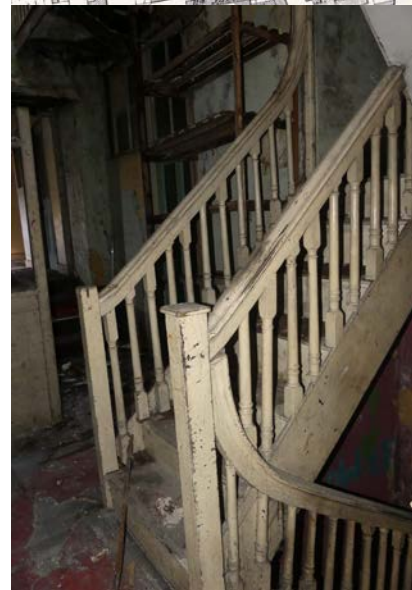


# 114 HIGHGATE, KENDAL, CUMBRIA

## Heritage Assessment



Client: OHC Construction Ltd

NGR: 351468 492403

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March 2022



<b>The Site</b>	
Site Name	114 Highgate, Kendal
County	Cumbria
NGR	351468 492403

<b>Client</b>	
Client Name	OHC Construction Ltd

<b>Planning</b>	
Pre-planning?	Yes
Planning Application No.	n/a
Condition number	n/a
Proposals	Change of use from commercial to residential
Local Planning Authority	South Lakeland District Council
Planning Archaeologist	Jeremy Parsons, Cumbria County Council

<b>Archiving</b>	
Relevant Record Office(s)/Archive Centre(s)	
Relevant HER	Cumbria

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## Summary

Prior to proposals for the redevelopment of 114 Highgate, Kendal, Cumbria, Greenlane Archaeology was commissioned to carry out a heritage assessment for the property. This provides information about the history of the building so that a better understanding of its development can be obtained and that can be used to assess its significance.

The settlement of Kirkland, at the southern end of the medieval town, is recorded in the Domesday Book and became the centre of a Norman Barony in the later 11<sup>th</sup> century. The seat of the Barony may have been the early post-conquest motte and bailey castle at Castle Howe. The later development of Kendal in the medieval period shows deliberate town planning, with burgage plots extending to the rear of properties fronting onto Highgate, Stricklandgate, and Stramongate, all of which converge on the market place.

The site at Highgate occupies part of an east/west aligned plot to the west side of Highgate, clearly shown on Todd's map of 1787. It is recorded as owned by 'Mrs Greenhow' on Wood's map of 1833 and a 'G R Greenhow' on Hoggarth's map of 1853. This is likely to be the same Greenhow family who built at least two other properties nearby on Highgate in the late 18<sup>th</sup> and early 19<sup>th</sup> century. The maps show that the footprint of the buildings at the east end of the site changed little throughout the 19<sup>th</sup> and 20<sup>th</sup> century and the west end of the plot, in particular, has seen very limited development. Identifying the occupiers and uses of the building is difficult because of the lack of street numbering used in the census returns, but it was certainly occupied by a William Granger, an organist and piano teacher, by at least 1901 and until at least 1910. The 1910 valuation confirms that William Granger was resident there at this time and also that the Greenhows still owned the site.

The site visit revealed that the building is three storeys with a cellar and a two storey outshut to the rear probably originally comprising two small cottages. Although in poor condition in many areas due to historic fire damage and water ingress, the property retains a number of early or original features and architectural details, on the upper floors in particular, which probably relate to its original construction. These include fireplaces, cornices, window casements and shutters and alcoves with decorative surrounds.

Although not listed the property is within the Conservation Area for Kendal, has numerous neighbouring listed buildings and a nearby Scheduled Monument. The area also has some potential for below-ground archaeological remains to be present within the yard/garden to the rear, which has apparently never been developed. Given that the building is considered to be structurally unsound and it is intended to demolish it, it is recommended that a more detailed archaeological building recording is undertaken to mitigate for the loss of historic fabric this would cause.

## Acknowledgements

Greenlane Archaeology would like to thank OHC Construction Ltd for commissioning the project, in particular Richard Keeling. Special thanks are also due to the staff of the Cumbria Archive Centre in Kendal for their assistance with accessing the relevant archive information.

# 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

1.1.1 The site occupies 0.74ha to the west side of Highgate, which is the main north-south road through Kendal, at a height of approximately 50m above sea level (Figure 1; Ordnance Survey 2011). It lies between The Kendal and District Arts Centre to the south and the Zion Chapel to the north. The town itself is situated in the River Kent valley within the former county of Westmorland, now part of modern day Cumbria.

1.2.2 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).

