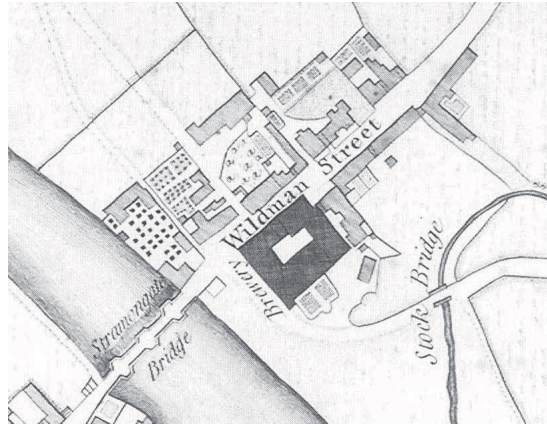


**KENDAL COLLEGE  
BEEZON ROAD  
KENDAL  
CUMBRIA**



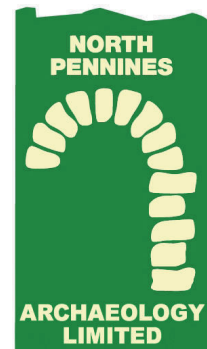
**DESK-BASED ASSESSMENT**

**CP. No: 1035/09**

**OCTOBER 2009**

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**DOCUMENT TITLE:** Kendal College, Beezon Road, Kendal  
**DOCUMENT TYPE:** Desk-Based Assessment  
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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

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In October 2009, North Pennines Archaeology Limited were commissioned by Taylor Young, on behalf of Kendal College, to undertake an archaeological desk-based assessment of land behind Beezon Road and Wildman Street, Kendal, Cumbria (SD 5190 9310), prior to a proposed scheme for the erection of a new arts building measuring approximately 890 square metres for Kendal College.

The site lies in an area of Kendal what is likely to have formed a medieval suburb. Wildman Street is shown as a fully developed road on Speed's plan of the town in 1611. The 14<sup>th</sup> century Grade I listed Castle Dairy is located adjacent to the site and an archaeological watching brief undertaken recently to the rear of Wildman Street revealed a significant concentration of medieval pottery.

The desk-based assessment revealed that recent archaeological work on the south side of Wildman Street revealed a significant concentration of medieval pottery of late 12<sup>th</sup> to 14<sup>th</sup> century date, possibly suggesting that the medieval town extended over the river at Stramongate Bridge, and that Wildman Street was in existence during this period. The Grade I listed Castle Dairy located on the north side of Wildman Street and immediately to the south-east of the proposed development area appears to confirm this may have been the case.

Cartographic evidence indicates that Wildman Street was certainly in existence by 1611, with properties fronting the road, although the land behind these properties is shown as open. From the end of the 18<sup>th</sup> century, there appears to have been a significant concentration of properties along Wildman Street, as well as to the north-east at Cross Bank, where the road forks towards Shap and Appleby. A brewery is shown as early as 1770 on the south side of Wildman Street, and a tannery with tanning pits appears to be shown on the north side of the road beside the River Kent from at least 1787, neither of which are presently recorded on the Historic Environment Record. The proposed development area is seemingly shown as gardens to the rear of Castle Dairy from 1787, although there are small structures located within the site possibly connected to the garden. A row of possible cottages is also shown within the proposed development area, the south end of which is apparently still extant. The area around the proposed development site started to become industrialised following the construction of the canal and later the railways, and infilling behind Wildman Street may have occurred as a result. By 1900, there appears to have been a large number of buildings located on the north side of Wildman Street.

During the medieval period it has been noted that a fish pond was located in the area of Beezon Fields, to the north side of Castle Dairy, although its exact location is not clear. There is also reference to a '*subterranean passage*' which formerly linked Castle Dairy with the castle, however this could simply have been a culvert, or a romanticised idea.

Census records suggests that the housing which was located to the rear of Wildman Street and Beeson Road was for the working classes. Other structures, possibly commercial in character, have also existed within the proposed development site, therefore there will have been some degree of damage incurred to below ground remains from the excavation of foundations and services. It is also possible that this area was prone to flooding historically, as suggested by some place name evidence.

