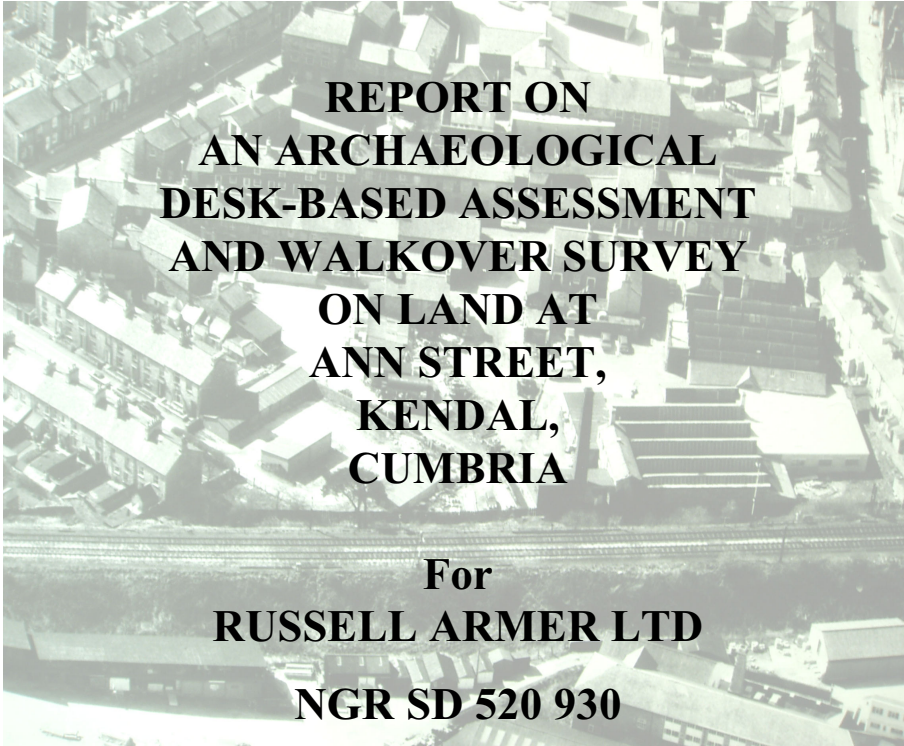

NORTH PENNINES ARCHAEOLOGY LTD

Client Report No. CP/437/06



**REPORT ON
AN ARCHAEOLOGICAL
DESK-BASED ASSESSMENT
AND WALKOVER SURVEY
ON LAND AT
ANN STREET,
KENDAL,
CUMBRIA**

**For
RUSSELL ARMER LTD
NGR SD 520 930**

Nicola Gaskell BA Hons
North Pennines Archaeology Ltd
Nenthead Mines Heritage Centre
Nenthead
Alston
Cumbria CA9 3PD
Tel: (01434) 382045
Fax: (01434) 382294
Email: n.gaskell@nparchaeology.co.uk

21 February 2007



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EXECUTIVE SUMMARY

In December 2006, North Pennines Archaeology Ltd was commissioned by Brian Smith of Russell Armer Ltd to undertake an archaeological desk study and site visit in advance of a proposed redevelopment of land at Ann Street, Kendal, Cumbria (NGR SD 520 930).

The study involved the examination of all pertinent documents and cartographic sources held in the County Record Office in Kendal, and the consultation of the Historic Environment Record (HER) of Cumbria County Council based in Kendal. The HER includes the locations and settings of Scheduled Ancient Monuments, Listed Buildings, Parks and Gardens and other, non-designated archaeological remains. In addition, a number of published sources were consulted to provide background information, including the Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society and several relevant web sites including Access to Archives and Archaeological Data Services.

The results of the desk-based assessment located 39 sites from the HER and 79 Listed Buildings within a 1km radius of Ann Street centred on the above grid reference; a further two sites were located from the ADS website. These sites give a typical selection for the type and place of site. The HER sites include examples of prehistoric artefact findspots (Sites **5** and **6**), the medieval town of Kendal itself (Site **39**), and numerous listed houses and other buildings in the town, which include Castle Dairy Hall House (Site **2**) and the Friends Meeting House (Site **10**), two of the sites closest to the study area.

Roman remains are located less than 2km to the south of the site, the Roman Fort *Alavana* and the Roman cemetery, *vicus* and road, have been examined as recently as the 1980's in advance of a water treatment pipeline.

Any medieval archaeology is almost wholly represented by the layout of the town itself and any remaining buildings, to which the study area is positioned slightly to the northeast. The town possibly has its origins in the period immediately preceding the Norman Conquest, however, the most significant remains will probably date to the post-medieval period, a time when Kendal underwent significant expansion and rebuilding, possibly connected to improvements in agricultural practices, the arrival of the canal and railway network to the area and a more stable landscape after the cessation of border disputes and Scottish raids.

During the Post-Medieval revival of the town, with the resurgence in the cloth trade and the emerging snuff trade, Kendal experienced considerable rebuilding and expansion. This can be seen from the number of buildings still in existence that relate to the 18th century onwards and changes in the cartographic record (Figures 5-8). The area that Ann Street now occupies became more visible both in the maps and plans of the town of the 18th century and in the trade directories of the 19th century. The line of Stock Brook runs directly through the yard under investigation, making it an attractive plot for small scale industry, which appears to have taken place when both the maps and directories are examined.

The potential archaeology of the site lies mostly in the 18th and 19th centuries with Stock Brook the most significant feature. Other remains may relate to the series of earlier buildings that have occupied the study area, probably from 1800 onwards. How far these features may have been disturbed by later use of the site remains undiagnosed; it may prove useful to conduct a watching brief on the site should any development take place as it is an area of local interest and any information gained would aid understanding of the early development of that part of Kendal.

ACKNOWLEDGEMENTS

North Pennines Archaeology Ltd would like to thank Brian Smith of Russell Armer Ltd for commissioning the project and for his assistance throughout.

North Pennines Archaeology Ltd would also like to extend their thanks to: Jo Mackintosh of the Cumbria County Council Historic Environment Record (HER); Jeremy Parsons, Assistant Archaeologist, Cumbria County Council, and all the staff at the Cumbria County Record Office in Kendal for their help during this project.