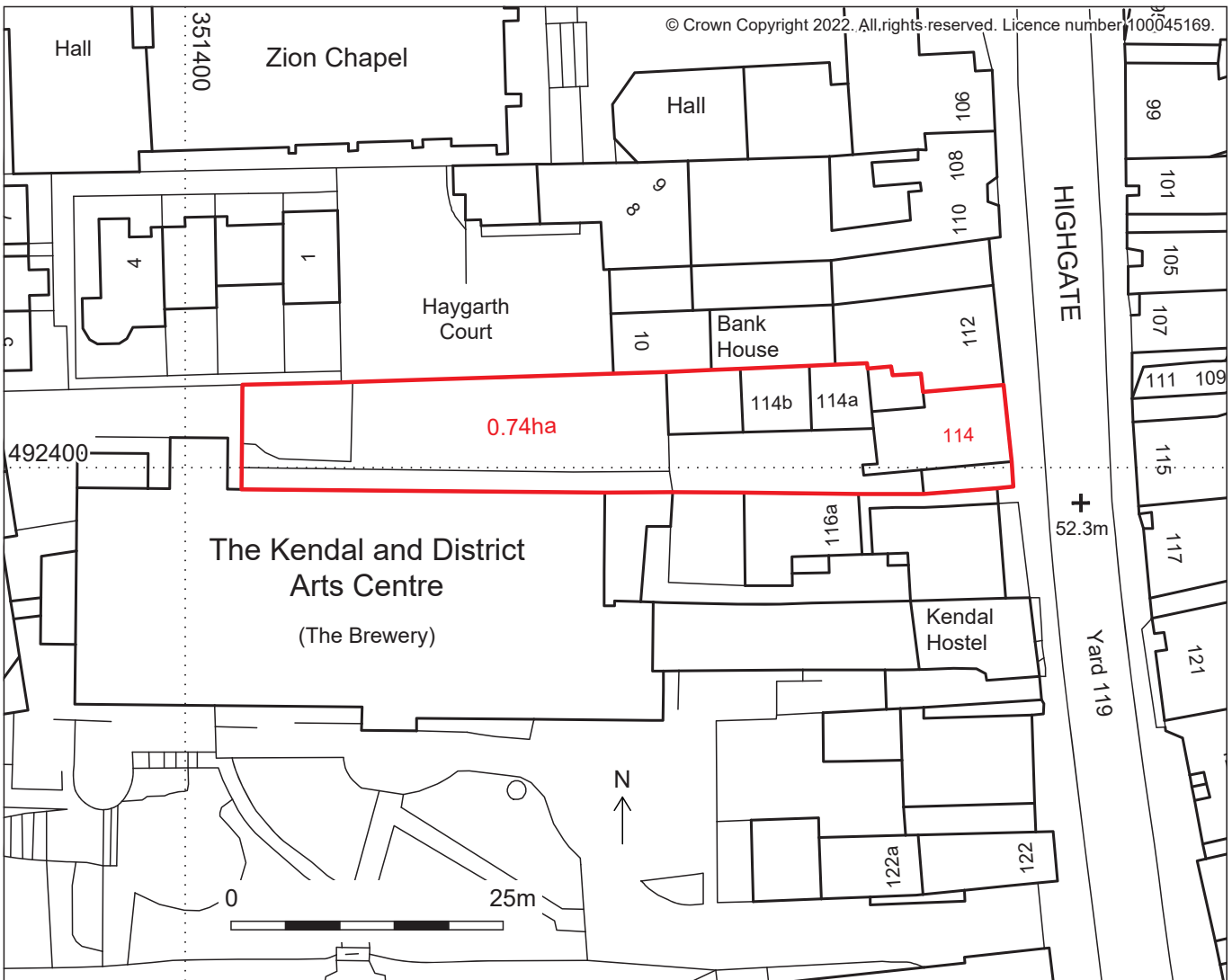
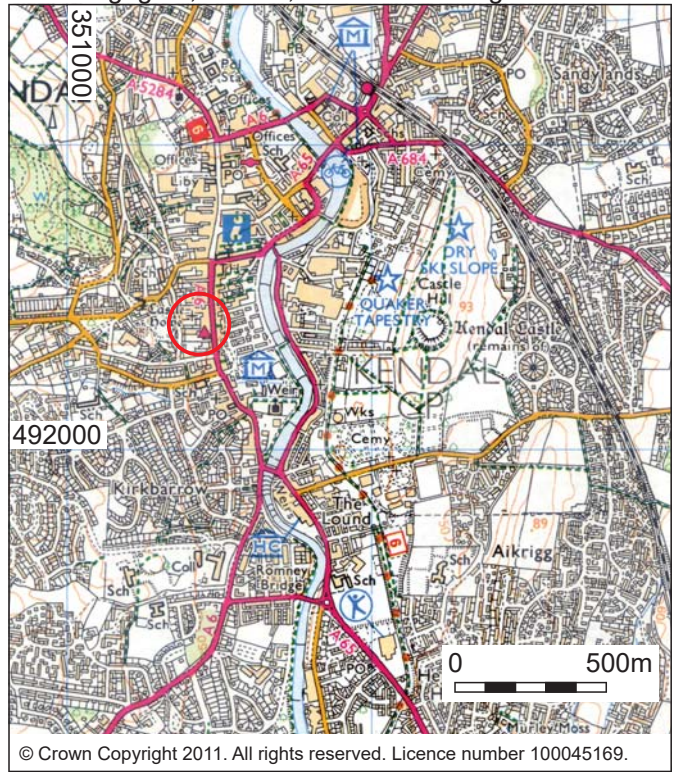
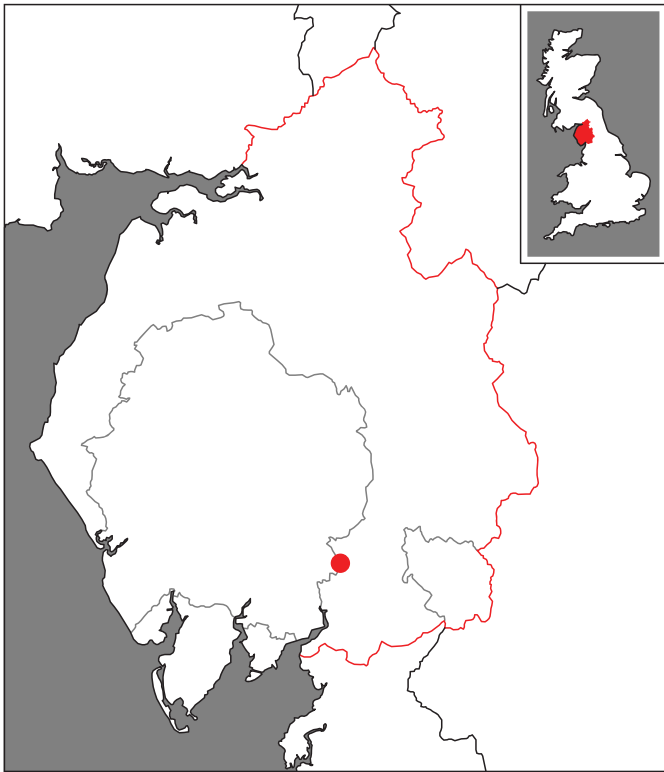


Figure 1: Site location

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## 2. Methodology

### 2.1 Introduction

2.1.1 The heritage assessment consists of three elements, the most important of which is a desk-based assessment, as outlined below (see *Section 2.2*). It also includes a rapid site visit (see *Section 2.3*) and the results of the project are ultimately archived (see *Section 2.4*).

### 2.2 Desk-Based Assessment

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

- **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;
- **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;
- **Online Resources:** where available, mapping such as Ordnance Survey maps and relevant published sources were 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.

### 2.3 Site Visit

2.3.1 A brief site visit, equivalent to an English Heritage Level 1 survey (Historic England 2016), 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. Access was limited to some elements of the interior during the site visit due to the dangerous condition of the building and it was not possible to access the annex extending to the rear (west) at the time of the site visit.

### 2.4 Archive

2.4.1 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 a digital copy of the report will be provided for the relevant Historic Environment Record, as detailed on the cover sheet of this report.

## 3. Results

### 3.1 Desk-Based Assessment

3.1.1 The initial component of the heritage assessment is a desk-based assessment, the results of which 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 (Section 3.2). The second purpose of the heritage assessment is to produce a background history of the site, focussing specifically on the known history and development of the site (Section 3.3). The compilation of this information then allowed a discussion of the development of the site and its significance to be considered (Section 4).