The *Extensive Urban Survey* has highlighted the need for a clearer understanding of the development of the characteristic Kendal yards, and the infilling of burgage properties through future excavations<sup>1</sup>. The *Archaeological Research Framework for the North-West* has identified the study and comparison of material culture of industrial workers' households in both industrial and rural communities as a research objective in the region.

The Brief issued by Cumbria County Council Historic Environment Service has already noted that an archaeological evaluation will need to be undertaken on the site to determine the nature and extent of the below ground survival of archaeological remains within the development area. This evaluation may provide an opportunity to not only provide information on the two research objectives noted above, but also assess the evidence for earlier occupation to the rear of Wildman Street, and compare with the results recently obtained from behind No. 3 Castle Street.

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<sup>1</sup> Cumbria County Council/English Heritage, c.2002, Page 23

## ACKNOWLEDGEMENTS

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North Pennines Archaeology Ltd would like to thank Taylor Young for commissioning the project.

North Pennines Archaeology Ltd would also like to extend their thanks to Jeremy Parsons, Historic Environment Officer and Jo Mackintosh, Historic Environment Records Officer, Cumbria County Council; Stephen White, Carlisle Library Local Studies and staff of Kendal Record Office for their assistance during this project.

The desk-based assessment was undertaken by Fiona Wooler. The report was written by Fiona Wooler. The project was managed by Matthew Town, Project Manager for NPA Ltd. The report was edited by Matt Town.



## 1 INTRODUCTION

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### 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 In October 2009, North Pennines Archaeology Limited were commissioned by Taylor Young to undertake an archaeological desk-based assessment of land behind Wildman Street and Beezon Road, Kendal, Cumbria (SD 5190 9310), prior to a proposed scheme for the erection of a new arts building for Kendal College.
- 1.1.2 The proposed development site lies in an area of Kendal that is likely to have formed a medieval suburb. Wildman Street is shown as a fully developed road on Speed's plan of the town in 1611. The 14<sup>th</sup> century Grade I listed Castle Dairy is located adjacent to the site and an archaeological watching brief undertaken recently to the rear of Wildman Street revealed a significant concentration of medieval pottery.
- 1.1.3 As a result Cumbria County Council Historic Environment Record has requested a desk-based assessment be undertaken to provide further information concerning the location, extent, survival and significance of the known archaeological remains on the site, as well as the potential for unknown archaeological remains to survive<sup>2</sup>.

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<sup>2</sup> Parsons, J, 2008

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## 2 METHODOLOGY

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### 2.1 PROJECT DESIGN

2.1.1 A project design was submitted to Cumbria County Council Historic Environment Service by North Pennines Archaeology Ltd following a request by Taylor Young on behalf of their client Kendal College, to undertake an archaeological desk-based assessment of land behind Wildman Street and Beezon Road, Kendal, Cumbria<sup>3</sup>. The project design was adhered to in full, and the work was consistent with the relevant standard and procedures of the Institute for Archaeologists (IfA), and generally accepted best practice.

### 2.2 DESK-BASED ASSESSMENT

2.2.1 The desk-based assessment involved the consultation of a number of existing datasets, in order to achieve a full understanding of the nature of the existing resource regarding the geographical, topographical, archaeological and historical context of the site.

2.2.2 The desk-based assessment includes the following:

- the collation and assessment of any relevant information held in the County Historic Environment Record (HER) to identify important sites and to assess the potential of known sites;
- the consultation of documentary collections including trade directories, miscellaneous records, and histories;
- an assessment of relevant published sources including articles in national, regional and local journals such as the Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society;
- an assessment of relevant unpublished documents including, where appropriate, reports compiled by heritage conservation professionals and student theses;
- collation and assessment of cartographic information relevant to the area to identify historic land use, the site of old boundaries, trackways and early buildings and to provide an assessment of potential extent of disturbance to the archaeological resource caused by cellars and other intrusive features;

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<sup>3</sup> Town, M, 2009

- an assessment of any available geotechnical data (e.g. boreholes and test pits) to assess the condition of buried deposits and to identify local geological conditions;
- an assessment of the topography of the area through maps and site visit to assess the archaeological potential of areas not identified through the County Historic Environment Record and determine any constraints to archaeological site survival;
- the assessment of any available aerial photographs showing the proposed development site.