Nicola Gaskell undertook the desk-based assessment and the walkover survey of the site. The report was written and the drawings produced by Nicola Gaskell. Matt Town, Senior Project Officer for North Pennines Archaeology Limited, managed the project and edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Cumbria County Council's Historic Environment Service (CCCHES) were consulted by Brian Smith, on behalf of Russell Armer Ltd, regarding a planning application for a proposed scheme of land redevelopment (REF SL/2005/1095). The site is located on Ann Street, Kendal, Cumbria (NGR SD 520 930) (Fig 4). The proposed development would destroy any archaeological remains that may be present within the development footprint. Consequently, CCCHES advised that a programme of archaeological works would be necessary prior to the proposed development. North Pennines Archaeology Ltd (NPAL) were commissioned by Russell Armer Ltd, to undertake the required archaeological desk-based assessment of the general area around Ann Street and a site visit of the proposed development area itself.
- 1.1.2 The desk-based assessment comprised a search of both published and unpublished records held by the Historic Environment Record (HER) in Kendal, the Cumbria County Record Office in Kendal (CRO(K)), and the archives and library held by North Pennines Archaeology Ltd as well as relevant web sites. The principal objective of this assessment is to undertake sufficient work in order to identify and characterise the archaeological constraints associated with the development area, in order to assess the archaeological and historical potential of the development site.
- 1.1.3 This report sets out the results of the work in the form of a short document outlining the findings, followed by a statement of the archaeological potential of the area, an assessment of the impact of the proposed development, and recommendations for further work.

2. METHODOLOGY

2.1 PROJECT DESIGN

2.1.1 A project design was submitted by North Pennines Archaeology Ltd in response to a request by Brian Smith, on behalf of Russell Armer Ltd, for an archaeological desk-based assessment and walkover survey of the study area, in accordance with a verbal brief by Jeremy Parsons, Assistant Archaeologist, CCCHES. Following acceptance of the project design, North Pennines Archaeology Ltd was commissioned by the client to undertake the work. The project design was adhered to in full, and the work was consistent with the relevant standards and procedures of the Institute of Field Archaeologists (IFA, 1994), and generally accepted best practice.

2.2 DESK-BASED ASSESSMENT

2.2.1 Several sources of information were consulted, in accordance with the project brief and project design. The study area consisted of a 500m radius centred on the proposed development area. The principal sources of information were the Historic Environment Record (HER), maps and secondary sources.

2.2.2 ***Historic Environment Record (HER):*** the HER in Kendal, a database of archaeological sites within the county, was accessed. This was in order to obtain information on the location of all designated sites and areas of historic interest and any other, non-designated sites within the study area, which included monuments, findspots, Listed Buildings and Conservation Areas. A brief record including grid reference and description was obtained for the various sites within the study area, and was examined in depth. Aerial photographs of the area were also studied.

2.2.3 ***County Record Office (Kendal):*** the County Record Office in Kendal (CRO(K)) were visited to consult documents specific to the study area. Historic maps of the study area, including surveys, Tithe and Enclosure Maps, Acts of Parliament and early Ordnance Survey maps, were examined. A search was made for any relevant historical documentation, particularly regarding the use of the area, drawing on the knowledge of the archivists. Several secondary sources and relevant websites were also consulted.

2.2.4 ***Archaeological Data Services:*** the website is hosted by the University of York, and is part of the Arts and Humanities Data Service (ads.ahds.ac.uk/).

2.2.5 ***Access to Archives:*** the website is hosted by the National Archives in Richmond, Surrey and allows searches to be made for information and documents held in archives in England and Wales dating from the eighth century to the present day.

2.2.6 ***North Pennines Archaeology Ltd (NPAL):*** various publications and unpublished reports on excavations and other work in the region are held within the North Pennines Archaeology library and any undeposited archives of the sites themselves were examined. An electronic enquiry was also made of English Heritage's National Monuments Record and the website of the Archaeology Data Service. This was in

order to enhance and augment the data obtained from a search of the appropriate repositories.

2.3 WALKOVER SURVEY

2.3.1 The site was visited in order to assess the survival, nature, extent and potential significance of any upstanding archaeological remains on the site, to determine any constraints to archaeological site survival, and to provide a detailed assessment of area of archaeological potential.

2.3.2 Photography was undertaken using Canon EOS 100 and EOS 300V Single Lens Reflex (SLR) cameras. A photographic record was made using digital photography, 200 ISO Colour Print and Colour Slide film.

2.3.3 All work was undertaken in accordance with the Institute of Field Archaeologists Standards and Guidance for Archaeological Field Evaluations (IFA 1994).

2.4 ARCHIVE

2.4.1 A full professional archive has been compiled in accordance with the project design, and in accordance with current English Heritage guidelines (1991). The paper and digital archive will be deposited in the Cumbria Record Office, Carlisle. The archive can be accessed under the unique project identifier NPA 06 ANN-A.

3. BACKGROUND

3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 Kendal is situated just outside the limits of the Lake District National Park, in that part of Cumbria that was formerly known as Westmorland. The town lies in the valley of the River Kent with the river dividing the town roughly north-south. The town stands on a mixed geology comprising Silurian Slates, Kirkby Moor Flags and some Carboniferous Limestone (Moseley 1978), the latter of which is favoured as a local building stone. The drift geology overlying the solid geology is glacial material of gravels and clays. This is known to be varied and convoluted in nature and may contain pockets of peat in post-glacial hollows (Countryside Commission 1998).
- 3.1.2 The study area is located on Ann Street, which is situated towards the north-eastern extent of the town. Ann Street lies off the main road to Appleby, before the railway bridge of the Windermere branch line. The development area is a yard, currently used as a building supply centre and the entrance to the yard is situated between Nos 19 and 21 Ann Street.
- 3.1.3 The site covers approximately 2600m². The yard is surrounded on the eastern, southern and western sides by other buildings and on its northern side by the railway embankment. The buildings that are at present on the site are of relatively modern construction, not being any more than 50 years old. The yard surface is concrete. The south western boundary of the site is formed by a shoulder height stone wall that is visible on the photograph taken in the early 20th century of the horse and float in the yard (Plate 5).

3.2 HISTORICAL BACKGROUND

- 3.2.1 **Introduction:** this historical background is compiled mostly from secondary sources, and is intended only as a brief summary of historical developments around the study area.
- 3.2.2 **Prehistoric:** the earliest evidence for prehistoric settlement in Kendal comes from the Neolithic, a period which has been traditionally associated with the adoption of farming in Britain. The location of monuments from this period within Cumbria appears to suggest a shift in the emphasis of activity away from the coastal plain to the edge of the Lake District hills and the Eden Valley (Hodgkinson *et al* 2000). There are Late Neolithic / Early Bronze Age monuments (in the form of stone circles) at Casterton, 24km south west of Kendal and Orton, 28km north west (Burl, 1995). It is likely that by the 3rd millennium BC, Neolithic inhabitants of Cumbria were part of an extensive trans-European trading network (Hodgson and Brennand 2004).
- 3.2.3 In Cumbria, evidence for Neolithic settlement is primarily indicated by the distribution of probable Late Neolithic polished stone axes, few of which come from reliable contexts (Hodgkinson *et al* 2000). A Neolithic axe has been recovered from the site of Kendal High School in 1868 (Site 6), less than a kilometre to the north of Ann Street, but this is likely to be an isolated findspot.