### 3.2 Map Regression

3.2.1 **Introduction:** the earliest map of Kendal is John Speed's map of 1611 and this suggests there was some deliberate town planning (see Section 3.3); however, more detailed maps, which better help us understand the specific development of the site, only date from the late 18<sup>th</sup> century onwards. There is no tithe map for the area.

3.2.2 **Todd's plan of Kendal, 1787:** this map of the town shows that both sides of Highgate had already seen substantial development (Plate 1). Indeed, the narrow strips of land to the rear of the properties along Highgate are characteristic of medieval burgage plots or burgage tenements. The site has been built over to the east side, with narrow frontage onto Highgate, and the rear of the property comprises gardens or allotments with at least two north/south subdivisions or plot boundaries shown to the east.

3.2.3 **Wood's plan of Kendal, 1833:** the arrangement of buildings on the site appears to be the same in 1833 as it was in 1787 (Plate 2; cf. Plate 1). Fewer details of the plots to the rear are shown and one of the north/south subdivisions appears to have been removed, although it appears to be marked on later maps, so this could be misleading (it later seems to mark the west end of the yard to the rear of the property; see Plate 4). The plot is labelled with the name 'Mrs Greenhow', who is presumably the owner.

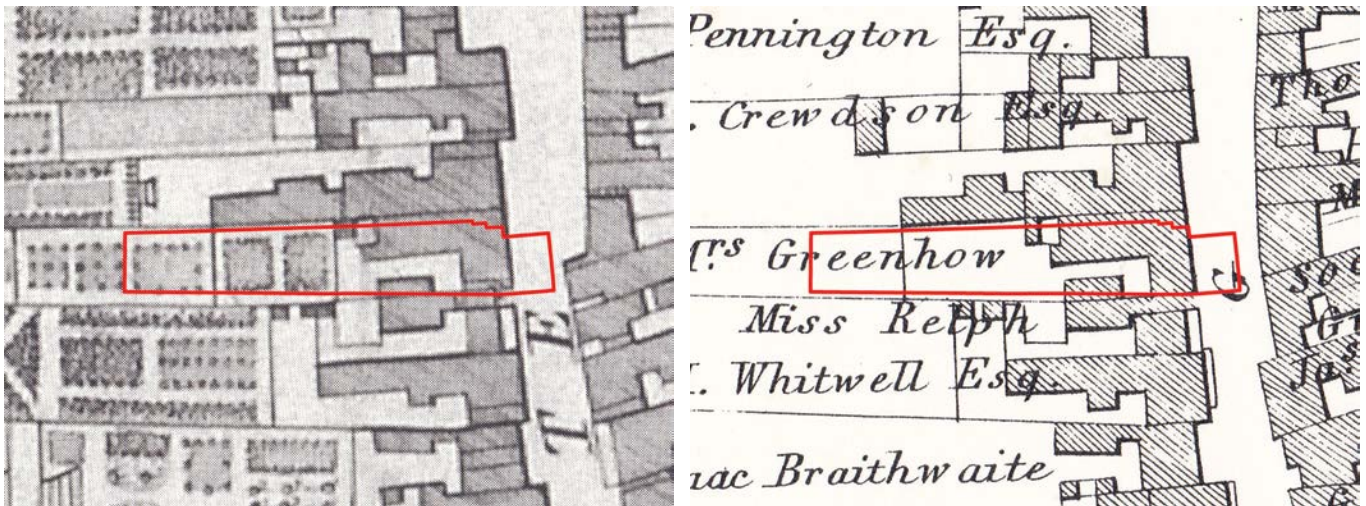


Plate 1 (left): Extract from Todd's map of 1787

Plate 2 (right): Extract from Wood's map of 1833

3.2.4 **Hoggarth's plan of Kendal, 1853:** a building against the south side of the site appears to have been removed since 1833 (Plate 3; cf. Plate 2) and the depth of the building fronting onto Highgate more closely approximates what is there now (Plate 3; cf. Figure 1). It may have been extended or it may simply have been shown too thin from front to back on earlier maps of the town. The strip as a whole belonged to or was occupied by G R Greenhow. The brewery building has been built on the plot immediately to the south.

3.2.5 **Ordnance Survey, c1860:** Kendal is fortunate in that it has a relatively early 1:500 Ordnance Survey map of the town. The garden to the rear of the strip is shown in more detail as are the buildings to the east end of the plot, including the passageway and porch and a stub wall midway along the south side of the plot (Plate 4). The east end of the plot appears to have a yard area behind the main building before the garden/allotment to the west.



Plate 3 (left): Extract from Hoggarth's map of 1853

Plate 4 (right): Extract from the Ordnance Survey map of c1860

3.2.6 **Ordnance Survey, 1863:** the first edition 1:10,560 Ordnance Survey map shows the same footprint as the 1:500 edition, albeit in less detail due to the differences in scale at which the two maps were produced (Plate 5; cf. Plate 4). No detail of the garden is shown.

3.2.7 **Ordnance Survey, 1899:** some divisions are shown within the range of buildings marked on the 1:2,500 Ordnance Survey map (Plate 6). The footprint of the buildings is the same as c1860, including the front porch, passage and yard arrangement (Plate 6; cf. Plate 5). At this time it is apparently labelled 'Club'.