2.2.3 The study area consisted of a broad overall history of the locality, with an additional detailed c.500m radius area, centred on the proposed development site which was studied in more depth. The principal sources of information were the Historic Environment Record (HER), historical maps and secondary sources. The following resources were consulted:

- **Historic Environment Record:** the HER is maintained by Cumbria County Council Historic Environment Service at Kendal. The HER was consulted for information on the location of all designated sites, such as listed buildings, conservation areas, findspots, and areas of historic interest and any other, non-designated sites within the study area. A brief record including grid reference and description was obtained for the various sites within the study area; these are listed in *Appendix 1*. An assessment of previous archaeological work within a 500m radius of the site was also examined at the HER.
- **Kendal Record Office:** the collection of material housed at Kendal Record Office was consulted for any information relevant to the study area. In particular, historical mapping, published and unpublished material, as well as trade directories and county histories were examined.
- **Carlisle and Kendal Library Local Studies:** a search was undertaken of the index cards for the Jackson Collection at Carlisle Library for relevant any information on the study area, as well as the collection of material housed at Kendal Library.
- **Online Sources:** several online sources were consulted as part of the desk-based assessment; these included Cumbria Image Bank (<http://www.cumbriaimagebank.org.uk/newdesign/index.php>) and the website of the Archaeology Data Service (<http://ads.ahds.ac.uk/>).
- **North Pennines Archaeology Ltd:** various publications and unpublished reports on excavations and other archaeological work in the area are held within the North Pennines Archaeology Ltd library.

2.2.4 The desk-based assessment was undertaken in accordance with the Institute for Archaeologists *Standard and Guidance for Archaeological Desk-Based Assessment*<sup>4</sup>.

## 2.3 SITE VISIT

2.3.1 A site visit was undertaken on the 14<sup>th</sup> October 2009 to assess the nature and extent of any archaeological features within the proposed development area, and to assess any areas of the site where modern development may have had an effect on below ground remains.

## 2.4 THE ARCHIVE

2.4.1 A full professional archive will be prepared in accordance with the recommendations in *Archaeological Archives: A Guide to Best Practice in Creation, Compilation, transfer and Curation*<sup>5</sup>. Arrangements will be made for the long-term storage of the archive in an appropriate repository.

2.4.2 North Pennines Archaeology, and the Cumbria County Council Historic Environment Service, support the **Online Access to the Index of Archaeological Investigations (OASIS)** project. This project aims to provide an on-line index and access to the extensive and expanding body of grey literature, created as a result of developer-funded archaeological work. Details of the results of this project will be made available by North Pennines Archaeology, as a part of this national project under the unique identifier **northpen-65829**.

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<sup>4</sup> IfA, 2008a

<sup>5</sup> Brown, D.H, 2007

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### 3 LOCATION AND GEOLOGY

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- 3.1 The town of Kendal is located in the south of Cumbria, and was historically the county town of Westmorland prior to boundary changes in the 1970s. The settlement lies either side of the River Kent which flows southwards and discharges into Morecambe Bay. To the north of the town the River Sprint flows into the River Kent close to Burneside, and the River Mint joins the Kent at Mintsfeet (Figure 1).
- 3.2 The proposed development site is located to the north-east of the town, on the east side of the River Kent and to the west of the Kendal to Windermere Railway Line (Figure 1). The site is bounded by Wildman Street to the south, Station Road to the east and the north and Beezon Road to the west. The buildings which surround the proposed development area are a mixture of residential, commercial, and educational as well as Kendal Museum and the County Hotel (Figure 2).
- 3.3 The underlying geology of the area is relatively complex and comprises Silurian Slates and Kirby Moor flags. The underlying drift deposits are notoriously convoluted with pockets of glacial deposits intermixed with boulder clays, and peat formations in hollows<sup>6</sup>.

