

**2 VICTORIA STREET,
WINDERMERE,
CUMBRIA**

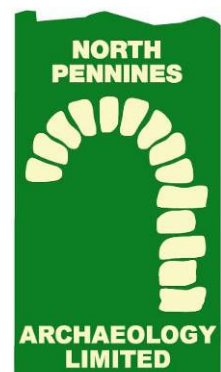


BUILDING RECORDING PROJECT

CP. No: 1501/10

DATE: 04/07/2011

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Quality Assurance

This report covers works as outlined in the brief for the above-named project as issued by the relevant authority, and as outlined in the agreed programme of works. Any deviation to the programme of works has been agreed by all parties. The works have been carried out according to the guidelines set out in the Institute for Archaeologists (IfA) Standards, Policy Statements and Codes of Conduct. The report has been prepared in keeping with the guidance set out by North Pennines Archaeology Ltd on the preparation of reports.

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SUMMARY

North Pennines Archaeology Ltd (NPAL) were commissioned by Hough Tullett to undertake an archaeological building survey of a redundant shop at No. 2 Victoria Street, Windermere, Cumbria (SD 4127 9864), prior to the proposed conversion of the property to offices. No. 2 Victoria Street is a Grade II Listed Building dated to 1859.

Prior to the survey work a rapid desk-based assessment was undertaken in order to set the building into its historical context. The assessment involved the consultation of historical mapping and documents housed at Kendal Record Office, and within the local studies collections at Carlisle and Kendal Libraries.

The rapid desk-based assessment has revealed that the land on which No. 2 Victoria Street was constructed was open ground in 1858 as shown by the First Edition Ordnance Survey map. The property was constructed the following year as part of rapid development of the previously agricultural area following the coming of the Kendal and Windermere Railway in 1847. Local knowledge has indicated that the property was constructed by William Harrison on land that he had acquired in 1854. It has not been established from records consulted if the property was constructed as a house or was intended to incorporate a shop from the start. It was, however, in use as retail premises by the last decade of the 19th century when it was occupied by Airey's drapers and grocers from around 1894 up until the 1960s. No. 2 Victoria Street was listed in trade directories as the grocers shop whilst No. 4 was listed as the drapers.

The building survey has revealed that No. 2 Victoria Street is typical of a Victorian property with its prominent gable, bargeboards, dormer and cross windows. It appears to have been constructed at the same time as No. 4 Victoria Street (which has a date stone of 1859) although it could not be established if the two were separate buildings originally; however there was certainly some relationship during their history, possibly from when Airey's occupied the two. Externally, the main north elevation still retains its possible late Victorian or Edwardian shopfront, which would have been in a prominent location being one of the first properties to be seen from the road from the railway station.

There is some evidence that the shopfront on the north elevation is not original as may be suggested by the presence of the line of the quoins of the gable, and two vertical sections of masonry where the original north wall may have been partly removed. It would appear that the staircase from the ground to first floor half landing has been moved at some point to the rear wall of the northern room.

Internally, the property still retains its original staircase, although the lower flight has changed position. At first floor level, there is some architectural detail in the

form of the door architraves, panelling and architrave around the windows, and some sections of skirting board.

From historical photographs of No. 2 Victoria Street it is clear that the shopfront on the north elevation and the window and doorway in the east elevation, were present in the late 19th or early 20th century; these form an important element to the character of the building. The upper windows are also an important feature, being mock medieval or early post-medieval in design; hoodmoulds over the heads of the upper windows was also noted to have been used on the properties immediately opposite on Victoria Street.

ACKNOWLEDGEMENTS

North Pennines Archaeology Ltd would like to offer thanks to Kim Tullett of Hough Tullett for commissioning the project, for providing drawings of the building and for his assistance on site.

North Pennines Archaeology Ltd would also like to extend their thanks to Barry Tullett; staff at Kendal Record Office, Kendal Library (local studies) and Stephen White, Carlisle Library (local studies).

The archaeological building survey was undertaken by Fiona Wooler. The report was written, and the drawings were produced, by Fiona Wooler. The project was managed by Frank Giocco, Technical Director for NPA Ltd, who also edited the report.

1 INTRODUCTION

- 1.1 North Pennines Archaeology Ltd (NPAL) were commissioned by Hough Tullett to undertake an archaeological building recording project of a redundant shop at No. 2 Victoria Street, Windermere, Cumbria (SD 4127 9864) prior to the proposed conversion of the structure to offices.
- 1.2 No. 2 Victoria Street is a Grade II listed building which is described as: *'1859. Typical Victorian building of local style and materials. Slate walls with quoins, slate roof, gables with pierced ornamental bargeboards, two storeys. A 19th century shop window on ground floor with arched lights, and a two-light Gothic window above (with cusped ogee heads); other windows of the 'cross' type with labels'.*
- 1.3 A rapid desk-based assessment was undertaken prior to the survey work on site in order to place the building into its historic context. Following this, the building survey was undertaken based on an English Heritage Level 3 Survey¹.
- 1.4 The archaeological building survey was undertaken by Fiona Wooler on the 20th June 2011.

¹ English Heritage, 2006, Page 14

2 METHODOLOGY

2.1 RAPID DESK-BASED ASSESSMENT

- 2.1.1 Prior to the commencement of the Level 3 Building Survey, a rapid desk-based assessment was undertaken in order to establish the historical context of the building and to provide details, where known, on the buildings' architects, builders, patrons and owners.
- 2.1.2 The rapid desk-based assessment involved the consultation of historical maps, unpublished material and published sources housed within Kendal Record Office, and the local studies sections of Kendal and Carlisle Libraries.
- 2.1.3 The rapid desk-based assessment was undertaken in accordance with the Institute for Archaeologist *Standard and Guidance for Archaeological Desk-Based Assessment*².

2.2 BUILDING SURVEY

- 2.2.1 A Level 3 Building Survey of the redundant shop at No. 2 Victoria Street, Windermere, was undertaken according to the standard and guidance set out by the Institute for Archaeologists³ and English Heritage⁴. A Level 3 survey is an analytical record which comprises an introductory description followed by an account of the building's origins, development and use.
- 2.2.2 The survey includes:
- a written description of the building, including its plan, form, function, age, development sequence and construction material. The landscape and historical context of the building was also considered.
 - a digital photographic record of the building and its relationship with other structures in the immediate area. A selection of the digital photographs are included within this report for illustrative purposes.
 - scaled floor plans of the building noting the location of features of archaeological or architectural significance.
 - architect's scaled drawings of the main elevations of the building.

² IfA, 2008a

³ IfA, 2008b

⁴ English Heritage, 2006

2.2.3 The results of the building survey have been combined with the findings of the rapid desk-based assessment in this report, in order to provide a narrative on the origins, form, use and development of the building.

2.3 THE ARCHIVE

2.3.1 An archive will be prepared in accordance with the recommendations in *'Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation'*⁵. The archive will be deposited with the County Records Office, County Offices, Kendal.

2.3.2 A final bound copy of the report will be deposited with the Lake District National Park Authority (HER) at Kendal, where viewing will be available on request.

2.3.3 North Pennines Archaeology Limited support the **Online Access to the Index of archaeological investigations (OASIS)** project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological fieldwork. As a result, details of the results of this study will be made available by North Pennines Archaeology, as a part of this national project.

⁵ Brown, D.H, 2007

3 SITE LOCATION

- 3.1 The town of Windermere is located within the Lake District in Cumbria, on the east side of Lake Windermere, and to the north of Bowness-on-Windermere (Figure 1).
- 3.2 Victoria Street is situated to the north end of the town of Windermere, close to the terminus of the Kendal to Windermere Railway line. No. 2 is the northernmost property on Victoria Street, on the west side of the road, and adjoins No. 1 High Street (Lakes Hotel) (Plate 1 and Figure 2).
- 3.3 No. 2 Victoria Street is a prominent building upon entering Windermere from the north. More latterly the building was in use as a shop 'The Outdoor Warehouse' (Plate 2).



Plate 1: View looking south showing No. 2 Victoria Street (to left) and the Lakes Hotel (No. 1 High Street) to right of photograph



Plate 2: No. 2 Victoria Street, north elevation (kindly provided by Kim Tullett)

4 HISTORICAL BACKGROUND

4.1 INTRODUCTION

4.1.1 Prior to the survey work on site, a rapid desk-based assessment was undertaken in order to place the building into its historical context. This assessment involved the consultation of historical mapping, published and unpublished material housed at Kendal Record Office, and the local studies sections of Kendal and Carlisle Libraries.