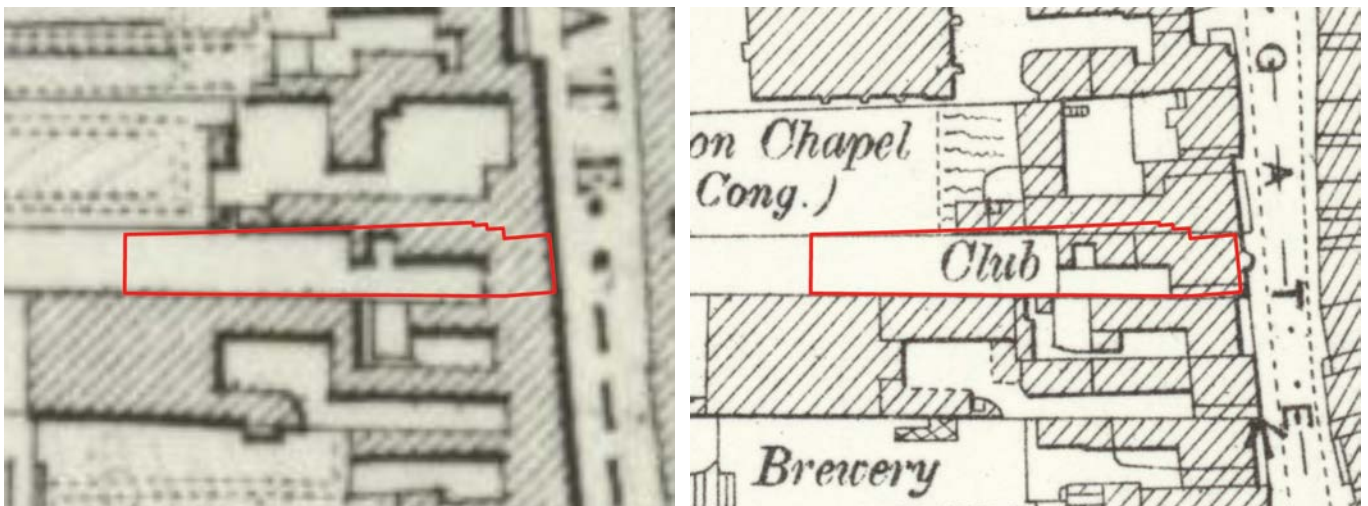


Plate 5 (left): Extract from the Ordnance Survey map of 1863

Plate 6 (right): Extract from the Ordnance Survey map of 1899

3.2.8 **Ordnance Survey, c1912:** this 1:1,250 map was used for the 1910 rating valuation (CAC(K) WT/DV/2/27 1910) and marked with the plot number 1351. It is essentially the same as the earlier map, including mistakenly labelling the site 'Club' (Plate 7).



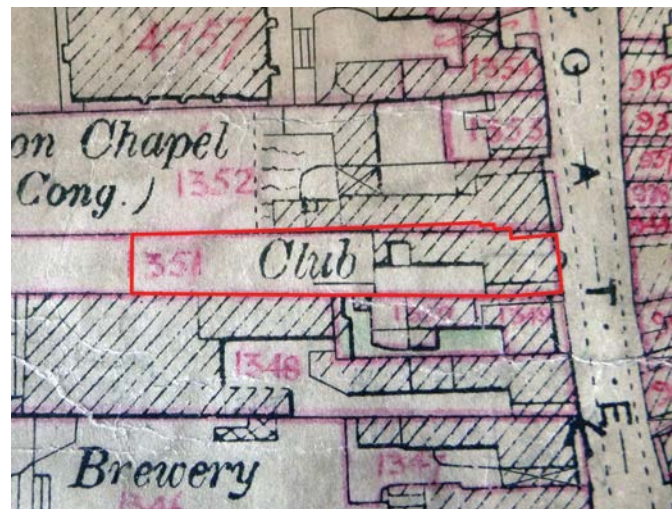


Plate 7: Extract from the Ordnance Survey map of c1912

3.2.9 **Ordnance Survey, 1914:** the internal divisions of the buildings are shown differently on the 1914 edition relative to the 1899 edition of the Ordnance Survey maps (Plate 8; cf. Plate 6), and the stub wall marked on the c1860 edition is shown once again (cf. Plate 4). No additional buildings have been added; however, the porch on the north elevation is no longer shown. By this time the building to the north is labelled 'Club', perhaps suggesting that the previous label was incorrect.

3.2.10 **Ordnance Survey, 1945:** the internal divisions of the buildings are again shown differently (Plate 9). Otherwise, the site appears unchanged (cf. Plate 8). Again, the building to the north is labelled 'Club'.

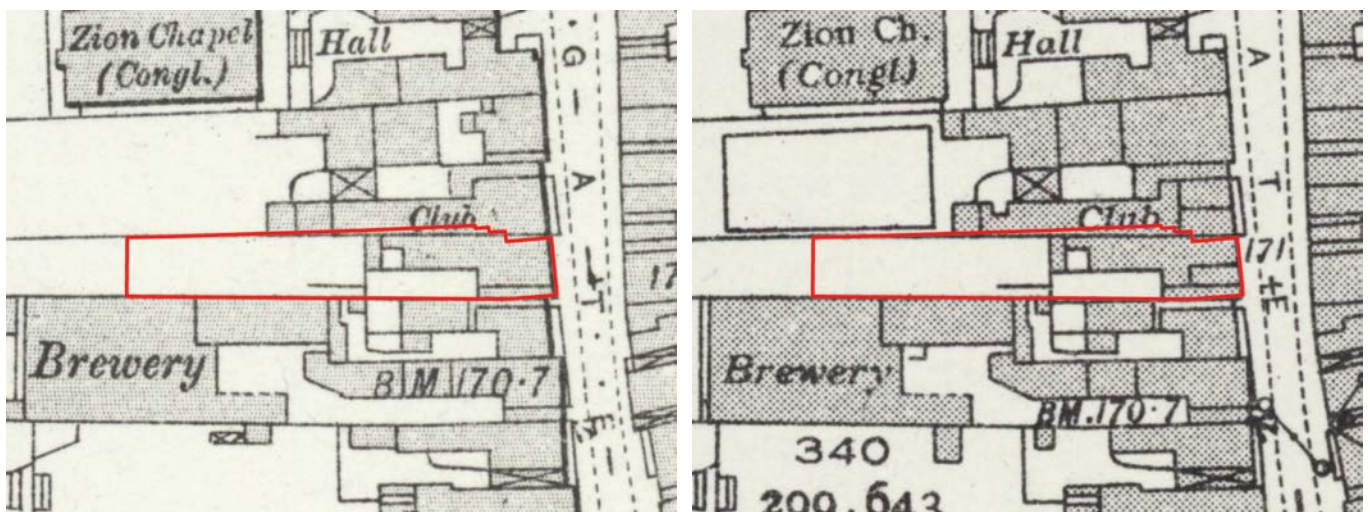


Plate 8 (left): Extract from the Ordnance Survey map of 1914

Plate 9 (right): Extract from the Ordnance Survey map of 1945

3.2.11 **Summary:** Speed's (1611) map of Kendal suggests some town planning and Todd's (1787) map shows thin east/west strips of land to the rear of properties fronting onto Highgate, which is characteristic of medieval burgage plots or burgage tenements. A building was present to the south side of the area until the mid-19<sup>th</sup> century after which time the area to the rear appears to have comprised a small yard. The strip is owned or occupied by 'Mrs Greenhow' in 1833 and a 'G R Greenhow' in 1853. Details of the allotment/garden to the rear are noted on Todd's (1787) map and in particular the Ordnance Survey map of c1860. The footprint of the buildings at the east end of the site changed little throughout the 19<sup>th</sup> and 20<sup>th</sup> century. The west end of the plot, in particular, has seen very limited development.

### 3.3 Site History

3.3.1 **Introduction:** an area comprising a buffer of approximately 100m around the site as well as the site itself was considered when consulting the HER (see Figure 2). The site is inside the area of the medieval town (**Site 01**).

