduled 17 November 1994. The place-name suggests it was used as a rabbit warren (Smith 1967, 132) although Smith also suggests that it might have been an ancient earthwork that was later used as a rabbit warren (*op cit*, xxxi).**Period:** medieval/unknown

Site Number: 10**NGR:** 352600 490600**HER No:** 42642**Sources:** HER; Portable Antiquities Scheme Database LANCUM-141E36**Designation:** none**Site Type:** find spot (coin)**Description:** coin find; medieval silver penny of Edward I dating from c AD1301-10, minted in London. Obverse description: crowned bust facing. Obverse inscription: 'EDWARANGDNSHYB'. Reverse description: long cross dividing legend. Reverse inscription: 'CIVITAS LONDON'. Found in 2007.**Period:** medieval

Site Number: 11**NGR:** 352600 490600**HER No:** 42646**Sources:** HER; Portable Antiquities Scheme Database LANCUM-1440E4**Designation:** none**Site Type:** find spot (lead weight or token)**Description:** weight find; flat circular lead weight or possibly large token. While the reverse/underside is undecorated and worn, the obverse carries markings and possible lettering. There is a flat circle within a circle with writing underneath: possibly three letters. Dated to between c1700-1900 AD.**Period:** post-medieval

Site Number: 12**NGR:** 353004 489824**HER No:** 14258**Sources:** HER; Ordnance Survey 1898c**Designation:** none**Site Type:** pump**Description:** Natland Terrace Pump appears on the second edition map among houses built since the first edition was surveyed.**Period:** post-medieval

Appendix 3: Summary Listed Building Information

Source: Historic England 2021b.

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1145665
Date first listed:	24 th April 1951
Statutory Address:	OXENHOLME FARMHOUSE AND RAYSHOLME, OXENHOLME ROAD
County:	Cumbria
District:	South Lakeland (District Authority)
Parish:	Kendal
National Grid Reference:	353035 490280

Details:

Farmhouse, now subdivided: Oxenholme Farmhouse comprises former north wing, Raysholme comprises former central block and south wing. Probably 17th century; later additions and alterations. Coursed rubble with quoins on plinth, slobbered and wet-dashed in part. Graduated slate roofs with projecting eaves; stone ball finials to ends of stone ridges. Diagonally-set stone mid chimneys. Two storeys. Oxenholme Farmhouse: extended one bay to west (18th century?). 20th century plank door in gabled porch to single-storey entrance wing (formerly outbuildings) adjoining to north; original doorway, with four-centred head, uncovered in east return. Various two- and three-light 20th copies of earlier wood-mullioned and transomed windows. Raysholme: wing added to south end in 19th century. Panelled door to central block under graduated slate veranda (carried on cast-iron columns). Windows mainly three-light wood-mullioned and transomed (17th century?) with decorative leading. Each property has a wood-mullioned window, with two pointed lights, to the west gable and a plank loft door to the east. Interior: Raysholme has framed 17th century, closed-string staircase with projecting landing; turned balusters, square newels, and moulded handrail.