4.2 HISTORICAL BACKGROUND

4.2.1 Although there has been a settlement at Bowness since at least the medieval period, the site of the present village of Windermere was largely open land with scattered farmsteads up until the middle of the 19th century. In the early 19th century, the site of the present village was located in an area known as Applethwaite, which was a township which encompassed all the lake, a large part of the parish to the north of Bowness, and east of Troutbeck. It contained two bobbin mills, as well as Orrest Head, Elleray, Rayrigg, Birthwaite, The Wood, Calgarth park, Belle Isle, and several other pleasant villas, as well as districts known as Droomer, Orrest, Eaning and the Common. A consultation of an 1829 trade directory provides some evidence of the occupations of those living in this township at that date; this includes the occupants of the villas already noted, such as John Elliott at The Wood, and John Wilson, professor of moral and natural philosophy, who resided at Elleray. The majority of the listed occupants in Applethwaite were either farmers, or maintained small businesses housed in Troutbeck Bridge⁶. Windermere, as a settlement in its own right, was clearly not existence in the first half of the 19th century.

4.2.2 The village of Windermere came about from 1847, a creation of the coming of the Kendal and Windermere Railway. Before that date, the area of the settlement was known as Birthwaite, containing only a handful of houses. The nearest lodging house was at Bowness, which was a sizeable village comprising of cottages, shops, the church and several hotels and inns⁷. In 1847, the Kendal and Windermere Railway was opened in its entirety, built to connect Kendal to the main line at

⁶ Parson, W and White, W, 1829, Pages 677-680

⁷ Hunt, I, 1975

Oxenholme, and extended to Windermere to enable: *'the merchant princes of Liverpool, and the cotton lords of Manchester, to exchange in a few hours the smoke of their factories and the 'miasmata' of their home towns for the salubrious airs and the silvery mist that floated round the hills'*⁸. In 1849 it was noted that *'Birthwaite is the terminus of the Kendal and Windermere Railway and here is a splendid hotel denominated the Windermere Hotel, recently erected for the accommodation of visitors and tourists'*. In that same year, however, there appears to have been little growth of the village itself, a trade directory of 1849 noted the following entries for Birthwaite: Rev. J Addison, Birthwaite Abbey; Rev. Wm Bryans, Birthwaite House; George Gridale, boot and shoe manufacturer; Isaac Studdart, gardener and seedsman; Richard Rigg, vict, Windermere Hotel and posting house and Wm Sheldon, station master⁹.

4.2.3 The Windermere Hotel was constructed by Pattinson Builders of Windermere at a cost of £1327¹⁰, and was opened by Richard Rigg in 1847. Richard Rigg pioneered extensive coaching services in Lakeland, with his distinctive black and yellow coaches providing connecting services from Windermere Station to various parts of the Lake District. To the south of the station and the Windermere Hotel, the cottages on Cross Street were erected during the 1850s¹¹. Writing following a visit to the area in the middle of the 19th century, Miss Harriet Martineau noted that: *'The village of Windermere is like nothing that is to be seen anywhere else. The new buildings (and all are new) are of the dark grey stone of the region, and for the most part of a medieval style of architecture. The Rev. J A Addison of Windermere has a passion for ecclesiastical architecture, and his example has been a good deal followed. There are villas on either side of the road, on almost every favourable spot all the way to Bowness'*. In her 1854 guide, Miss Martineau includes a directory which provides some information on the streets that were in existence at that date: Cross Street, Church Street, Old Road, and High Street, where a Miss Garnett, milliner and a James Salkeld, cordwainers, were listed as being resident¹².

4.2.4 During the period between 1847 and 1858, the most prominent buildings to have been constructed were the Windermere Hotel, as already noted, and St Mary's Church and Vicarage, both by Pattinson's Builders. The construction of the church was financed by the incumbent

⁸ Smith, D, 2002, 9

⁹ Mannex, P.J, 1849, Page 335

¹⁰ Buckley, N, 1994, Page 8

¹¹ Taylor, C.D, 1983, Page 150

¹² Martineau, H, 1854

Rev. J A Addison. Perhaps more significantly were the shops and smaller houses which were erected during this period. The Terrace, above the Station, was constructed by Pattinson in 1854; Cross Street as already noted was created in this period, as well as High Street, Victoria Street and the first blocks at the northern ends of Main Street and Crescent Road (including the Queens Hotel, Richard Metcalfe). The Station itself was rebuilt in 1854 by Pattinson following a fire. What is now essentially the centre of Windermere village was almost entirely the work of three building firms: Pattinson, Metcalfe and William Harrison. Harrison came to Windermere in 1849 and he is credited with the construction of more than 100 houses between the Station and the Post Office, including the great majority of High Street and Cross Street. Unfortunately, unlike Pattinson's (examples of which will be referred to below), very little documentation of Harrison's work survives¹³. Local knowledge has suggested that William Harrison bought the land on which No. 2 Victoria Street stands in 1854, and that there are references to '*dwelling houses being built in Victoria Street by William Harrison*'¹⁴; although this could not be substantiated during the rapid desk-based assessment by any documentation held by Kendal Record Office or the local libraries.

- 4.2.5 Victoria Street appears to have been in existence by 1859, as it was named as one of eight roads in the village in that year, which also included Church Street, Elleray Road, High Street, Cross Street, College Road, Main Road and Bowness Road¹⁵. The First Edition Ordnance Survey map, which was surveyed in 1858 but not published until 1860, shows the main roads in Windermere as well as the buildings which were in existence at the time of survey (1858). This map shows that by this date Cross Street had been fully laid out with properties to either side; some buildings had been erected on the north side of High Street, and a row of buildings had been built at the south end of Victoria Street (east side) including a public house, and on the south-west end of the island which is defined by High Street to the north and Victoria Street (although not labelled) to the south. The land on which No. 2 Victoria Street and No. 1 High Street were constructed is shown as open ground (Figure 3).
- 4.2.6 A trade directory of 1858 shows that by that date there was small-scale commercial activity on High Street, for example Thomas Brooks, tailor; William Harrison, joiner; John Holmes, builder and lodging house and

¹³ Buckley, N, 1994, Page 8

¹⁴ *Pers. comm.*.. Mr B Tullett

¹⁵ Steele, L, 1928, Page 15

Miles Leighton, shoemaker and lodging house¹⁶. By 1873, Victoria Street is named in several commercial entries, for example, Thomas Crosthwaite, provision dealer; Mrs Margaret Kennedy, coffee rooms and Wm Shaw, provision dealer, are all listed on that street¹⁷ (see trade directory table below for full list).

4.2.7 By the publication of the Second Edition Ordnance Survey map of the area around Windermere in 1912¹⁸, there has been considerable expansion of the village, particularly to the south heading towards Bowness, with the creation of streets such as Beech Street, Birch Street, Oak Street and Broad Street. By this date, Victoria Street is fully developed, with No. 2 forming the northernmost property on the north side of the road (Figure 4)

4.2.8 The larger-scale version of the 1912 Ordnance Survey map was utilised as part of Lloyd George's Domesday Survey. The Finance Act of 1910 required a comprehensive survey of land ownership in the United Kingdom as at April 1909, and the resulting records (maps and accompanying Domesday Books) can be useful in providing information on land ownership, occupancy and descriptions of the properties. Figure 5 shows the large-scale version of the 1912 Ordnance Survey map with No. 2 Victoria Street showed as Plot No. 14, which the accompanying book notes was owned by John Airey of Broad Street; the occupier was listed as John ?Gibson Airey, and the property was described as '2 Victoria Street, shop and stores'; gross annual value £45 10s. No. 4 Victoria Street is shown as Plot 17 on this map. The owner of this property was also listed as John Airey, 37 Broad Street; the occupier was given as Thos. Chas. And Miss Edith Airey, and was described as '4 Victoria Street, shop and premises'; gross annual value £35. To the rear of both of these properties is an area annotated 'joint yard'. The plan form of these two properties appears to suggest that No. 2 was essentially rectangular in plan, and did not incorporate rooms to the rear of No. 4, which is presently the case. No. 1 High Street was given Plot No. 52, which is listed as being the Bank of Liverpool Limited, and described as '1 High Street, bank and house'¹⁹. The information derived from the Domesday Survey and maps indicates, as can be seen from trade directory evidence in the table below, that both No's 2 and 4 Victoria Street were owned by John Airey of Broad Street, Windermere,

¹⁶ Kelly's Post Office Directory of Westmorland and Cumberland 1858

¹⁷ Kelly's Post Office Directory of the Counties of Durham, Northumberland, Cumberland and Westmorland 1873

¹⁸ According to staff at Kendal Record Office there does not appear to have been the usual 1899/1900 version of the Ordnance Survey map for Windermere village

¹⁹ Kendal Record Office Ref: WT DB 25 and Westmorland Sheet XXX.11 8 SW

and are described as 'shop and stores' and 'shop and premises' respectively. It is interesting to note that neither of the properties were seemingly lived in, as has been suggested from Census Returns of earlier decades (see 4.2.10 below).

4.2.9 Several trade directories dating to the 19th and 20th centuries were sampled in an attempt to assess the occupants of No. 2 Victoria Street, and to provide information on the use of the properties along the remainder of Victoria Street, and along High Street. The following table lists the directories consulted and the relevant entries. It must be noted, however, that these directories were the forerunners to modern telephone directories, and the absence of a particular property or company does not mean that they were not in existence, as with modern examples, private residents or commercial premises may have opted not to be included. Unfortunately, many of the earlier directories (up until the late 19th century) did not include street numbers (as is also the case with Census Returns) therefore it is difficult to assess who was resident in a particular property.