- 3.2.4 Despite a significant increase in clearance activity and the initiation of cereal cultivation in the Early Bronze Age, archaeological evidence for settlement is scarce in Cumbria. It is likely that gathering and hunting could have remained of primary economic importance well into the period after which domesticated crops and animals became available. Evidence of Bronze Age activity in the region immediately around the study area is shown by the recovery of a Bronze Age stone mace head from the Thorny Hills area, just to the south (Site 5). Northwest of the proposed development site, on the northern outskirts of Kendal, an archaeological excavation was conducted by LUAU on a burnt mound, a type of monument belonging to the Bronze Age, at Sparrowmire Farm (Heawood and Huckerby, 2002). Burnt mounds are rare in Cumbria, the only other examples being from Torver Common, near Coniston, Drigg, on the West Cumbria coast, and at the former Garlands hospital site, Carlisle.
- 3.2.5 During the Iron Age, the impression nationwide is of a major expansion in population as evidenced by an abundance of settlement sites. There is also clear evidence for a growing social complexity and hierarchy. During this period, the area around Kendal seems to have formed part of the Brigantian federation (Cunliffe 1991) of native peoples with more locally, the *Carvetii* tribe maintaining authority. Within Kendal itself a beehive style quernstone was found during bulldozing operations on the north side of New Blackhall Road, just off Stramongate and less than 1km to the south west of Ann Street; this could be attributable to the Iron Age or succeeding Romano-British period (Site 7).
- 3.2.6 **Romano-British:** the Roman advance on the northwest region of England during the 70s and 80s AD probably originated from bases in the northwest Midlands such as Wroxeter and Little Chester, proceeding north via the valleys of the Eden and Lune. By 72 AD the earliest timber fort was constructed at Carlisle (Philpott 2004). The closest evidence for the Roman occupation to Kendal is approximately 1km to the south of the town at Watercrock where the fort *Alavana* was positioned. The fort was situated on the east bank of the River Kent. It was thought that this fort and others at Ambleside and Hardknott were all built just before the turn of the 2nd century AD to maintain a peaceful state with the hill-tribes in the Lake District (Roman Britain website). In 1980 the North West Water Authority commenced a project to extend and improve the Kendal Effluent Treatment Works. The works were sited on the River Kent south of Kendal and adjacent to the wide meander of the river at Watercrock that encloses the site of the fort and the *vicus*, the civilian settlement associated with the fort. Over 200 pieces of Roman pottery were recovered from surface collection along the pipeline route although no significant Roman deposits or features were identified (Gibbons, 1988).
- 3.2.7 **Medieval:** evidence for Early Medieval activity in Cumbria is extremely limited, the end of the Roman economy depriving the archaeologist of diagnostic artefactual evidence on all but a small minority of sites (Higham 1986). Once the Roman administration ended in 410AD, the native Britons gradually reverted to their own autonomy before the next wave of immigrants arrived. In the immediate period after Roman withdrawal, Cumbria was within the British Kingdom of Rheged, the kings of which claimed their descendency from King Coel Hen, who was presumably one of the last *Duces Britanniorum* (Dukes of Britain) from the Roman government system of Britain (Britain Express website). His descendants succeeded him until Rheged, by

marriage, came under the peaceful control of the Anglian Kingdom of Northumbria in approximately AD 638 (Wikipedia website). Angles had begun to enter eastern Cumbria by the 7th century AD and place-name evidence indicates that the Angles were established in Kentdale by the later 7th century. The former county name of Westmorland is a derivative of the Anglian '*Westmaringland*', the land of the western border (Rollinson 1996). Kendal was listed in the Domesday Survey of 1086 as '*Chechebi*' in Yorkshire, which can be translated as 'the settlement by the church of Kentdale' (Winchester 1979), which now forms the southern part of the town. '*Chechebi*' may also be Anglian in origin, giving rise to 'Kirkby Kendal', (the name which was used until the 18th century), indicating that an Anglo-Norse settlement may have been apparent in the 7th or 8th century, even though other physical or documentary sources are not forthcoming at this time.

- 3.2.8 The Barony of Kendal was given by William II to Ivo De Tailbois, brother of the Earl of Anjou. The earliest castle in Kendal dates to the Norman Period, possibly being constructed around 1087. Now known as Castle Howe in the western part of the town, it was a motte and bailey type construction that was abandoned in the 13th century (Britain Express website). Ivo's descendant, Gilbert de Lancaster, the 7th Baron of Kendal was given by Richard the First in 1189-90 '*the whole forest of Westmorland and of Kendal and of Furness*', as well as the grant of a weekly market at Kendal on Saturdays (Whellan 1860). During this period Gilbert had to contend with the Earl of Fife, Duncan, plundering the town, breaking open the church and '*putting inhabitants to the sword*' (*ibid*). In the same century a new castle was built by the barons of Kendal, and it eventually passed through several owners including the Crown until it ended up in the estates of the Parr family in the 16th century, at which point it fell into dereliction.
- 3.2.9 Kendal, although at the time not a large town, was the centre for trade and commerce for a large rural area. The town is thought to have had three areas of development, which may have formed sequentially: the earliest, the presumed pre-Norman site at Kirkland around the church to the south of the town; the second extending along Highgate and Stricklandgate; and finally Stramongate, which Ann Street lies to the east of (Winchester 1979). One of the earliest references to Stramongate Bridge (Site 11) is in the pre-reformation Episcopal registers in 1379 in which the Bishop offers an indulgence '*to all who shall adequately contribute to the building of the bridge which spanned the Kent, in the Parish of Kirkby Kendal in the Diocese of York*' (Curwen 1900). By 1390 there were 52 burgages in the town (Munby 1985).
- 3.2.10 The single most important reason for Kendal's significance emerged from the wool trade. This was initially controlled by the Monks of various abbeys and monasteries, Furness Abbey was the largest landowner in the area and their main estate was at Hawkshead, which provided the abbey with almost half of its wool and a quarter of its income (Fells and Dales website). In the early 14th century Edward III granted exclusive rights to ten English towns to sell wool in order to remove a virtual monopoly controlled by the Flemish town of Bruges and Calais (Bingham 1995). Kendal was one of those ten towns and two centuries later when Henry VIII dissolved the monasteries in 1537 the power and money of the wool trade fell to individuals and a new social class emerged, the wool merchants and their agents who organised the delivery of raw materials to the peasant workers and the collection of the finished

pieces. Kendal soon began to attract a range of skilled artisans, shearmen, dyers and tailors and weavers (Fells and Dales website). It became so prosperous that the status of the town was elevated to an Incorporated Borough in 1575 by Elizabeth I. The population of Kendal in 1595 can be estimated to be between 2200-2600 (Phillips 1981). Kendal borough was divided for many administrative purposes into three townships, Highgate, Stricklandgate and Stramongate; Kirkland was outside the borough. Stramongate included the houses on the east side of Stramongate Bridge in Crossbank or Farcrossbank, shown on the plan created a decade later by Speed (Figure 5).