3.3.2 **Early town development:** as is the case throughout Cumbria, the evidence for early medieval activity is scant. A fragment of an Anglian cross discovered in Trinity Church, Kendal is one of the few tangible pieces of evidence relating to this period and suggests that Kirkland was the early medieval focus of what was to become Kendal (Collingwood 1904). The settlement of Kirkland, at the southern end of the medieval town, is recorded in the Domesday Book (as *Chechebi*, 1086; Faull and Stinson 1986) and became the centre of a Norman Barony in the later 11<sup>th</sup> century. The earliest fortification in Kendal, which could potentially have been the seat of the Barony, is Castle Howe (RCHME 1936, 122; **Site 06**). The castle is one of a series of early post-conquest motte and bailey fortifications established and probably dates from the 12<sup>th</sup> century (Winchester 1979). Kendal Castle to the east of the River Kent is later and has earthworks and masonry dating to the 13<sup>th</sup> century onwards (Pevsner 1967, 256-7).

3.3.3 Richard I granted a Saturday market in 1189, and at some time between 1222 and 1246 William III of Lancaster, the lord of the manor, confirmed borough status on a settlement which seems to have been encouraged to the north of Kirkland (Munby 1985). The earliest map is John Speed's of 1611 and this suggests there was some deliberate town planning. There is notable contrast between the winding course of Kirkland, round the church, and the long straight streets of Highgate, Stricklandgate, and Stramongate, all of which converge on the market place in Kendal. The streets had burgage plots extending back from the street frontage, and documents dating to 1310 and 1390 suggest that there were around 144 tofts in the town, the width of the tofts being fairly wide allowing further subdivision laterally (Munby 1985, 107; Farrer 1923, 31).

3.3.4 Other sites recorded by the HER include: the United Reformed Church and church hall (**Sites 03 and 04**), Bowling Fell, Kendal's first public park (**Site 05**), the bowling green relocated to the site at Beast Banks Bowling Green (**Site 02**), and features excavated at 124 and 147 Highgate (**Sites 07 and 08**).

3.3.4 **114 Highgate:** the origins of the property are uncertain, although the map evidence indicates that it belonged to members of the Greenhow family by at least the beginning of the 19<sup>th</sup> century. They owned at least two properties on the opposite side of Highgate (Nos 99 and 117), both of which are Grade II Listed and were built in the late 18<sup>th</sup> and early 19<sup>th</sup> century (SLDC 2007). The style of these buildings would suggest 114 Highgate was built at a similar time and perhaps for the same family. The connection with the Greenhow family seems certain as the only readily available document providing this information, the 1910 valuation (CAC(K) WT/DV/2/27 1910), lists the owner of the plot (No. 1351) as 'Ann K Greenow' of Rocklands, Brimly Park, Paighton, Devon ('c/o Thomas Thompson, Lowther St' has been crossed out). This also records the property as a 'House and Garden' and confirms that the 'club' labelled against 114 Highgate on the maps is actually referring to the building to the north, which was a Conservative Club.

3.3.5 **Occupiers:** it is not possible to be certain who the occupiers of the property were from census information from 1841 to 1881 because the property number is generally unrecorded. Mostly the entries are under 'Highgate' or possibly 'Highgate West side'. By the end of the 19<sup>th</sup> century property numbers begin to be used, although it is difficult to be certain that they are the same as they are now. 114 Highgate is recorded as inhabited by Robert P Brown, a grammar school headmaster, and his family in 1891, and by 1901 it was occupied by the Granger family, headed by William Granger, whose occupation is listed as '*organist and professor of music; on his own account at home*' (see Appendix 1). He is also listed as the occupier in the 1910 valuation (CAC(K) WT/DV/2/27 1910). A contemporary directory also lists William Granger, 'organist to Parish Church and professor of music' at 114 Highgate (Kelly's Directories Ltd 1910, 83).

3.3.6 **Previous archaeological work:** the HER records four previous pieces of work carried out within c100m of the site. These comprise:

- **Land adjacent to 27 and 27B Beast Banks:** an evaluation, comprising two trenches, was carried out on land adjacent to 27 and 27B, Beast Banks, Kendal (Cracknell 2012). This revealed no features of archaeological interest and only a small number of post-medieval finds, which, along with the map evidence, demonstrates that this area was never developed, lay outside the medieval core of the town, and was not evidently part of the nearby bailey;
- **New Inn Yard:** an archaeological evaluation and desk-based assessment was carried out ahead of residential development of New Inn Yard. The evaluation revealed the underlying drift geology at a minimum of 1.0m below current ground levels. The pottery assemblage recovered during the course of the evaluation was used to date layers of topsoil and subsoil to the post-medieval period. Residual sherds of medieval pottery were also recovered as well as some interesting clay pipe fragments dating from around 1700. The results of the work suggest that the focus of activity would have been nearer the street frontage and that the more marginal land to the rear of the plot would have been used to the best of its potential, in this case perhaps as an orchard (Greenlane Archaeology 2006);
- **124 Highgate (Site 07):** a stone-lined cesspit or well was found under the car park at the rear of 124 Highgate (OA North 2003);
- **147 Highgate (Site 08):** a stone-lined culvert and well were found under the south wall of the existing 17<sup>th</sup> century building at 147 Highgate (OA North 2004, 18, 32).





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Figure 2: Gazetteer site plan