Directory	Entry
History, Topography and Directory of Westmorland with Furness and Cartmel, P J Mannex 1849	Directory for Birthwaite, in Applethwaite township: Rev. J Addison, Birthwaite Abbey Rev. Wm Bryans, Birthwaite House Geo Grisdale, boot and shoe manufacturer Isaac Studdart, gardener and seedsman Rd Rigg, vict, Windermere Hotel and posting house Wm Sheldon, station master, Birthwaite
Post Office Directory of Westmorland and Cumberland, Kelly & Co 1858	Thomas Brooks, tailor, High Street Miss Agnes Ellis, confectioner, High Street Mrs Charlotte Harrison, fancy repository, High Street William Harrison, joiner, High Street John Holmes, builder and lodging house, High Street Miles Leighton, shoemaker and lodging house, High Street James Salkeld, shoemaker and agent to Britannia Life, High Street [no entries for Victoria Street in this directory]
Kelly's Directory of Westmorland	Henry Barnet, Queens Inn, Victoria Street Thomas Elleray Crosthwaite, provision dealer, Victoria Street

Directory	Entry
1873	<p>Hopkirk and Smith, milliners and dress makers, High Street</p> <p>Mrs Margaret Kennedy, coffee rooms, Victoria Street</p> <p>Thomas Wm Langley, shopkeeper, High Street</p> <p>Thomas Latham, cabinet maker and joiner, Victoria Street</p> <p>Leighton & Son, boot and shoe maker, Victoria Street</p> <p>Geo Robinson, Elleray Inn, Victoria Street</p> <p>John Harrison Robinson, saddler and harness maker, High Street</p> <p>Thomas Johnson Robinson, tailor and draper, High Street</p> <p>Wm Shaw, provision dealer, Victoria Street</p> <p>Geo Stainton, lodging house, Victoria Street</p> <p>Naphthali Swann, grocer and draper, Victoria Street</p> <p>Robert Thompson, glass and china dealer, High Street</p>
Bulmer's Directory of Westmorland 1885	<p>Fire Brigade Station, Victoria Street</p> <p>William Harrison, gentleman, High Street</p> <p>John Henry More, Victoria Street</p> <p>Miss Dinah Roden, Victoria Street</p> <p>John Wilson, reporter, High Street</p> <p>Windermere Institute, Victoria Street</p>
Kelly's Directory of Cumberland and Westmorland 1894	<p>Private Residents:</p> <p>John Henry Butler, 1 High Street</p> <p>William Cartmell, 9 High Street</p> <p>William Harrison, 10 High Street</p> <p>Commercial:</p> <p>Airey & Son, drapers and grocers, Victoria Street [no number given]</p> <p>Charles Bottrill, tobacconist and hairdresser, 8 Victoria Street</p> <p>Wm Geo Burril, book keeper, 3 High Street</p> <p>Mrs Thomas Cole, apartments, 13 Victoria Street</p> <p>Mrs Annas Crosthwaite, apartments, 16 Victoria Street</p> <p>Thomas Crosthwaite, grocer, Victoria Street</p> <p>Elleray Hotel (Thomas Swainson, prop), Victoria Street</p> <p>Peter Ghent, hairdresser, Victoria Street</p> <p>Mrs Edmund Graham, apartments, 7 High Street</p>

Directory	Entry
	<p>Richard Harrison, boot maker, 6 Victoria Street</p> <p>Mrs Isabella Langley, apartments, 11 High Street</p> <p>Richard Middleton, greengrocer and dining room, 4 High Street</p> <p>John H Robinson, saddler, 8 High Street</p> <p>Thomas Swainson, mineral water and fermented ginger beer manufacturer, Victoria Street</p> <p>James Tallon, contractor, 19 Victoria Street</p> <p>Taylor & Dereham, greengrocers, Victoria Street</p> <p>Windermere Bottling Stores (Thomas Swainson, prop), Victoria St</p>
<p>History, Topography and Directory of Westmorland, T Bulmer & Co 1905</p>	<p>E Graham, petrol maker, 7 High Street</p> <p>Mrs Mary Hewitson, refreshment rooms, 7 Victoria Street</p> <p>John Smith, Victoria Street</p> <p>Thomas Todd, artist, 10 High Street</p> <p>Trade Directory and Professions:</p> <p>Mrs Mary Baines, apartments and refreshment rooms, 10 Victoria Street</p> <p>Richard Cloudsdale, apartments, Victoria Terrace</p> <p>Thomas Cole, apartments, 13 Victoria Street</p> <p>Mrs A Crosthwaite, apartments, 16 Victoria Street</p> <p>Mrs Graham, Mountain View, 17 High Street</p> <p>M & M Harrison, Prospect House apartments, High Street</p> <p>Mrs Mary Hewitson, apartments, 19 High Street</p> <p>John Scott, apartments, 21 Victoria Street</p> <p>Thomas Todd, artist, 10 High Street</p> <p>Mason and Freeman, auctioneers and valuers, Victoria Street</p> <p>Bank of Liverpool, 1 High Street</p> <p>John Metcalf, boot and shoe maker, 6 Victoria Street</p> <p>Miss E Lishman, confectioner, 18 Victoria Street</p> <p>George Watson, confectioner, 6 High Street</p> <p><i>John Airey & Son, 2 and 4 Victoria Street, drapers and grocer and provision dealer</i></p> <p>Wm T Taylor, grocer and provision dealer, 7 Victoria Street</p> <p>Ghent and Hadwin, 15 Victoria Street, hairdressers</p>

Directory	Entry
	<p>Fred Taylor, 8 Victoria Street, hairdresser</p> <p>Elleray Hotel, Victoria Street, Thos Swainson</p> <p>Queens Hotel, 23 Victoria Street, Mrs M Brown</p>
<p>Kelly's Directory of Westmorland 1910</p>	<p>Commercial:</p> <p><i>John Airey & Co, drapers, 4 Victoria Street</i></p> <p><i>John Airey & Son, grocers, Victoria Street [no number given]</i></p> <p>Thomas Benson, cabinet maker, Victoria Street</p> <p>Susan Cloudsdale, apartments, 26 Victoria Street</p> <p>Mrs Thomas Cole, apartments, 13 Victoria Street</p> <p>Mrs Annas Crosthwaite, apartments, 16 Victoria Street</p> <p>Elleray Hotel (Tom Swainson, prop), Victoria Street</p> <p>Luther Martin Hadwin, hairdresser, 15 Victoria Street</p> <p>Miss Margaret Harrison, apartments, 11 High Street</p> <p>Arthur Nicholas Whitfield, architect, 9 High Street</p> <p>John Jackson, apartments, 7 High Street</p> <p>E Lishman, confectioner, Victoria Street</p> <p>Mason and Freeman, auctioneers, Victoria Street</p> <p>John Metcalfe, boot maker, 6 Victoria Street</p> <p>J C Parker, drapers, 3 and 5 Victoria Street</p> <p>John Robinson, saddler, 8 High Street</p> <p>Mrs Mary Scott, apartments, 19 and 21 Victoria Street</p> <p>William Taylor, grocer, 7 Victoria Street</p> <p>Thomas Todd, picture dealer, 10 High Street</p> <p>George Watson, confectioner, 6 High Street</p> <p>Richard Woodburn, dining rooms, 4 High Street</p> <p>Andrew Young, apartments, 3 High Street</p>
<p>Kelly's Directory of Westmorland 1914</p>	<p>Victoria Street entries:</p> <p><i>John Airey & Co, drapers, 4 Victoria Street</i></p> <p><i>John Airey & Son, grocers, Victoria Street</i></p> <p>John C Parker, draper, 3 and 5 Victoria Street</p> <p>Frederick Taylor, refreshment rooms, 6 and hairdresser, 8 Victoria Street</p> <p>William Taylor, grocer, 7 Victoria Street</p>