- 3.2.11 In 1598, the bubonic plague struck the town; significantly, the records of deaths in the town distinguish between those who died in the town and those who died '*Beyond Stramongate Bridge*', which indicates that the area was a significant settlement at this time. The records seem to show that 160 people died of plague on the east side of the bridge, but still within the borough of Kendal (Phillips 1994). This outbreak would have had a significant effect on the production and distribution of cloth from Kendal and it is uncertain as to how long the effects lasted.
- 3.2.12 ***Post Medieval and Modern:*** in 1617 it was recorded that James I stayed a night in Kendal on his way to Scotland, and in 1715 the first Jacobite rising, led by the Earl of Derwentwater also passed through on their march south while the 1745 Scottish rebellion, 6000 men headed by Charles Edward Stewart passed through Kendal on their retreat north (Curwen 1900).
- 3.2.13 In the late 17th century, Kendal was still very much a country town, with burgage tofts running down to the river from the nearby slopes. Highgate was the centre of the leather and tanning trades, while Stramongate had a greater variety of trades and several gentleman's houses, containing three to six hearths. Stramongate appeared to be a place of the '*modestly situated and the industrious*' (Marshall 1975), indicating that it may have been an upper working and lower middle class area using today's terminology. Stricklandgate maintained its own social distinctiveness from the late 17th century into the 18th century, by being superior, both in its housing and trades undertaken.
- 3.2.14 By the 18th century, a recovery of the town and its main industry had occurred. A census taken in 1695 showed that the population was 2,159, whilst in 1730 it had risen to 2,500 and by 1780 it was around 8,000 (Marshall 1975). As the British settlers were establishing themselves in America the demand for Kendal cloth increased. It was shipped over to the West Indies and the North American colonies to clothe the slaves working on the plantations. In 1770, 120 pieces of Kendal cotton went to Barbados, 80 to Domingo (Dominica), 810 to Jamaica and 2,693 to Virginia. The return cargo of tobacco created another important Kendal industry – snuff manufacture (Fells and Dales website). In 1792, a Thomas Harrison purchased 50 tons of second hand machinery to create snuff, starting what was to be Samuel Gawith and Company, a major Kendal company that runs to this day (Samuel Gawith website).
- 3.2.15 Another major impact on the town was the completion of the Lancaster Canal Extension that was finished in Kendal in 1819 and linked the town to the Lancashire Coalfields to the south. From 1820 onwards the highly popular packet boats on the canal provided an express passenger service between Preston and Kendal that took

only seven hours, half the time the journey would take by stagecoach. The canal remained in use until blocked by the construction of the M6 motorway in the 1960's (Northern Reaches website). In 1845 the Kendal and Windermere railway was built as a branch line to the Lancaster and Carlisle Railway which now forms part of the West Coast Main Line. Despite facing opposition, including that from Wordsworth who wrote: '*Is there no nook of English ground secure. From rash assault?*' the Kendal and Windermere Railway Act authorising construction received the royal assent on 30th June 1845 and when the Lancaster and Carlisle Railway opened southwards from Oxenholme on the 22nd September 1846 the route to Kendal was already built. By 20th April 1847 the through route to Windermere station was complete (Wikipedia website). The sudden growth in services on offer in Kendal that the canal (and the railway line finished in 1846), brought to the town can be seen in the trade directories of the time. Representatives from the Wigan Coal and Iron Company set up office in Kendal, there were dramatic increases in the number of insurance offices in the town and '*Retailers of chipped potatoes and battered fish*' began to emerge, that were previously unseen as being listed in the trades directories. This was a reaction, no doubt, to the greater numbers of visitors gaining access to the town.

- 3.2.16 The first reference to Ann Street is in the 1829 trade directory; a Thomas Wharton is listed as being a Watch and Clock Maker on Ann Street (Parson and White, 1829). On one of the buildings, a date stone reads 'Ann's Place *Quis Put Aret* 1836', which when translated means 'who would have thought it?' (Curwen 1900). Curwen states that this house was built by Ann Cookson, who, seven years earlier, was living in Union Street (Parson and White, 1829). Ann Cookson may have been a member of the local Gandy family who held some influence in the town and as Gandy Street is next to Ann Street there may have been some familial concurrence in the naming, or perhaps even responsibility for the construction of these particular streets (CRO(K) *pers comm.*). A suggested date for the construction of the streets is between 1800 and 1829; it first appears cartographically on the Corn Rent map of 1836 (Figure 7).
- 3.2.17 In 1849, there is both a shopkeeper by the name of Elizabeth Airey on Ann Street and a firm of Coach Makers called Gott and Farquharson (Mannex, 1849). It is likely that coach builders would need a yard in which to operate and although Hoggarth's plan of Kendal emerged four years later it does show that there are two suitable positions for Gott and Farquharson on Ann Street. One is the yard that is the focus of this investigation, with its entrance on the northern side of the road, whilst the other is on the opposite side of the road and noticeably larger. As no more of an address is given than just the street name, it can only remain speculative at this point as to where the yard was exactly. Farquharson is listed again in Mannex's 1851 directory as a sole coachbuilder, still remaining on Ann Street.
- 3.2.18 By 1873, references to Ann Street had increased considerably; eight places are listed, two private residences and six commercial firms. Mrs Mary Foster was a shopkeeper, perhaps in the large building on the corner of Ann Street and Stramongate that later became the Co-op. John Sisson and Son ran two businesses on the street: the Railway Passengers Insurance Agency and the Kendal Comb Works. John Clarke was a bobbin manufacturer, Ireland and Edmondson were woollen manufacturers, while William and John Peacock were wheelwrights and machinists (Kelly 1873). Any of the last four

businesses listed could have occupied the yard in question, as no numbers are given for these firms, just the street address.