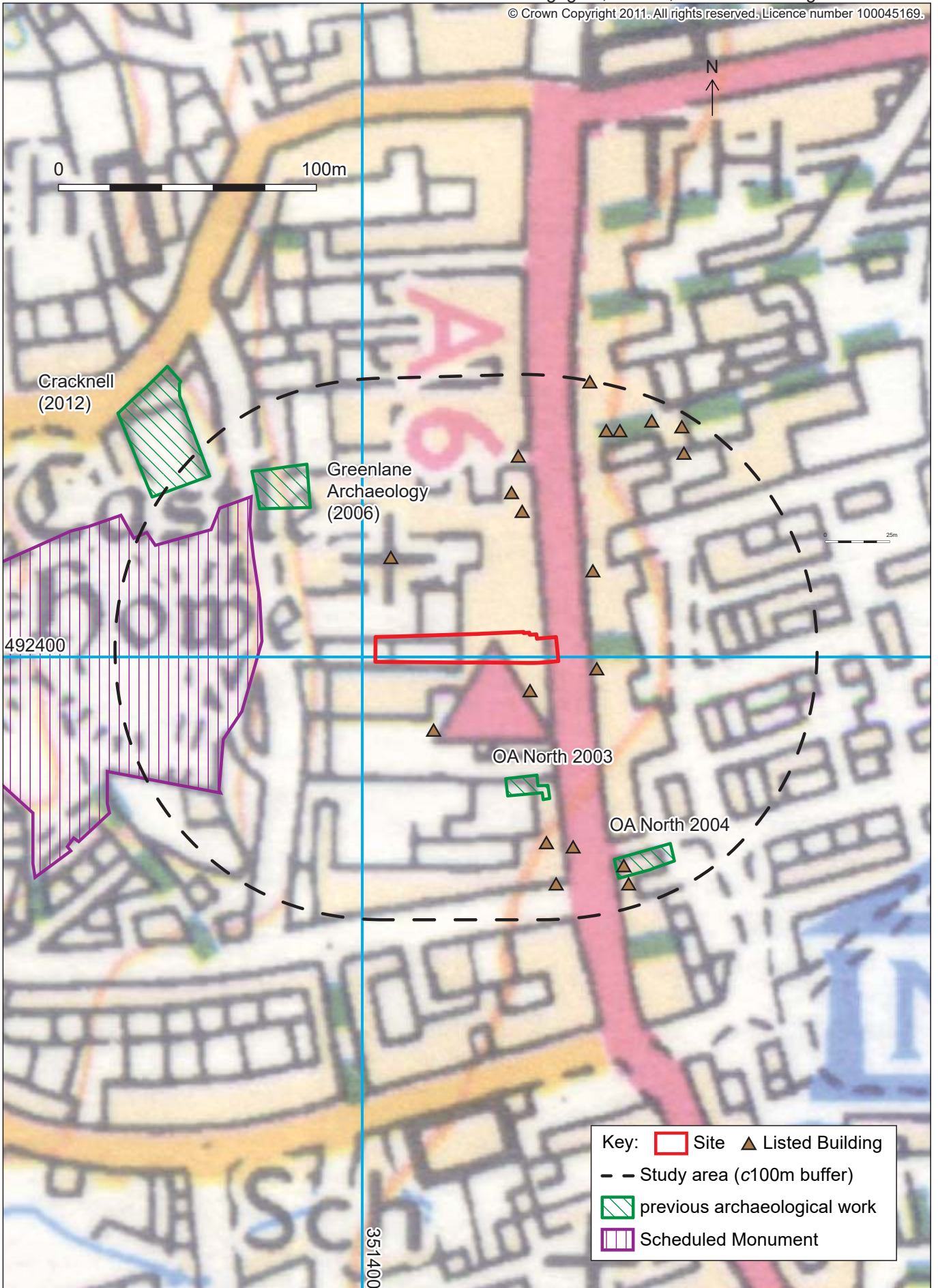


Figure 3: Previous archaeological work, Listed Buildings and Scheduled Monuments



### 3.4 Site Visit

**3.4.1 Site Arrangement and Character:** the building comprises a three-storey structure plus cellar and attic, the front facing east onto Highgate (Plate 10). The rear faces onto a yard (Plate 11), with a two-storey annex extending along the north side of this, probably originally comprising one or two cottages (Plate 12), with a further single-storey store at its west end (Plate 13). The cobbled yard continues to the west as a raised area of overgrown open ground (Plate 14). The front elevation has a large shop window on the ground floor with decorative surround and signage above incorporating a false keystone and drip mould and leaded window elements. To the south is a stone-arched opening leading into a passageway that accesses the rear yard. On the first and second floors there are a row of three windows, each with sliding sash casements of 12 and nine-lights respectively. The rear elevation has a window on each floor with surviving sliding sash casements of 20-lights on the ground floor and 12 on the first and second, with further small windows over the stairs and passageway to the south. There is a small monopitch outshut containing an outside toilet on the ground floor.



**Plate 10 (left): The front (east) elevation, facing onto Highgate**

**Plate 11 (right): The rear (west) elevation, facing onto the yard to the rear**



**Plate 12 (left): Annex extending along the north side of the yard**



**Plate 13 (right): Annex extending along the north side of the yard**



**Plate 14: Overgrown area extending from the west of the yard**

3.4.2 Internally, the cellar comprised two low rooms to the east with concrete beam floors forming the ceiling and a relatively late brick dividing wall providing additional support (Plate 15 and Plate 16). To the west were two more rooms with a slate bench still in situ on the north side (Plate 17 and Plate 18). A stone staircase was located in the centre extending up to the north.





**Plate 15 (left): The north-east room of the cellar**



**Plate 16 (right): The south-east room of the cellar**



**Plate 17 (left): The north-west room of the cellar**



**Plate 18 (right): The south-west room of the cellar**

3.4.3 The former shop on the ground floor comprises two rooms at the front and a large room to the south side of the rear, with a corridor connecting to the stairs and rooms to the north side of the rear. The south side comprises a passageway connecting the yard to the rear to Highgate, with a doorway off this leading into a large hall with a second, main, staircase. The front two rooms have largely been modernised, although the remains of chimney breasts and some original cornices survive (Plate 19 to Plate 22), while the southern rear room has a decorative central arched alcove and flanking alcoves with moulded surrounds on the south (Plate 23), a large window with moulded surround to the west and another alcove to the north (Plate 24). There was also a fireplace with decorative iron insert in the north elevation (Plate 25), a moulded cornice (Plate 26) and the remains of a plaster ceiling rose. The staircase on the north side has timber steps and turned balusters (Plate 27 and Plate 28), while the staircase to the south has square balusters and a fairly plain turned newel post (Plate 29).



**Plate 19 (left): Chimney breast on the west side of the southern front ground floor room**



**Plate 20 (right): Cornice in the southern front ground floor room**



**Plate 21 (left): Chimney breast on the north side of the northern front ground floor room**



**Plate 22 (right): Cornice in the northern front ground floor room**



**Plate 23 (left): Decorative alcoves in the south elevation of the south-west ground floor room**



**Plate 24 (right): Window in the west elevation of the south-west ground floor room**



**Plate 25 (left): Fireplace in the north elevation of the south-west ground floor room**



**Plate 26 (right): Cornice in the south-west ground floor room**





**Plate 27 (left): Staircase on the north side of the ground floor**



**Plate 28 (right): Raised baluster rail alongside the staircase north side of the ground floor**



**Plate 29: Staircase on the south side of the ground floor**

3.4.4 The first and second floors were less accessible due to the dangerous condition of the floors, especially to the rear and south-west, but in both cases the rooms along the front facing onto Highgate retained a number of features of historic interest, including fireplaces, window surrounds and shutters, doors and cornices and a decorative arch, as well as the tops of the stairs (Plate 30 to Plate 37).