Directory	Entry
Kelly's Directory of Cumberland and Westmorland 1924	Victoria Street entries: <i>Miss Edith Airey, draper, 4 Victoria Street</i> <i>John G Airey, grocer, Victoria Street</i> Frederick Aitken, motor car proprietor, 13 Victoria Street Elleray Hotel (Tom Swainson), Victoria Street Wilfred Lawson Leighton, boot and shoe maker, Victoria Street Eliz Lishman, confectioner, 18 Victoria Street William Henry Mawson, antique dealer, 15 Victoria Street Herbert Newby, watch maker and jeweler, 8 Victoria Street John C Parker, draper, 3 and 5 Victoria Street Jack Robinson, joiner, Victoria Street Mrs Mary Scott, apartments, 19 and 21 Victoria Street William Taylor & Co, grocers, 7 Victoria Street Frederick Wm Hy Taylor, hairdresser, 6 Victoria Street
Kelly's Directory of Westmorland 1929	Victoria Street entries: <i>Airey & Co, grocers, 2 Victoria Street, T N 29</i> <i>Miss Edition Airey, draper, 4 Victoria Street</i> Frederick Aitken, motor car proprietor, 13 Victoria Street W B Anderson & Sons Ltd, fruit merchants, Victoria Street Elleray Hotel (Tom Swainson, jnr, prop), Victoria Street Misses Isabella & Annie Jones, chemists, 3 Victoria Street William Henry Mawson, antique dealer, 15 Victoria Street Herbert Newby, water maker, 8 Victoria Street Frederick Wm Hy Taylor, hairdresser, 6 Victoria Street
Kelly's Directory of Cumberland and Westmorland 1934	Victoria Street entries: <i>Airey & Co, grocers, 2 Victoria Street</i> <i>Geo F Verity, draper, 4 Victoria Street</i> Aitken, motor car repair proprietor, Victoria Street W B Anderson & Sons Ltd, fruit merchants, Victoria Street R Atkinson, confectioner, Victoria Street Elleray Hotel, Victoria Street Bruce Gibson, refreshment rooms, 7 Victoria Street Isabella & Annie Jones, chemists, 3 Victoria Street Alfd Stilling, arts and crafts, Victoria Street

Directory	Entry
Kelly's Directory of Cumberland and Westmorland 1938	Victoria Street entries: <i>Airey & Co, grocers, 2 Victoria Street, T N 29</i> <i>Geo F Verity, draper, 4 Victoria Street</i> Fredk Aitken, motor car proprietor, Victoria Street W B Anderson & Sons Ltd, fruit merchants, Victoria Street R Atkinson, confectioner, Victoria Street Gordon T Hunter, chemist, 3 Victoria Street Herbert Newby, watch maker, 8 Victoria Street Alfd Stilling, arts and crafts, Victoria Street Frederick Taylor, hairdresser, 6 Victoria Street Mason and Freeman, auctioneers, valuers and estate agents
Northern Counties Trades Directory 1958- 59	Gordon T Hunter, chemist, 3 Victoria Street W B Anderson & Sons Ltd, Victoria Street <i>Airey & Co, Victoria Street, T N 29</i> F Aitken, motor car proprietor, Victoria Street
GPO Telephone Directory, Cumberland, Westmorland and North Lancashire 1967	<i>Airey & Co, grocers, Windermere 3029 [no address given]</i> [<i>Airey & Co are not listed in a 1969 telephone directory</i>]
North-Western Counties of England 1969-70	Mason and Freeman, auctioneers, Victoria Street E Lishman, confectioner, 18 Victoria Street Anderson & Sons Ltd, fruit merchants, Victoria Street A H Sharpe, hair stylist, 3 Victoria Street Ellery Hotel, 6 Victoria Street Toby Jug Café, Victoria Street <i>T Swainson and Sons Ltd, 2 Victoria Street, wine and spirit merchants</i>
1972 Post Office Telephone Directory	<i>T Swainson & Sons Ltd, wines and spirits, 2 Victoria Street, Windermere TN 3098</i> [in a 1976 telephone directory, T Swainson and Sons Ltd are listed as wines and spirits but at 17 Cross Street, not on Victoria Street]

4.2.10 As well as 19th and 20th century trade directories, Census Returns from 1881 to 1901 were consulted for any information on the inhabitants of

No's 2 and 4 Victoria Street²⁰. Working backwards from 1901, it was noted that neither No. 2 nor No. 4 were apparently included, which may have indicated that these properties were not in use as dwellings. No. 1 High Street is listed as having been occupied by Walter Hindle, his wife, children and servant, and he is described as a bank manager. No. 5 Victoria Street is listed as being occupied by Thomas Robinson, tailor and draper, along with his wife and children; and No. 6 Victoria Street is listed as being occupied by John Metcalfe, book dealer, and his wife. The same was apparent for the 1891 Census, with the only properties in close proximity to No's 2 and 4 being included were No. 1 Victoria Street (John Dodd, general labourer), and No's 3 and 5 (Thomas Robinson, tailor and draper). The remainder of the street, between No's 6 and 26 (except No. 7 and 9) are all listed in this Census, including the Ellera Hotel and the Queens Hotel. The 1881 Census Returns are of less use as, although they list entries for Victoria Street, they do not include property numbers (as is the problem with trade directories up until the end of the 19th century). Another issue with these records, particularly as you head to earlier Census Returns, is the difficulty in reading the handwriting. Although the Census Returns consulted did not provide any information on the occupants of No. 2 Victoria Street, they have suggested that the property was not utilised as a dwelling in the last decade of the 19th century and into the 20th century.

- 4.2.11 Kendal Record Office house several boxes of information, mainly drawings including plans and elevations, of properties which were either built by, or altered by Pattinson Builders of Windermere. Although none of these records appear to have related specifically to No. 2 Victoria Street (which is understandable if the building is attributed to William Harrison as suggested from local residents), several documents were consulted particularly those which related to the layout of houses, and alterations from houses to shops in the area around the site from the late 19th and into the 20th century. Within the collection are drawings relating to a proposed house and shop for Mr John Holland; Joseph Pattinson, architect, dated March 1896²¹ (although no street name is given) (Plate 3), and drawings for a proposed shop on Crescent Road/Birch Street for Mr Pattinson²² (Plate 4). What these drawings indicate is that new shops were being proposed which incorporated the shop fronts within the main elevations, rather than

²⁰ Census Returns were consulted on microfiche at Kendal Record Office

²¹ Kendal Record Office Ref: WDB 133/2/58

²² Kendal Record Office Ref: WDB 133/2/58

projecting from it, which may indicate that the shop front on No. 2 Victoria Street is a later addition to an earlier building.

- 4.2.12 Plates 5 and 6 show undated postcards of No. 2 Victoria Street, kindly provided by Kim Tullett, as it appeared, possibly in the first decade of the 20th century (a date on the rear appears to read '1904'). These photographs are of interest as they show that the shop fronts which existed on the property at that date are the same as those which still exist. The local studies collections of Carlisle and Kendal Libraries were consulted for any further historical photographs, although none were found at these locations.

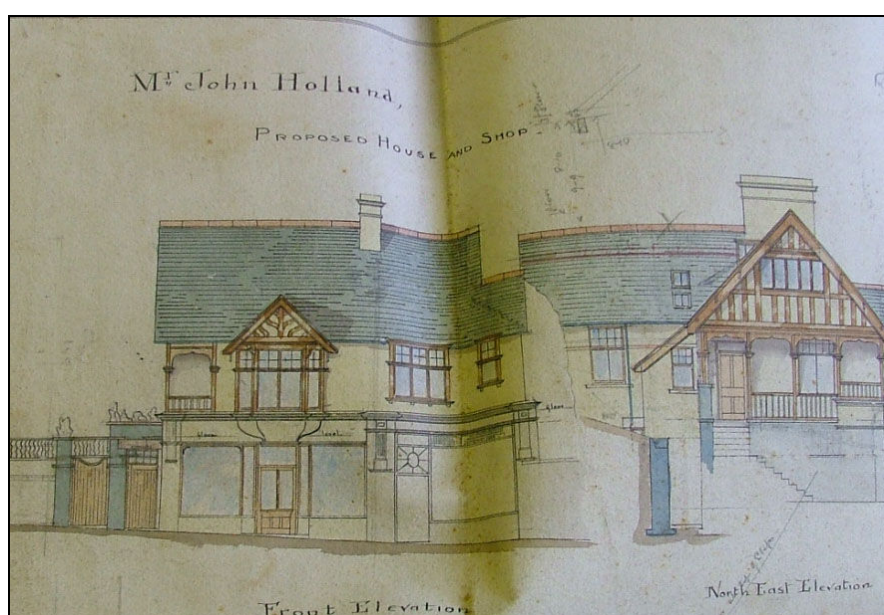


Plate 3: Proposed elevations for Mr Holland's shop and house dated 1896



Plate 4: Proposed elevations for Mr Pattinson's shops in Windermere, dated 1900



Plate 5: View looking south showing the north elevation of No. 2 Victoria Street, with No. 1 High Street to right of photograph



Plate 6: View looking north showing No's 2 and 4 Victoria Street to left of photograph

5 BUILDING SURVEY RESULTS

5.1 INTRODUCTION

5.1.1 The Level 3 archaeological building recording survey was undertaken on the 20th June 2011 by Fiona Wooler. At the time of survey the building was not in use, although more latterly it had been a shop for 'Outdoor Warehouse'.