- 3.2.19 Similarly, the records for 1885 are equally plentiful, with thirteen businesses and private residences listed. On occasion it is difficult to determine whether the occupant of certain houses are running their trades from their homes or the profession that they are credited with is practiced elsewhere. For example Henry Goulding was a Slate Merchant, but the address on Ann Street could be either his home or his office. Perhaps what is most significant is that the directory now lists Isaac Braithwaite and Son as driesalters and dyewood grinders on the street (Bulmer, 1885). Conversations with the present occupiers of the yard (Building Supplies, Kendal) seem to lead to the conclusion that it was Braithwaite and Son who previously occupied the yard. A photograph of a horse and cart in Braithwaite livery standing behind the houses of Ann Street appears to confirm this (Duff 1997). The site visit identified the position from which the photograph was taken, confirming that it was the same yard. Isaac Braithwaite and Son later became IBIS laundry and clothing machinery and still occupied the same site in 1938 (Kelly 1938).

4. ASSESSMENT RESULTS

4.1 INTRODUCTION

4.1.1 The assessment results are based on primary documents, most notably maps, and on the secondary sources used in *Section 3.2*. The results are presented according to the archive from which they were consulted. There are no sites recorded by the HER located within the development area itself. Extra information was gathered for another **39** HER records located in an immediate study area, defined as a 1km radius centred on the site. A full list of the sites identified by the assessment is given in Appendix 1. A table of the **79** Listed Buildings is also provided in Appendix 2.

4.2 HISTORIC ENVIRONMENT RECORD (HER)

4.2.1 **HER:** There were **39** HER records within the study area, which is defined as a 1km radius around the site (Figure 2). None of the sites will be directly affected by the development. The sites are summarised in Appendix 1.

4.2.2 **Listed Buildings:** the listed building records show **79** buildings within a 1km radius of the proposed development site (Figure 3). The nearest are numbers 5, 7 and 9 Sleddale Hall, Wildman Street (Site **79**), a series of buildings on Stramongate (Sites **43-56**) and number 65 Castle Street (Site **4**). The buildings are also summarised in Appendix 2.

4.2.3 **Archaeological Data Service Web Site:** ADS listed 10 sites within a 500m radius of the given grid reference for Ann Street, Kendal, Eight of these sites were repeated on the HER search, whilst two more emerged – the Ellwood Ropeworks (Site **40**) and a late 16th century house in the town (Site **41**).

4.2.4 **Access to Archives Web Site:** A2A returned evidence of 5 records relating to Ann Street, Kendal as being held by the CRO(K), however, three documents that may have been relevant to the site under investigation were not available at the time of research.

4.3 CUMBRIA RECORD OFFICES (KENDAL)

4.3.1 The Cumbria Record Office in Kendal (CRO(K)) was consulted to collate maps for regression analysis of the study area. Information from primary and secondary sources, including archaeological or historical journals, has been incorporated into the historic background (*Section 3.2*).

4.4 CARTOGRAPHIC SOURCES

4.4.1 As part of the documentary search at the Cumbria Record Office in Kendal (CRO(K)), an in-depth scan of the early maps for Kendal was undertaken. A cartographic date range of between 1611 and 1900 was obtained. The development area will now be discussed with reference to these early sources, noting any changes to the development area within this period.

4.4.2 **Speed's Plan of Kendal, c1611 (CRO(K)):** the earliest available source is Speed's plan of the town on which the place that Ann Street now occupies appears as a triangular plot of land on the south side of Stamongate, east of the bridge. The buildings that are

present in the area at this time are probably those on Stramongate before the road becomes Longpool. It does seem to be positioned at the extremity of the town.

- 4.4.3 ***Todd's Plan of Kendal, c1787 (CRO(K))***: a further and clearer depiction of Ann Street is displayed on Todd's 1787 plan of Kendal. It is shown as a small narrow lane or plot of land that appears to have a long building constructed on the eastern side, that have either a garden or a yard behind in the location of the present yard. Interestingly, the street ends when it reaches a brook, not observed on earlier maps. The brook probably rose out in the fields and hills outside Kendal to join with the River Kent in town. On Todd's plan the brook is lined with trees, possibly indicating that it was well established. Also there is a bridge crossing it called Stock Bridge just to the West of Ann Street along the main route from Sedbergh.
- 4.4.4 ***Corn Rent Map, c1835***: by 1835, Ann Street is shown as having been laid out, extending beyond Stock Brook, with the terraced housing on the eastern half of the street, east of the brook, depicted as built; the western half is still open land at this time. The development area is shown as a triangular plot of land to the rear of Gandy Street (also depicted as laid out for the first time) and the afore-mentioned houses, but is not built up at this date. Castle Street, to the south of Ann Street, also appears on this map.
- 4.4.5 ***Hoggarth's Plan of Kendal, c1853 (CRO(K))***: Hoggarth's map of 1854 shows more detail still of the area and documents how much it had been developed in the intervening eighteen years. Stock Brook appears to have been straightened and culverted, as buildings are directly over its course in the yard which forms the main focus of this investigation. This is indicative of those buildings using the water to perform a function related to some kind of industrial activity. Many houses have been built along the western extent of the street and the railway line to the north appears for the first time, built in 1846.
- 4.4.6 ***First Edition Ordnance Survey Map 1867 – 6" to 1 mile***: fourteen years later the First Ordnance Survey map shows Ann Street in an identical layout. There are perhaps some changes to the buildings in the yard under investigation, and in the yard space adjacent to it to the north. These slight changes may reflect the changes in the emphasis of works that were occurring at the time. The brook is evidenced as running under the street and yard with a building placed over it, possibly to obtain either energy from the water to power machinery or a source of clean running water for another purpose. To the rear and slightly north of the yard the area appears to be either garden or farmed land; it looks structured and laid out.
- 4.4.7 ***Second Edition Ordnance Survey Map, 1900 – 6" to 1 mile***: thirty-three years later the second survey shows how the western side of Ann Street has been built up so that houses now line both sides of the street. The garden/farmed area behind the yard has now gone and the yards along the street have been extended so that their boundaries now are the railway embankment, as it remains today. The buildings within the yard have altered again but one is still sited above the brook.

4.5 ARCHAEOLOGICAL INVESTIGATIONS

- 4.5.1 Many archaeological investigations have been conducted within Kendal in the last 25 years. Many have focussed on the main thoroughfare of Stricklandgate (Newman, Cumbria and Lancashire Archaeological Unit, 1988), Highgate (Newman 1991) and their associated yards like Elephant Yard (Lancaster University Archaeological Unit, 1997, 1998a & 1998b), and Yards 110 and 112 (OAN, 2004). Also Kendal Castle (LUAU 1998c & 1998d) has seen recent research, but the nearest sites to Ann Street that have undergone excavations were at 7 Stramongate, where dendrochronological analysis was undertaken on timbers removed from the site, which unfortunately proved inconclusive (Leggett, 1985) and at 15 Stramongate, where the examination of an entire width of a burgage plot was made possible (Leech, 1981).