**Plate 30 (left): First floor, north room**



**Plate 31 (right): First floor, north room, south side**



**Plate 32 (left): First floor, south room**



**Plate 33 (right): Second floor, north room**





**Plate 34 (left): Second floor, central room**



**Plate 35 (right): Second floor, south room**



**Plate 36 (left): First floor, north stair**



**Plate 37 (right): First floor, landing**



3.4.5 The attic comprises a single space with two trusses, both of simple tie beam type with collars and rough angled braces (Plate 38 and Plate 39). The space is partially divided by partition walls, some created by rough planks on the east side.



**Plate 38 (left): Truss in the attic**

**Plate 39 (right): Truss in the attic**

3.4.6 **Constraints:** no specific constraints to further investigation of the site were identified, except for the difficulties of access to the rear yard.

## 4. Discussion

### 4.1 Introduction

4.1.1 The preceding sections have shown that the current building was probably constructed in the late 18<sup>th</sup> or early 19<sup>th</sup> century, when many of the nearby structures also were, most likely by the Greenhow family who built other properties on Highgate at this time. It is not clear what its original function was, but by the end of the 19<sup>th</sup> century it was home to William Granger, an organist and piano tutor, and his family. The map evidence shows that the footprint has changed very little since at least the 19<sup>th</sup> century and the rear garden/yard has never been developed, while the site visit revealed a considerable amount of surviving historic fabric, despite the poor condition of the building in places. A rear two storey extension originally probably comprised two small cottages facing onto an open space at the back, a common arrangement in many of the yards found throughout Kendal (Hughes and Nicholls 2017).

### 4.2 Significance

4.2.1 114 Highgate is not a Listed Building, but it is in the Conservation Area for Kendal and was considered an '*unlisted building that makes a particular positive contribution to the special architectural or historic interest of the area*' in a recent appraisal (SLDC 2007). Many of the other properties along Highgate are listed, including the United Reformed Church (**Site 03**), and are therefore statutorily protected and considered to have at least local significance (see Figure 3). In addition, the nearby Castle Howe Motte and Bailey (**Site 06**) is a Scheduled Monument (see Figure 3) and so also statutorily protected.

4.2.2 Regardless of its non-listed status the property contains a number of elements of original or early historic fabric, including decorative elements such as the cornices and alcoves with moulded surrounds, doors, fireplaces, window casements and shutters, and the staircases. These are more prevalent on the upper floors and in the southern rear room on the ground floor, while the two front ground floor rooms have been more substantially altered. However, the building is in a poor condition, with evidence of water ingress in various places and historic fire damage, and is considered to be structurally unsound.

### 4.3 Impact

4.3.1 The poor structural condition of the building mean that is considered unviable for repair and so it is intended that the building be demolished and the site redeveloped. This would inevitably lead to the loss of historic fabric, although the best examples of this are largely found on the upper floors, while the ground floor has been substantially modified (with the exception of the rear south room). Considerable areas of the building are, however, in poor condition due to water ingress including elements of the upper floor and the rear ground floor room. The two-storey extension to the rear, although not accessible at the time of the site visit, was also evidently in poor condition.

4.3.2 In addition, any new building work in the rear yard would have the potential to have an impact on buried archaeological remains relating to the medieval burgrave plots, which are likely to be otherwise well preserved due to the lack of evident historical disturbance.

### 4.4 Conclusions and Recommendations

4.4.1 The building is not Listed but retains original or early historic fabric in several areas, although much has been lost due to modernisation on the ground floor (including the replacement of the original floors with a concrete beam construction) and general degradation of the property, primarily due to water ingress. Given that the building is considered to be structurally unsafe and restoration is therefore unviable, a more detailed archaeological building recording of the entire property would be appropriate mitigation to make up for demolition.

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## Appendix 1: Census Returns 1891-1901

Place	Name	Age	Occupation	Place of birth
114 Highgate	Robert P Brown	29	Headmaster grammar school	Surrey Peckham
	Jane E Brown	29		Surrey Penge
	Mary G Brown	4		Isle of Man
	Hilda G Brown	1		Westmorland Kendal
	Hessie A McKissock	24	Cook Domestic	Isle of Man
	Margaret J McKissock	26	Housemaid Domestic	Isle of Man
	Mary E Tillesington	20	Nurse domestic	Westmorland Bowness

Details from the census return for 1891 (RG12/Piece 4332/Folio 71/Page 16 1891)

Place	Name	Age	Occupation	Place of birth
114 Highgate	William Granger	29	Organist & Professor of Music   own account at home	Warwickshire, Smethwick
	Rhoda A Granger	32		Ireland, Londonderry
	Vera K D Granger	5		Lancashire, Southport
	Rhoda L V Granger	3		Lancashire, Southport
	Elizabeth Douglas	60		Ireland, Dublin
	Mary Lupton	19	General servant Domestic	Westmorland, Staveley

Details from the census return for 1901 (RG13/Piece 4912/Folio 62/Page 4 1901)

## Appendix 2: Site Gazetteer

**Site Number: 01**

**NGR:** 352000 492000

**HER No:** 2076

**Sources:** HER

**Designation:** none

**Type:** town; burgage plots, etc

**Description:** Kendal medieval town; for a comprehensive discussion of medieval Kendal see Munby (1985). *Summary from the HER:* The settlement of Kirkland, at the southern end of the medieval town is recorded in the Domesday Book as Chechebi, 1086 (Faull and Stinson 1986). The settlement became the centre of a Norman barony in the later 11<sup>th</sup> century, probably centred on either Strickland Ketel or Strickland Roger (Winchester 1979). Richard I granted a Saturday market in 1189, and at some time between 1222 and 1246 William III of Lancaster, the lord of the manor confirmed borough status on a settlement which seems to have been encouraged to the north of Kirkland (Munby 1985). The town is thought to have had three areas of development, which may have formed sequentially: one area around the church to the south; one along Highgate and Stricklandgate; and lastly Stramongate (Winchester 1979). The continued expansion of the town in the 18<sup>th</sup> century saw the development of the 'yard system': an unregulated system of infilling the properties whereby buildings were constructed on the land behind the street frontages in a linear fashion.

**Period:** medieval

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**Site Number: 02**

**NGR:** 351 320 492480

**HER No:** 43925

**Sources:** HER; Wood 1833; Hoggarth 1853

**Designation:** none

**Type:** bowling green

**Description:** Beast Banks Bowling Green, Kendal; site of a bowling green, shown on Wood's map of 1833 and Hoggarth's map of 1853. An evaluation excavation was conducted on a vacant site, once a bowling green and then garden for the house at No 27 Beast Banks in the 19<sup>th</sup> and 20<sup>th</sup> centuries. No archaeological features were found, and no finds predating the 18<sup>th</sup> or 19<sup>th</sup> century (Cracknell 2012).