5.2 EXTERIOR

5.2.1 The main elevation of No. 2 Victoria Street faces north towards the Windermere Hotel and the approach road to the village from Windermere Railway Station (Plate 7). This is a two storey building constructed of roughly coursed local slate with alternating quoins. The roof is laid in Welsh slate, and it is noticeable that the roof of No. 2 Victoria Street is part of the roof of No. 4, suggesting that the two were built at the same time. The east gable of No. 4 has a date stone of '1859' which may provide an indication of the date of the construction of No. 2 (Plate 8). The chimney stack is constructed of roughly coursed slate with a band of masonry around its base, which provides a hint of architectural detail (Plate 9). The location of this chimney stack, set above a dividing wall between No's 2 and 4, suggests that it was shared by the two properties, although there was no access to No. 4 at the time of survey to confirm this. Clearly, the stack has lost the chimney pots which are visible in the early 20th century postcard (Plate 5). There was no evidence for a second chimney stack to the west side of the roof of No. 2, where it adjoins No. 1 High Street; it is possible that this stack was removed at some point, as internally there is evidence for fireplaces in this location. There is a band of masonry against the east elevation of No. 1 High Street which may betray the location of this former stack (Plate 10). It is interesting to note that at the point where No. 2 Victoria Street butts up against No. 1 High Street, that a line of quoins is interrupted by the roof of No. 2 which may suggest that No. 1 High Street was in existence prior to the construction to No. 2 Victoria Street (Plate 10).

5.2.2 Set in the north facing side of the roof of No. 2 Victoria Street is a small dormer window with plain bargeboards (Plate 10), which have clearly replaced earlier more decorative bargeboards (see Plate 5). The gable in the north elevation still retains decorative barge boards, although when comparing a modern photograph with the early 20th century postcard it

is clear that the present bargeboards have been trimmed along the lower edge, and the finial has been removed (compare Plates 5 and 11).

- 5.2.3 The north elevation, as already noted, faces up the hill towards the Windermere Hotel and road into the village from the railway station. Plate 5 shows that in the early 20th century this elevation was prominent when approaching the village, along with the north elevation of No. 1 High Street which at that date was a bank.
- 5.2.4 The north elevation has, at ground floor level, a projecting shop front with flat roof (Plates 7 and 12 and Figure 7). This shop front is divided into six sections of plate glass by wooden colonnades or mullions which contain ornamental detailing (Plates 13 and 14). The heads of each section of plate glass are arched, and along the top of the shop front is a horizontal band of dentilated detailing (Plates 15 and 16). Set in the north face of the shop front there is a projecting metal plate with a ring which may have originally supported a canopy (Plate 15). The early 20th century postcard, reproduced as Plate 5, appears to show the same shop front as is still extant, indicating that it dates to at least the Edwardian period. The postcard also shows that the main entrance in the north elevation was not flush with the glass of the shopfront, but was recessed (Plate 5); however the present door is flush with the shop window and is clearly not original (Plate 17). Internally there was evidence for the earlier recessed door (see Plate 28).
- 5.2.5 The origins of the traditional shopfront lie in the market stalls of the medieval period. Prior to the Industrial Revolution and the vast urban development which accompanied it, retail trade was dominated by the market. The earliest shops were generally simple variations of the market stall, and were only partly enclosed by the building. An awning over a projecting stall was common. Another variation was an opening which was protected by two horizontal shutters; the top one folding up to double as an awning or 'pet roof', and the lower one folding down to form the stall board. Today the term 'stall riser' is still used to describe the area below the window of the shopfront. By the mid-18th century the shop as is known today had emerged. Glazing had become common, with small paned windows frequently projecting outwards. Early Georgian shopfronts are relatively rare in Britain, but they are typified by paired, bow-fronted oriel windows on either side of a central door. Although machine-produced plate glass was available from the early 19th century, its use in shopfronts was quite rare until the 1840s when tall panes which were unbroken by horizontal glazing bars began to appear in increasing numbers. The huge expansion which occurred in the Victorian period resulted in a proliferation of retail developments in

- every city, town and suburb. Manufacturers offered wide ranges of standard designs which could be selected from catalogues. Typical examples included tall shop windows, sunblinds incorporated in the cornice, and timber roller security shutters were introduced from the end of the 19th century replacing detachable wooden examples²³.
- 5.2.6 Running along the base of the shop front of No. 2 Victoria Street is the stall riser, which is a panel which raises the window up from ground level. Set within the stall riser there are several decorative metal ventilation grills (Plate 18).
- 5.2.7 At first floor level in the north elevation there are three windows; the window in the gabled projection is divided into three lights by vertical mullions, and divided horizontally at the top by a transom. Set over this 'cross' window there is a square hoodmould. These features, the windows divided by transoms and mullions and the use of a hoodmould, are reminiscent of medieval or early post-medieval architecture. As noted above, Miss Harriet Martineau observed that the new buildings in Windermere were '*for the most part of a medieval style of architecture*' (see 4.2.3 above). Set over this window there is a further window which lights one of the rooms set in the roof space. This window is relatively plain being a simple cross window with one mullion and one transom, although, like the window below, there is a slender horizontal glazing bar (Plate 11).
- 5.2.8 To the west side of the projecting gable in the north elevation there are a further two windows at first floor level, one of which is quite different to the cross windows already noted. The central first floor window consists of two lights, the heads of which are of the Gothic style with cusped ogee heads (Plate 19).
- 5.2.9 The east elevation of No.2 Victoria Street facing onto the road (Plate 20). At ground floor level this elevation has a large former shop window of similar style as that of the projecting shop front on the north elevation (Plate 21). The sill of this window appears to be constructed of concrete (Plate 22), and set in one side of the timber window frame is a metal housing for a former hook, possibly relating to a canopy (Plate 23). To the north of this window there is a former doorway (Plate 21). The early 20th century postcard reproduced as Plate 6 shows that this doorway was in use at that period, and that a cornice (the upper part of the entablature set over the window) visible on this photograph has been lost.

²³ Clenshaw, J, 1994

- 5.2.10 At first floor level in the east elevation there is a further cross window with stone sill, lintel and hoodmould, as already noted in the north elevation (Plate 24).
- 5.2.11 In the base of the east elevation there is a short doorway, and set in the pavement there is a metal covering (Plate 21). These features relate to an access point to the cellar of the property. The cellar access appears to be shown on the early 20th century postcard (Plate 6), although it is possible that this was not an original feature.
- 5.2.12 It was not possible to photograph the rear of the property as it is now due to the presence of the yards of the buildings along Victoria Street and High Street.



Plate 7: North elevation of No. 2 Victoria Street



Plate 8: East elevations of No.2 (right) and No. 4 (left) Victoria Street showing a date stone of 1859

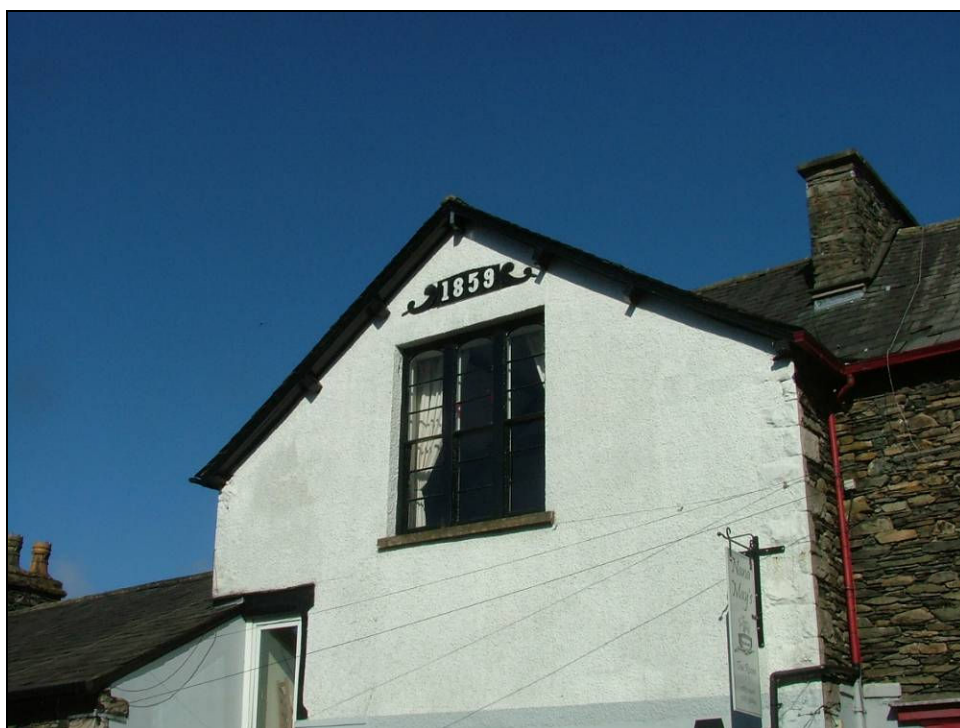


Plate 9: Detail of date stone '1859', east gable of No. 4 Victoria Street



Plate 10: West side of the roof of No. 2 Victoria Street where it butts up against No. 1 High Street



Plate 11: Detail of decorative bargeboards, north elevation of No. 2 Victoria Street



Plate 12: View looking west showing the projecting shop front on the north elevation



Plate 13: View looking east showing the colonnades of the shop front (Scale = 2m)



Plate 14: View looking west showing the timberwork of the shop front, north elevation of No. 2 Victoria Street (Scale = 2m)