5. WALKOVER SURVEY

5.1 INTRODUCTION

- 5.1.1 The site was visited on the 5th of January 2007, in order to complete a walkover survey of the area with the purpose of relating the existing landscape to research findings. The proposed development area is surrounded on the northern side by the railway line embankment. On the eastern and southern sides it is overlooked by the backs of the houses that form Ann Street and Gandy Street, whilst on the western side buildings define the limit between this and the neighbouring yard. Modern warehouse-type sheds occupy the centre of the yard and open bins for the storage of different types of gravels line the edges of the yard.

5.2 RESULTS

- 5.2.1 Any archaeological features or layers were impossible to see because of the concrete surface laid across the yard. A rapid inspection noted that a drain cover was present in the middle of the yard, and it may be that the brook, now culverted, is used to allow rainwater run off into the River Kent.

6. CONCLUSIONS AND RECOMMENDATIONS

6.1 ARCHAEOLOGICAL POTENTIAL

- 6.1.1 The potential for prehistoric archaeology is very low. Though there was almost certainly prehistoric activity in the area, the only evidence is stray finds, one relating to the Neolithic period and the other to the Bronze Age (Sites **5** and **6**); these finds give no indication of settlement in the immediate vicinity of Ann Street. The potential for Roman archaeology is thought to be equally low, as the closest Roman sites are at Watercrock, approximately 2km south of Ann Street.
- 6.1.2 The early and later medieval remains are almost entirely represented by the town of Kendal itself. The lay out of the town points to the existence of three principal plan elements: a pre-urban nucleus around the church and adjacent castle (Castle Howe); the Market Place extending from Finkle Street to the present Market Place; and the regular burgage plots on each side of Highgate, Stricklandgate and Stramongate (Munby 1985). These streets all demonstrate the attributes of deliberate urban planning, with narrow burgage plots extending back from the street frontage and all three streets converging on the Market Place (Winchester 1979).
- 6.1.3 The development area is beyond the eastern edge of the medieval town of Kendal, and the township of Stramongate, and as such the potential for medieval remains is moderate; any remains from the medieval period most likely resulting from agricultural activity, rather than evidence of settlement. Any medieval remains may also have been disturbed by later activities, such as the construction of the buildings on what was to become the yard area.
- 6.1.4 The post-medieval archaeology of the development area shows the greatest potential, relating to the former industrial processes that took place there, as well as the remaining presence of Stock Brook. From cartographic evidence, the brook may have been culverted and utilised for activities conducted on the site, although the processes at present remain undefined. Although the walkover survey did not identify any surviving remains on the site, there still remains the potential for sub-surface remains to survive. The proposed development of this area will have a considerable effect with direct interventions into the ground, disturbing any extant remains.

6.2 RECOMMENDATIONS

- 6.2.1 On the evidence presented above, from the evaluation of the site informed by historical sources, it can be concluded that it is highly likely that archaeological layers or features remain in the yard, probably relating to the changes in usage of the land in the Post-Medieval period, with the possibility of evidence for earlier activity, such as Medieval agriculture. The presence of Stock Beck, and the fact that from cartographic evidence, various buildings can be seen to have been utilising this water source, raise interesting questions as to what functions they were performing, and whether they can be established by further investigation of the site.

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Ordnance Survey Second Edition 1900. HMSO © Crown Copyright

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APPENDIX 1 – TABLE OF SITES

Site No.	Source	Name	Period	NGR
1	HER 2463	Kendal Pillory and Stocks	Post – Medieval	SD 51570 92790
2	HER 2470 LB 75521 G I NATINV 43219	Castle Dairy Hall House, Stramongate Bridge Chapel	Medieval	SD 51930 93060
3	HER 2471	Strickland Gate Cross	Medieval	SD 51500 93000
4	HER 2476 LB 21960 G II	Cauld Stean Market Cross, Stricklandgate	Medieval	SD 51500 92790
5	HER 2485 NATINV 43264	Thorny Hills Mace Find	Prehistoric	SD 52100 92860
6	HER 2486	Kendal High School Axe Find	Prehistoric	SD 52100 92700
7	HER 4100	Kendal Quern Find	Unknown	SD 51600 93000
8	HER 5050	Stricklandgate Burgage Plots	Medieval	SD 51500 92800
9	HER 5332	Lancaster – Kendal Canal	Post – Medieval	SD 50900 85000
10	HER 5451 LB 75492 G II* NATINV 43284	Friends Meeting House	Post – Medieval	SD 51780 92800
11	HER 5453 SAM 443 NATINV 43292	Stramongate Bridge	Medieval	SD 51850 92970
12	HER 5454 SAM 445	Miller Bridge	Post – Medieval	SD 51680 92650
13	HER 13846	Finkle Street Unclassified Building	Medieval	SD 51480 92740
14	HER16732 LB 75529 G II*	2 Police Yard (Yard 31), Finkle Street	Post – Medieval	SD 51580 92760

Site No.	Source	Name	Period	NGR
15	HER 18716 NATINV 75529	Elephant Yard	Medieval	SD 51450 92850
16	HER 19015 NATINV 43289	Ralphford Hall, Stramongate	Post – Medieval	SD 51670 92790
17	HER 19016	Black Hall, Stricklandgate	Medieval	SD 51520 92900
18	HER 19017 NATINV 43291	Cross House, Stramongate	Post – Medieval	SD 51750 92870
19	HER 19341	Silver Coin Find, Kendal	Medieval	SD 52000 93000
20	HER 19342	Silver Coin Find, Kendal	Medieval	SD 52000 93000
21	HER 19343	Silver Coin Find, Kendal	Medieval	SD 52000 93000
22	HER 19344	Silver Coin Find, Kendal	Post – Medieval	SD 52000 93000
23	HER 19345	Silver Coin Find, Kendal	Post – Medieval	SD 52000 93000
24	HER 19346	Silver Coin Find, Kendal	Post – Medieval	SD 52000 93000
25	HER 19347	Silver Coin Find, Kendal	Post – Medieval	SD 52000 93000
26	HER 19348	Silver Coin Find, Kendal	Post – Medieval	SD 52000 93000
27	HER 19349	Silver Coin Find, Kendal	Post – Medieval	SD 52000 93000
28	HER 19350	Silver Coin Find, Kendal	Post – Medieval	SD 52000 93000
29	HER 19351	Silver Coin Find, Kendal	Post - Medieval	SD 52000 93000
30	HER 19489	Coin Hoard and Sword	Post – Medieval	SD 52370 93110