**Period:** post-medieval

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**Site Number: 03**

**NGR:** 351410 492440

**HER No:** 43829

**Sources:** HER; Historic England 2021b

**Designation:** Listed Building (1404303)

**Type:** United Reformed Church

**Description:** Kendal United Reformed Church / Zion Congregational Chapel, 106a Highgate, Kendal; church of 1898 by Stephen Shaw in Early English style. Grade II Listed.

**Period:** post-medieval

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**Site Number: 04**

**NGR:** 351445 492435

**HER No:** 43830

**Sources:** HER

**Designation:** none

**Type:** church hall

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**Description:** Kendal United Reformed Church Lecture Hall, 106a Highgate, Kendal; This lecture hall was built in 1898 at the same time as the adjacent Zion Congregational Chapel (**Site 03**). *Materials:* local limestone, Westmorland slate roofs. *Plan:* rectangular with canted main elevation; forms the end of a linear range. *Exterior:* the west elevation has three-bays with quoins, the centre bay containing a tall pointed arched window with flanking canted bays; the left bay has a very slightly projecting gabled and buttressed entrance with double wooden rectangular doors within a pointed arched opening; the words 'Lecture Hall' are carried on the fanlight. There is an oculus above and a matching oculus on the canted right bay. The north elevation has three-bays with tall pointed arched windows with wooden Y-tracery under a hipped roof. *Interior:* plain walls above a wainscot; the original roof structure is obscured by a suspended ceiling, and there is an inserted low wall forming an entrance vestibule. Considered for Listing but was not recommended for the following principal reasons: architectural interest of standard architectural quality for a lecture hall of this date and interior quality (the lecture hall retains few original internal features and was never of particularly high quality).

**Period:** post-medieval

**Site Number: 05**

**NGR:** 351290 492389

**HER No:** 19789

**Sources:** HER; Todd 1787; Kendal Civic Society nd

**Designation:** Scheduled Monument (Entry number: 1008900)

**Type:** bowling green; public park

**Description:** Bowling Fell was never emparked in the medieval sense but has been part of the Kendal Fell common land since late Norman times. When the Kendal Fell Trustees confirmed the right of Kendal people to walk there in 1767 it became in effect Kendal's first public park. It contains the earthworks of a Norman motte and bailey castle (**Site 06**); a recreation area levelled for bowls in the 18<sup>th</sup> century, perhaps earlier; some relics of probably 18<sup>th</sup> century tree planting; an 18<sup>th</sup> century obelisk important in the political history of the town; and 19<sup>th</sup> and 20<sup>th</sup> century landscaped steps and paths. Its eastern boundary is Garth Heads, a quiet country lane running beneath overhanging trees between traditional local stone walls and outcrops of limestone (Kendal Civic Society nd).

The area of the park coincides with the scheduled area for the motte and bailey castle (**Site 06**).

A bowling green is shown below the 'Mount' on Todd's map of 1787. It had been relocated to the north-east (**Site 02**) by 1833.

**Period:** post-medieval

**Site Number: 06**

**NGR:** 351290 492380

**HER No:** 2077

**Sources:** HER; RCHME 1936, 122; Curwen 1913, 30-1

**Designation:** Scheduled Monument (Entry number: 1008900)

**Type:** earthwork (motte and bailey)

**Description:** Castle Howe Motte and Bailey, Kendal; Castle Howe is strategically situated on a hillside spur overlooking the Kent valley and the town of Kendal, and includes a round flat-topped motte 11m high which measures c18m in diameter across the summit and approximately 46m in diameter at the base. It is surrounded on the north and south sides by a ditch up to 7m wide by 1.5m deep which has been cut across a tongue of limestone bedrock. Some of the upcast from this ditch has been used to form a rampart or bank up to 5m wide and 1m high on the outside of the ditch to the north of the motte. To the east of the motte there is a triangular bailey, known locally as 'Battle Place', which is protected by steep natural slopes on the east and south sides.

The motte and bailey was constructed in the latter years of the 11<sup>th</sup> century for the barony of Kendal and was occupied by Ketel, son of Eldred, in 1092. The summit of the motte was surrounded by a breastwork, traces of which have now disappeared above ground level. As additional protection for the bailey a terrace was cut some 12m below the level of the steep slope to the east. This terrace has now

become a road called Garth Head. The motte and bailey was probably abandoned about 1184 when a stone castle was built on the opposite side of the valley. A number of features are excluded from the scheduling; on the summit of the motte these include an obelisk, and a bench and the concrete setting in which the bench is fixed; elsewhere the motte retaining wall and all other walls and railings are excluded, as are all telegraph poles and the surfaces of all the paths; the ground beneath all these features is included. Despite landscaping of the bailey to provide a public park, Castle Howe survives reasonably well. It is of particular importance as being one of a group of early post Conquest (late 11<sup>th</sup> century) motte and baileys established along the river valleys of north-west England. These sites were all of strategic importance allowing control of movement along the river valley. More importantly, however, was their role in imposing and demonstrating the new post Conquest feudal order on the area.

**Period:** medieval

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**Site Number: 07**

**NGR:** 351463 492351

**HER No:** 40391

**Sources:** HER; OA North 2003

**Designation:** none

**Type:** stone-lined cesspit or well

**Description:** 124 Highgate House, Kendal; a stone-lined circular structure, measuring 0.85m diameter, was found under the car park at the rear of 124 Highgate, located during ground-works effected prior to the construction of an extension to the present building. The exact date is unknown, but it is very similar to two structures found at Stricklandgate, Kendal, interpreted as stone-lined cesspits. An alternative interpretation is that it is a well (OA North 2003).

**Period:** medieval

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**Site Number: 08**

**NGR:** 351510 492320

**HER No:** 40837

**Sources:** HER; OA North 2004

**Designation:** none

**Type:** culvert; well

**Description:** 147 Highgate, Kendal; a stone-lined linear culvert feature with associated well or sump under the south wall of the existing building to the rear of 147 Highgate, Kendal (Listed Building grade II, LB 75386; Historic England 2021c). It was located during groundworks effected prior to the construction of an extension to the present building. It is of dry-stone construction and aligned south-east to north-west, surviving to a height of at least 0.73m and capped by very large slate floor tiles. Approximately 2.5m to 3.0m north-west of where it was first exposed, the floor drops away and it is believed that there is a well associated with the culvert. The exact date is unknown, but it predates the building under which it currently runs (17<sup>th</sup> century). The well and culvert have been preserved *in situ* beneath the floor of the new building (OA North 2004, 18, 32).

**Period:** medieval / post-medieval

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