Plate 15: Detail of decorative timberwork of the shop front



Plate 16: Detail of arched heads and ornamental decoration of the timberwork of the shop front



Plate 17: Detail of main entrance in the north elevation (Scale = 2m)



Plate 18: Detail of one of the metal ventilation grills in the stall riser of the shop front

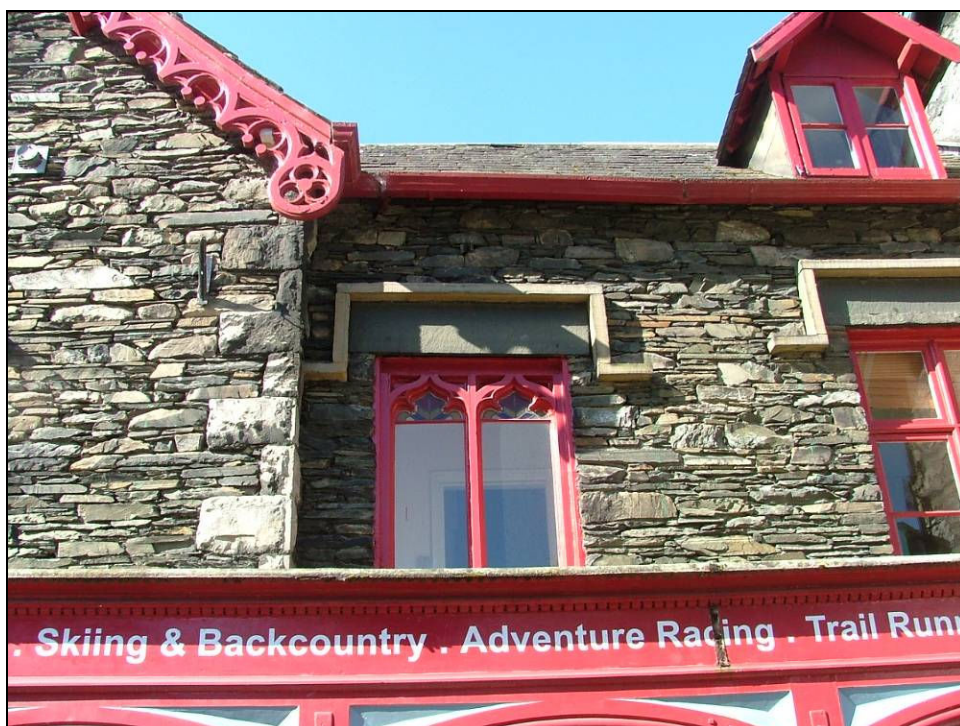


Plate 19: Central first floor window, north elevation, with cusped ogee heads



Plate 20: East elevation facing onto Victoria Street



Plate 21: Detail of ground floor shop window and door, east elevation (Scale = 2m)



Plate 22: Detail of concrete sill and part of the ornamental timberwork of the window surround, east elevation

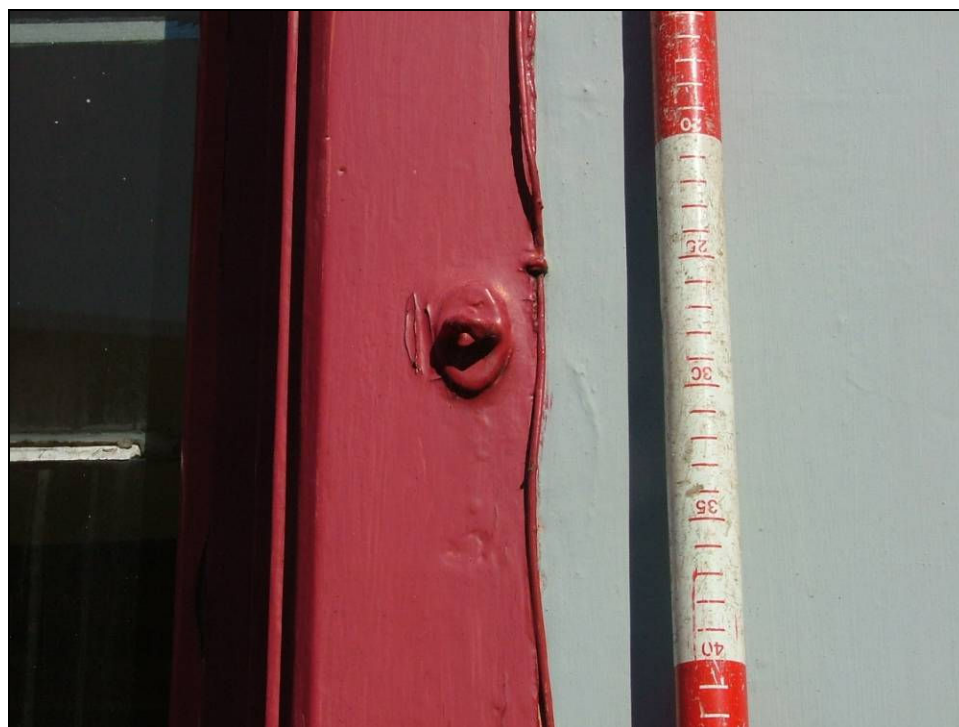


Plate 23: Detail of metal plate for a hook or canopy, window frame, east elevation



Plate 24: Detail of first floor window, east elevation

5.3 INTERIOR

- 5.3.1 At the time of survey, the interior of No. 2 Victoria Street was accessed through the door in the north elevation (see Plate 17).
- 5.3.2 The ground floor of the survey building consists of three separate areas; to the north is a large open space which more latterly served as the outdoor shop, to the south is a further former retail space which is set at a slightly lower level, and to the south is a former store/kitchen/toilet area (Figure 6). Access to a small yard is provided by a doorway in the store area.
- 5.3.3 The northern most room on the ground floor is presently a large open space which is well-lit by the former shop windows (Plate 25). The projecting shop front on the north elevation was noted to have a raised floor which was boarded (Plates 26 and 27). There are steel girders and modern bricks within the large aperture in the north wall, suggesting that part of the masonry wall may have been removed in more recent times (Plate 26). Set within the ceiling of the projecting shop front is the scarring for the former recessed doorway which was noted to have existed in the early 20th century (see Plate 5) (Plate 28).

- 5.3.4 Upon entering the interior through the main entrance in the north elevation, it was possible to note the line of quoins of the gabled projection of the property (Plate 29). To the right of this vertical line of quoins, there is a further vertical section of masonry with a definite edge (Plate 29). To the west of this there is a further vertical line of masonry, close to the western end of the projecting shop front; this masonry has an internal splay (Plate 30). Between these two vertical sections of masonry the large opening has a thick timber as a lintel, with chamfered edges, chamfer stops and decorative underside (Plate 31). It has been considered if this opening represents an earlier shop front, which may have been flush with the main elevation; however this large lintel with decorative elements displays no evidence of having housed glass panes, and appears to always have been an internal feature. Therefore this large opening may be related to the addition of the shop front projecting outwards to the north of the property.
- 5.3.5 To the western side of the northern most room there is a former fireplace (Plate 32). There is evidence for another fireplace in this space, as shown by an area of concrete set in the wooden floorboards, presumably where a former hearth has been removed (Plate 33).
- 5.3.4 To the south-west side of the northern room there is a staircase which is set against the rear wall (Plate 34). There is some evidence that this staircase has been moved; set in the ceiling of this location is an area which has been infilled; there is a redundant mortice hole in the timberwork at the top of the stairs (facing north), and the panelling of the present staircase is clearly not in its original position as it does not fit well against the closed string (Plates 34-36). From this evidence it would appear that originally the dog-leg staircase was orientated north to south within the centre of the ground floor space. As access to the cellar is presently below the stairs as they are now positioned, this means that the stairs to the cellar are also not in the original location. It is possible that the original stairs to the cellar were located below the original location of the stairs to the first floor; within the cellar there is a central space which is wide enough to have accommodated stairs down from the first floor (Figure 6). There was no evidence for former stairs in this location at the time of survey; however if the stairs were constructed of timber then it is possible that no evidence survives. Examination of drawings for proposed new houses in Windermere dating to the late 19th century show dog-leg staircases set roughly central to the interior of