Site No.	Source	Name	Period	NGR
31	HER 19813	The Castle Barn	Unknown	SD 52250 92940
32	HER 19975	Industrial Worker's Cottages, off Wildman Street, Kendal	Post – Medieval	SD 51880 93070
33	HER 40355	Beezon Road Bonded Warehouse	Post – Medieval	SD 51740 93140
34	HER 40606	115-119 Stricklandgate, Kendal	Post - Medieval	SD 51500 93040
35	HER 41302	104-112 Stricklandgate, Kendal	Medieval	SD 51430 92970
36	HER 41740	Building to rear of 7 Stramongate, Kendal	Post – Medieval	SD 51675 92745
37	HER 41741	Beezon Road Brewery, Beezon Road, Kendal	Post – Medieval	SD 51800 93100
38	HER 41742	Avenue Works / Avenue House, Beezon Road, Kendal	20 th Century	SD 51780 93090
39	HER 2076 NATINV 875614	Kendal Medieval Town	Medieval	SD 52000 92000
40	NATINV 43270	Elwoods Ropeworks	Post - Medieval	SD 52110 93120
41	NATINV 540453	Late 16 th Century House	Post-Medieval	SD 51900 93000

APPENDIX 2 – TABLE OF LISTED BUILDINGS

Site No.	Source	Name	Grade	NGR
1	EH LB No. 75350	Bridge House and Number 1 Aynam Road	II	SD 51710 92610
2	EH LB No. 75354	Beezon Lodge	II	SD 51875 93100
3	EH LB No. 75356	Aynam Lodge and Aynamcote (No's 1 and 2)	II	SD 51740 92640
4	EH LB No. 75360	No 65 Castle Street	II	SD 52225 93020
5	EH LB No. 75530	No 28 Finkle Street	II	SD 51574 92750
6	EH LB No. 75367	No's 32, 36 and entrance to Yard 34 Finkle Street	II	SD 51600 92750
7	EH LB No. 75366	No 7 Finkle Street	II	SD 51525 92710
8	EH LB No. 75375	No 7, Yard 17, Shop adjoining east end of No 19 Highgate	II	SD 51530 92657
9	EH LB No. 75430	No 20 Lowther Street	II	SD 51591 92645
10	EH LB No. 75432	No 28 Lowther Street	II	SD 51612 92650
11	EH LB No. 75433	No 30 Lowther Street	II	SD 51623 92650
12	EH LB No. 75434	No 34 Lowther Street	II	SD 51635 92655
13	EH LB No. 75431	No's 24 and 26 Lowther Street	II	SD 51605 92650
14	EH LB No. 75438	No 29 Lowther Street	II	SD 51605 92632
15	EH LB No. 75437	No's 25 and 27 Lowther Street (Snuff Works)	II	SD 51590 92625
16	EH LB No. 75462	No's 47 and 49 Market Place	II	SD 92765 27654

Site No.	Source	Name	Grade	NGR
17	EH LB No. 75457	No 42 Market Place (George and Dragon)	II	SD 51615 92792
18	EH LB No. 75447	No 32 Market Place	II	SD 51593 92815
19	EH LB No. 75449	No 36 Market Place	II	SD 51597 92800
20	EH LB No. 75450	No 40 Market Place and entrance to Union Chapel	II	SD 51605 92800
21	EH LB No. 75448	No 34 Market Place (Golden Lion)	II	SD 51595 92807
22	EH LB No. 75443	No 10 Market Place	II	SD 51555 92810
23	EH LB No. 75495	No 2 Market Place	II	SD 51525 92810
24	EH LB No. 75441	No 4 Market Place	II	SD 51532 92810
25	EH LB No. 75442	No 8 Market Place (Globe Inn)	II	SD 51545 92810
26	EH LB No. 75445	No's 18 and 20 Market Place	II	SD 51575 92815
27	EH LB No. 75446	No's 22, 24, 26 and 28 with entrance to Yard 30	II	SD 51585 92817
28	EH LB No. 75451	Unitarian Chapel and Schoolroom to north-east of 40 Market Place	II	SD 51630 92820
29	EH LB No. 75452	No 11 Market Place and entrance to Yard 9	II	SD 51535 92785
30	EH LB No. 75453	No's 17, 19 and 21 Market Place and entrance to New Shambles	II	SD 51555 92787
31	EH LB No. 75454	No's 23 and 25 Market Place	II	SD 51570 92787
32	EH LB No. 75455	No's 27 and 29 Market Place and entrance to Yard 31	II	SD 51580 92785
33	EH LB No. 75456	No's 35 and 37 Market Place	II	SD 51598 92783

Site No.	Source	Name	Grade	NGR
34	EH LB No. 75439	War Memorial Market Place	II	SD 51513 92796
35	EH LB No. 75458	No 44 Market Place	II*	SD 51620 92783
36	EH LB No. 75459	No 50 Market Place and entrance to Yard 52	II	SD 51625 92772
37	EH LB No. 75460	No's 54 and 56 Market Place	II*	SD 51628 92765
38	EH LB No. 75461	No's 39, 43, 45 and 45a Market Place and entrance to Yard 41	II	SD 51605 92775
39	EH LB No. 75444	Market Hall and No 16 Market Square	II	SD 51565 92815
40	EH LB No. 75467	Church of Holy Trinity and St George, New Road	II*	SD 51735 92760
41	EH LB No. 75470	No's 2 to 10 inclusive, New Shambles	II	SD 51568 92780
42	EH LB No. 75471	Rear of No 19 Market Place and No's 3 to 23 inclusive, New Shambles	II	SD 51560 92765
43	EH LB No. 75479	No 2 Stramongate	II	SD 51635 92760
44	EH LB No. 75480	No 36 Stramongate	II	SD 51700 92820
45	EH LB No. 75481	No 42 (Nag's Head) and No 46 Stramongate and entrance to Yard 44	II	SD 51715 92840
46	EH LB No. 75483	No 54 Stramongate and entrance to yard 56	II	SD 51750 92872
47	EH LB No. 75484	No 56 Stramongate	II	SD 51770 92877
48	EH LB No. 75482	No's 48, 50, 50a and 52 Stramongate with entrances to Yards 50 and 52	II	SD 51735 92860
49	EH LB No. 75485	No's 58-62 Stramongate (Grosvenor House)	II	SD 51775 92888
50	EH LB No. 75488	No 25 Stramongate with entrance to Yard 23	II	SD 51695 92785