- the property, with access to the cellar shown below the first flight of stairs from ground to first floor²⁴.
- 5.3.5 There was no evidence at the time of survey for former internal wall divisions in the northern most room of the ground floor. A large beam with chamfered edges extends across the width of the space; however this displays no evidence for any former wall partition in the form of any redundant holes (Plate 37 and 38). This appears to be contemporary with the large timber already noted over the window space, and may represent a phase when the ground floor of the property may have been converted to a shop, with the timber inserted in the area of a former masonry wall.
- 5.3.6 In the south wall of the northern room there is a doorway which provides access to a room to the south (Plate 37 and Figure 6). This room has more latterly been used as part of the retail outlet, however originally it appears to have been a kitchen as shown by the remains of a range and shelving in the north wall (Plates 39-41). The floor of this area is flagged, and in the west wall there is a large window with window seat and panelling below (Plates 42-43). It has been considered that this room and that to the south (store/kitchen/WC) did not originally form part of this property, but may actually have related to No. 4. Although this could not be confirmed from any documentation, the early editions of the Ordnance Survey mapping appear to show No. 2 as a rectangular plan form, suggesting that the northern most room (described above) formed the original plan of the property, with the further two floors directly above.
- 5.3.7 The southern room of the present layout of the property is also set on a slightly lower level to the rooms already described (Plate 44). The floor of this room is also laid in stone flags, suggesting it may have been utilised as a scullery. Sculleries in Victorian houses were versatile rooms, where messy tasks such as peeling vegetables, preparing meat, and washing crockery and clothes would have been undertaken²⁵. In the south-east corner of this room there is a doorway which would have provided access to a covered passageway along the side of No. 4 Victoria Street (Plate 45 and Figure 6).
- 5.3.8 As already noted, the present access to the cellar is below the stairs to the first floor (Plates 34 and 46). The present stairs provide access into the western most of the three spaces in the cellar, each of which are

²⁴ Kendal Record Office Ref: WDB 133/2/58, Proposed Shop on Crescent Road/Birch Street dated 1900

²⁵ Yorke, T, 2005, Page 102

- divided from each other by a masonry wall (Figure 6). It has already been noted that the central space may have been where the original stairs accessed the cellar.
- 5.3.9 In the western room of the cellar, there is a blocked window with sill and splayed reveals in the north wall (Plate 47). To the external side of this window there is a slope which would have allowed light to enter the space; however the addition of the projecting shop front to the north has obscured this feature, and it is no longer visible externally. The floor of the cellar is flagged in the same way as the former kitchen and possible former scullery of the floor above, and the walls are white washed. There is a single hook in one of the joists of the ceiling, which may have been used to hang meats (Plate 48). Close to the stairs several of the stone flags have been taken up to reveal some pipework and a possible well (Plate 49). It is unclear what this pipework relates to; it is possible that water from the well was being utilised at some point.
- 5.3.10 The central room of the cellar was featureless apart from the stone flagged floor. It has already been noted that this area may have been where the original staircase descended into the cellar from the ground floor. The eastern room of the cellar also has the stone flagged floor. In the eastern wall of this area there is an aperture with steps and sloping sides, which appears to be characteristic of a barrel drop as seen in public houses (Plate 50). It is possible that this was utilised during the time the property was used as a grocers and for provisions, although it is difficult to assess if this was an original feature to the building. In the south wall of this room of the cellar there is an area of modern brickwork and cement, possibly a blocked opening, or relating to some form of heating (Plate 51).
- 5.3.11 The first floor of the property can be accessed by the stairs from the north room (see Plate 34). At the point of the half landing of the staircase, there is a blocked doorway which would have provided access at some point to the first floor of No. 4 Victoria Street, indicating a relationship between the two at some point in their history, possibly when both were owned by Airey's from the end of the 19th century up until the 1960s (Plate 52).
- 5.3.12 The balusters of the staircase, the vertical members between the handrail and the base, are of turned wood. Rather than being simply square shafts of wood, the balusters have been turned on a lathe to provide a decorative pattern which provides architectural detail to the staircase (Plates 53 and 54). The newel posts, the vertical member at the corner of a framed stair and at the end of a balustrade, are square in section with decorative tops and chamfered edges (Plate 54). It has been

difficult to assess a date for the balusters and newel posts based on their design; it is likely that they were mass-produced and this form could have been used in new buildings over a long period of time. The staircase does, however, appear to be original to the building, i.e. of mid-19th century date.

- 5.3.13 The first floor of the property is divided into two large rooms, and a small room to the north side in line with the staircase (Figure 6). The eastern room is the largest of the two, and is well lit from the large windows in the north and east walls (Plates 55 and 56). The windows have panelled surrounds and there are decorative elements to the surrounds (Plates 57 and 58). The internal side of the door into this room from the staircase was also noted to have the same detailing (Plates 59 and 60), although the door surround still retains vertical round section slender 'columns' which have been lost on the window surrounds (compare Plates 58 and 60). It is interesting to note that the detailing of the door and window surrounds in this room (see Plate 60) is also present in the external side of the ground floor window shopfront which faces Victoria Street (see Plate 22), suggesting that the shopfronts and the internal detailing may be contemporary.
- 5.3.14 In the south wall of the east room is a modern fireplace, however it is located in the same position as an earlier version (Plate 62). There have been some alterations to the skirting boards in this room, as sections do not match with other walls (Plate 63).
- 5.3.15 At the top of the stairs to the first floor there is a small room which is divided from the rest of the floor by stud walls. This small room, which appears to have been utilised as a cloakroom and for storage (as shown by the supports for former shelving) is lit by the window in the north elevation that contains the cusped ogee heads (see Plate 19) (Plates 64 and 65). There appears to have been a door for this room at one time as shown by the notches in the door frame for hinges; this door would have opened into the room rather than outwards.
- 5.3.16 The western room on the first floor has more latterly been used as a bathroom, for when this part of the property was recently used as a flat. The internal side of the doorway of this room retains the same roll moulding architrave which has already been observed in the eastern room (Plate 66). In the west wall of this room is the location of a former fireplace, although nothing remains of the fireplace itself or its surround (Plate 67). The window in the north wall of this room also has the same detailing as those in the east room; however the panelling beneath the window has been removed in this room (Plate 68).

5.3.17 The second floor of the property consists of two rooms in the attic space with a small storage area set between the two which is accessed from the top of the stairs (Plate 69). There is very little in the way of features or note or architectural detailing in either of these rooms, such as profiled architrave, coving or skirting boards (Plate 70). It is possible that any such features, if they existed, have been removed, although it is also possible that if the property was used as a dwelling originally, or subsequently, then the attic space may have been the accommodation for servants in which case it is likely that any architectural detail would have been non-existent or kept to a minimum. There is evidence for a former fireplace in the eastern room on this floor, as shown by an area where a hearth would have existed (Plate 71). No such feature was observed in the west room, although it is presumed that there would have been a fireplace in this room at some point.



Plate 25: View looking east showing the interior of No. 2 Victoria Street, ground floor



Plate 26: Projecting shop front on north elevation (Scale = 2m)



Plate 27: View looking east showing the floor of the projecting shop front



Plate 28: Evidence of former recessed doorway in ceiling of projecting shop front, north elevation of property



*Plate 29: Detail of quoins of gabled projection as seen from the main entrance
(Scale = 2m)*



Plate 30: Detail of possible former shop window jamb, ground floor



Plate 31: Detail of lintel over large opening in north elevation



Plate 32: Detail of fireplace, ground floor (Scale = 2m)



Plate 33: Evidence for a former fireplace, east side of ground floor room (Scale = 1m)



Plate 34: Staircase, ground floor of north room (Scale = 2m)



Plate 35: View looking south showing the possible former location of the stairs, ground floor of northern room



Plate 36: Detail of panelling on side of staircase



Plate 37: View looking south showing the door to the room to the south (Scale = 2m)



Plate 38: Detail of large beam with chamfered edges, ground floor of northern room



Plate 39: Detail of range and shelving, ground floor (Scale = 2m)



Plate 40: Detail of range, ground floor



Plate 41: Detail of grate at base of range, ground floor



Plate 42: Stone flagged floor of former kitchen (Scale = 2m)



Plate 43: Detail of window with window seat and panelling below, ground floor, former kitchen (Scale = 2m)



Plate 44: Door from the southern room towards the former kitchen (Scale = 2m)



Plate 45: Door to passageway, south room, ground floor (Scale = 2m)



Plate 46: Stairs in the cellar (Scale = 2m)



Plate 47: Detail of blocked window, north wall of cellar (Scale = 2m)



Plate 48: Possible meat hook, ceiling of cellar



Plate 49: Exposed pipework beneath the floor of the cellar



*Plate 50: Detail of steps into cellar from the pavement on Victoria Street
(Scale = 2m)*



*Plate 51: Possible blocked opening or location of a former heating system,
cellar (Scale = 2m)*



Plate 52: Blocked doorway at the first landing from the ground floor (Scale = 2m)



Plate 53: Detail of the balusters and newel post with redundant mortice hole for a handrail, first floor (Scale = 1m)



Plate 54: Detail of newel posts and balusters, first floor (Scale = 1m)



Plate 55: Detail of large window with panelled surround, north wall, first floor (Scale = 2m)



Plate 56: Detail of window in east wall, first floor (Scale = 2m)



Plate 57: Detail of the panelling of one of the window surrounds, first floor



Plate 58: Detail of panelling and decorative detailing, first floor window, north elevation



Plate 59: Internal view of the door into the eastern room, first floor (Scale = 2m)



Plate 60: Detail of base of decorative architrave around the door, east room, first floor



Plate 61: Detail of fireplace, east room on first floor



Plate 62: Evidence of earlier hearth below the modern fireplace, east room, first floor (Scale = 1m)

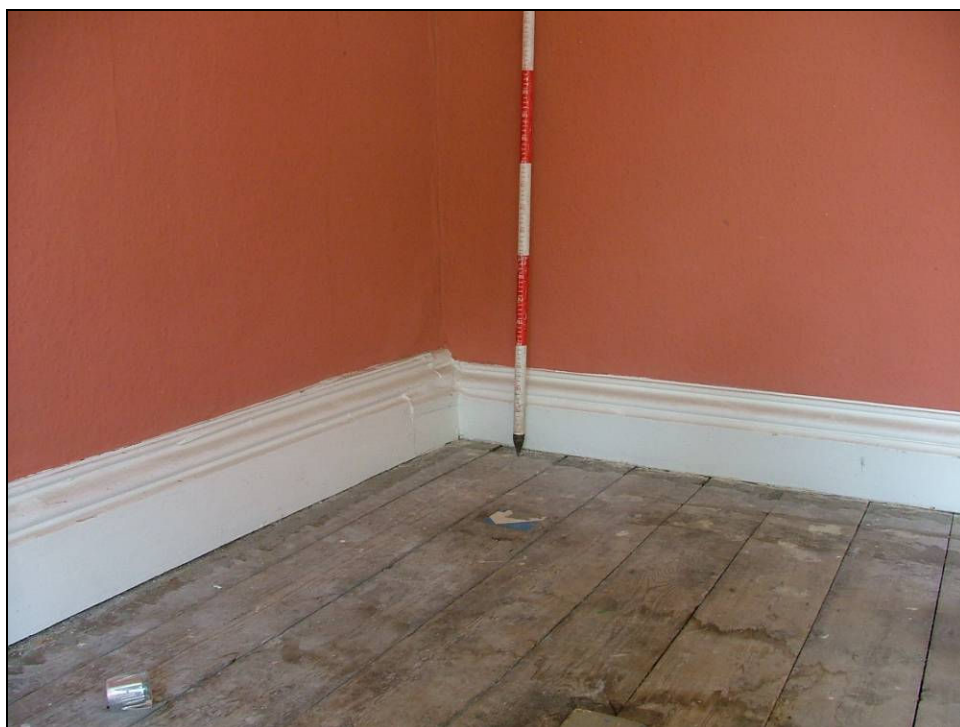


Plate 63: Detail of changes in the skirting boards, east room, first floor



Plate 64: Detail of small room on the first floor

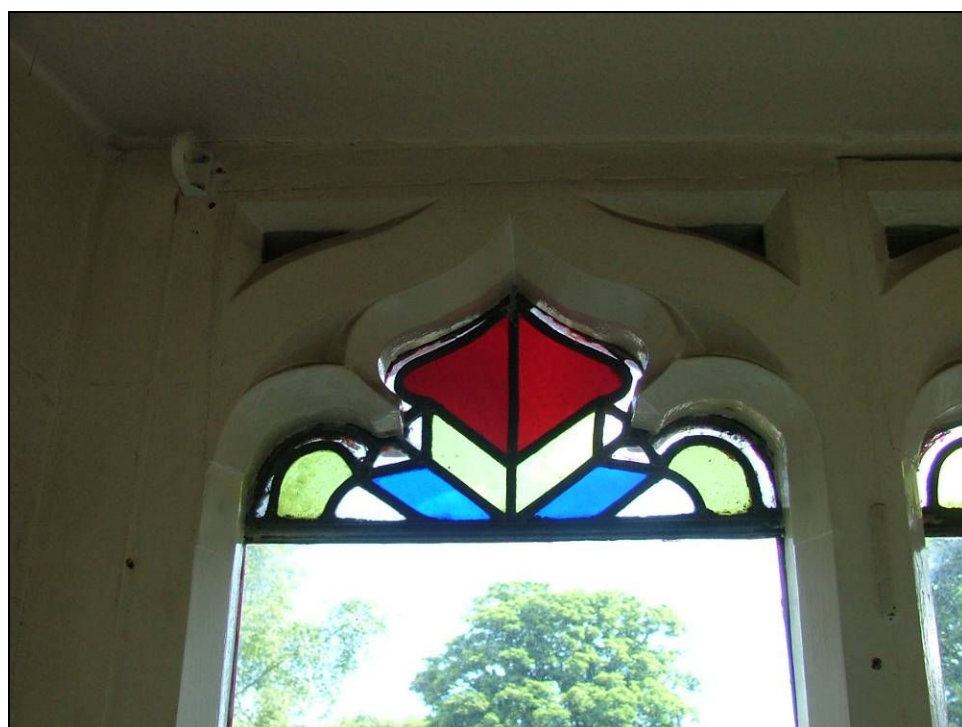


Plate 65: Detail of one of the cusped ogee heads, window in north elevation, first floor



Plate 66: Detail of internal side of doorway to west room, first floor (Scale = 2m)



Plate 67: Former fireplace, west wall of first floor (Scale = 2m)



Plate 68: Detail of the base of the window in the north wall of the west room, first floor



Plate 69: Door to storage area, second floor



Plate 70: East room, second floor (Scale = 2m)



Plate 71: Location of former fireplace, east room, second floor (Scale = 1m)

6 CONCLUSION

- 6.1 The rapid desk-based assessment has revealed that the land on which No. 2 Victoria Street was constructed was open ground in 1858 as shown by the First Edition Ordnance Survey map. The property was constructed the following year as part of rapid development of the previously agricultural area following the coming of the Kendal and Windermere Railway in 1847. Local knowledge has indicated that the property was constructed by William Harrison on land that he had acquired in 1854. It has not been established from records consulted if the property was constructed as a house or was intended to incorporate a shop from the start. It was, however, in use as retail premises by the last decade of the 19th century when it was occupied by Airey's drapers and grocers from around 1894 up until the 1960s. No. 2 Victoria Street was listed in trade directories as the grocers shop whilst No. 4 was listed as the drapers.
- 6.2 The building survey has revealed that No. 2 Victoria Street is typical of a Victorian property with its prominent gable, bargeboards, dormer and cross windows. It appears to have been constructed at the same time as No. 4 Victoria Street (which has a date stone of 1859) although it could not be established if the two were separate buildings originally; however there was certainly some relationship during their history, possibly from when Airey's occupied the two. Externally, the main north elevation still retains its possible late Victorian or Edwardian shopfront, which would have been in a prominent location being one of the first properties to be seen from the road from the railway station. It is clear from early 20th century photographs that the shopfront and shop window were in existence in the first decade of that century, and these also show that the present shopfront on No. 4 Victoria Street (Nana Mary's) is a replacement.
- 6.3 There is some evidence that the shopfront on the north elevation is not original as may be suggested by the presence of the line of the quoins of the gable, and two vertical sections of masonry where the original north wall may have been partly removed. There was, however, no evidence for any original openings at ground floor level at the time of survey, which may have provided any indication of a doorway or original windows.
- 6.4 It would appear that the staircase from the ground to first floor has been moved at some point to the rear wall of the northern room. Originally it would appear to have been orientated north to south, and would have

divided the ground floor space centrally, with a room to either side, each with its own fireplace. As the cellar stairs are presently below the stairs against the rear wall, it is clear that these stairs have also been moved, and may originally have been located beneath the central staircase, entering the cellar in the central room. The presence of two large timbers, one over the shopfront opening in the north wall, and the other placed across the width of the northern former shop space, suggests that these have been inserted in the location of former masonry walls, and were needed to support the stone walls above. It would appear that the building was originally constructed as a dwelling, and was converted to a shop at ground floor level at some point, although this could not be confirmed from documentary sources.

- 6.5 It has been difficult to assess whether the rooms to the south of the front of the former shop, where there is evidence for a cooking range and shelving, and possibly a former scullery, formed part of No. 2 originally, or were associated with No. 4. Although there is presently a doorway from the store/kitchen/WC providing access to a passageway along the side of No. 4, it is not known if this is an original or later feature. If all the coverings of the walls between No's 2 and 4 had been removed, it may have been possible to note former doorways or other openings which may have aided interpretation. There appears to have been some relationship between the two properties as shown by the blocked doorway on the half landing at the top of the first flight of stairs, possibly when Airey's occupied both shops.
- 6.6 Internally, the property still retains its original staircase, although the lower flight has changed position. At first floor level, there is some architectural detail in the form of the door architraves, panelling and architrave around the windows, and some sections of skirting board, although it has been noted that some of the detailing, such as the bases of the architraves are similar in design to elements on the eastern shop window, which may suggest that some of the internal ornamentation may have been inserted when the property was converted to a shop.
- 6.7 From the historical photographs of No. 2 Victoria Street it is clear that the shopfront on the north elevation and the window and doorway in the east elevation, were present in the late 19th or early 20th century; these form an important element to the character of the building. The upper windows are also an important feature, being mock medieval or early post-medieval in design; hoodmoulds over the heads of the upper windows was also noted to have been used on the properties immediately opposite on Victoria Street.

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APPENDIX: FIGURES