Site No.	Source	Name	Grade	NGR
51	EH LB No. 75489	No 29 Stramongate with entrance to Yard 27	II	SD 51700 92790
52	EH LB No. 75486	No 5 Stramongate (Dun Horse)	II	SD 51655 92755
53	EH LB No. 75491	No 53 Stramongate	II	SD 51745 92830
54	EH LB No. 75487	No's 7, 9 and 11 Stramongate	II*	SD 51662 92762
55	EH LB No. 75490	No's 31 and 37 Stramongate	II	SD 51715 92800
56	EH LB No. 75493	Sand Aires House, Stramongate	II	SD 51810 92875
57	EH LB No. 75495	No 27 Stricklandgate	II	SD 51515 92810
58	EH LB No. 75496	No 69 Stricklandgate with entrance to Yard 67	II	SD 51515 92900
59	EH LB No. 75497	No 95 Stricklandgate (YWCA)	II	SD 51510 92980
60	EH LB No. 75494	No's 13, 15, 17, 17a and 19 Stricklandgate	II*	SD 51515 92755
61	EH LB No. 75502	Carnegie Library and Forecourt Railings, Stricklandgate	II	SD 51485 92880
62	EH LB No. 75508	Gate Piers at No 162 Stricklandgate	II	SD 51455 93120
63	EH LB No. 75506	No 108 Stricklandgate and passage entry to No 110	II	SD 51480 92977
64	EH LB No. 75500	No 26a Stricklandgate and passage on northern side	II	SD 51490 92775
65	EH LB No. 75503	No 90 Stricklandgate	II	SD 51490 92905
66	EH LB No. 75504	No 92 Stricklandgate House, Stricklandgate	II	SD 51485 92925
67	EH LB No. 75505	No 98 Stricklandgate	II	SD 51485 92945

Site No.	Source	Name	Grade	NGR
68	EH LB No. 75507	No's 156, 158, 160, 162 and 164 Stricklandgate	II	SD 51435 93120
69	EH LB No. 75501	Woolpack Inn Stricklandgate and entrance to Yard 56	II	SD 51490 92830
70	EH LB No. 75511	No 3 Thorny Hills	II	SD 52010 92755
71	EH LB No. 75512	No 4 Thorny Hills	II	SD 52015 92760
72	EH LB No. 75513	No 5 Thorny Hills	II	SD 52015 92770
73	EH LB No. 75514	No 6 Thorny Hills	II	SD 52017 92777
74	EH LB No. 75515	No 7 Thorny Hills	II	SD 52020 92787
75	EH LB No. 75516	No 8 Thorny Hills (Kentdale Nursing Home)	II	SD 52020 92800
76	EH LB No. 75517	No 9 Thorny Hills	II	SD 52027 92815
77	EH LB No. 75510	No's 1 and 2 Thorny Hills (Kirkbie Kendal Lower School)	II	SD 52005 92735
78	EH LB No. 75518	No's 10, 10a, 11 and 11a Thorny Hills	II	SD 52028 92830
79	EH LB No. 491368	No's 5, 7 and 9 Wildman Street (Sleddale Hall)	II	SD 19310 93030

APPENDIX 3 - FIGURES

APPENDIX 4 - PLATES



Plate 1: Laying the sewer pipes in Ann Street at the end of the 19th century. (From Bingham, 1995).



Plate 2: Flooding in Ann Street in 1927. The low buildings visible on the left hand side stood next to the yard entrance. (From Duff, 1992).

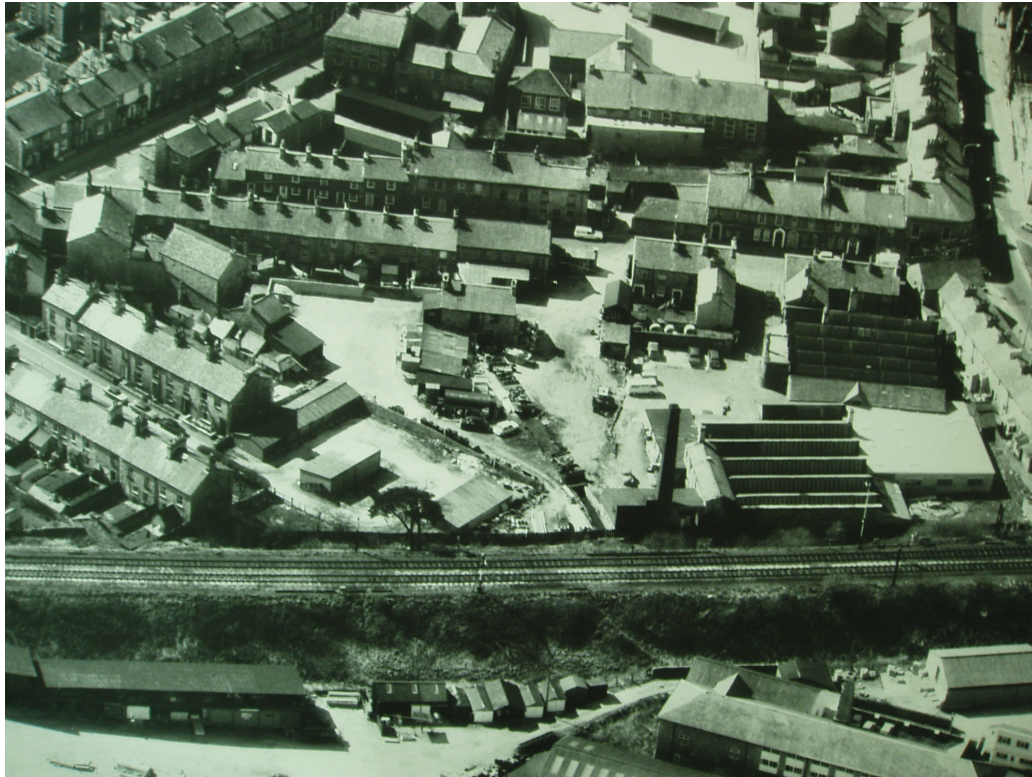


Plate 3: Aerial photograph of Kendal taken in the mid 20th century. The yard is the large triangular area in the centre, demarcated on the right hand side by a line extending from the square building straight down to the railway embankment. The buildings within the yard have since been demolished and replaced. The two low buildings by the entrance to the yard, visible on the previous photo have also been demolished.



Plate 4: Ann Cookson's datestone on the eastern side of Ann Street.



Plate 5: IBIS float standing in the yard. The buildings that can be seen form the back of Ann Street. The photograph is probably early 20th century. (From Duff, 1997).



Plate 6: Looking south at the same houses and wall (hidden by building materials) as seen on the previous photo.



Plate 7: Looking north towards the entrance of the yard.