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<sup>6</sup> Cumbria County Council/English Heritage, c.2002, Page 2

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## 4 ASSESSMENT RESULTS

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### 4.1 INTRODUCTION

4.1.1 The assessment results are based on primary documents, most notably historical maps, and on secondary sources which are referred to in Section 4.6 below. The Historic Environment Service (HER), a database of known historical and archaeological sites maintained by Cumbria County Council Historic Environment Service, was consulted in the first instance. Information on previous archaeological work within the vicinity and any relevant aerial photographs was also consulted at the HER. Cartographic sources and published and unpublished material relating to the locality were consulted at Kendal Record Office and Carlisle Library Local Studies (Jackson Collection).

### 4.2 HISTORIC ENVIRONMENT RECORD (HER)

4.2.1 **HER Sites:** there are 50 sites recorded on the HER within a 0.5km radius of the proposed development area, a brief description of each of these entries is provided in Appendix 1. Of particular relevance to the present study are the following HER records:

- **HER 2076 Kendal Medieval Town:** the proposed development area is located within what is recorded as the possible extent of the medieval town. Kirkland, at the south end of Kendal, is recorded in the Domesday Book (1086) as *Cherchebi*, from which it may be inferred that the mother church of the area had developed there. The settlement became the centre of a Norman barony in the late 11<sup>th</sup> century, although there is evidence in the Domesday Book of an earlier estate centred further to the north held by one Gillemicheal (probably centred on either Strickland Ketel or Strickland Roger). Richard I granted a Saturday market in 1189, and at some time between 1222 and 1246 William III of Lancaster, the lord of the manor confirmed borough status on a settlement which seems to have been encouraged to the north of Kirkland. The town is thought to have had three areas of development which may have formed sequentially; one area around the church to the south; one along Highgate and Stricklandgate; and lastly Stramongate.
- **HER 2470 Castle Dairy:** Castle Dairy on Wildman Street, located immediately to the south-east of the proposed development area, is a former farmhouse of probable 14<sup>th</sup> century date which was extensively remodelled in c1560. The Castle Dairy is thought to have

served Kendal Castle. There are references to a grange on the east side of the River Kent belonging to the castle in 1331 that may be referring to structures in the area of Castle Dairy. It became the private house of Anthony Garnet in the 1560s following the loss of estates belonging to the Marquess of Northampton in 1553.

- **HER 5050 Stricklandgate Burgage Plots:** although located to the west of the proposed development area, within the town centre, the Stricklandgate Burgage Plots may be significant as they provide archaeological evidence of a series of timber buildings, with a change to stone building materials in the 17<sup>th</sup> century. An archaeological excavation on the site, although limited in size, did produce the first evidence in Kendal of a contiguous sequence of structures dating from the medieval period to the 20<sup>th</sup> century.
- **HER 5453 Stramongate Bridge:** the visible bridge is of 1794, however the 1379 bridge is believed to have been incorporated within its fabric. The presence of a medieval bridge in this location suggests that what is now known as Wildman Street may have existed in the medieval period, with the possibility of structures lining the frontage.
- **HER 19975 Industrial Workers' Cottages, Yard 12, Wildman Street:** this is a row of late 18<sup>th</sup> century cottages which survive in a modernised form immediately to the west of the proposed development area. These may be significant as they may provide evidence of historical land use behind the main frontages of Beezon Road and Wildman Street, suggesting that further yards of small cottages may have once existed in or close to the proposed development area.

4.2.2 **Listed Buildings:** there are a total of 72 listed buildings located within a 0.5km radius of the proposed development site. The majority of these listed buildings were located on Market Place, Stramongate, Stricklandgate and Thorny Hills. Of particular relevance to the present study, are Beezon Lodge, located immediately to the west of the site and Castle Dairy, situated immediately to the south-east. The following are detailed descriptions of both of these properties as provided by the listed building record:

- **Beezon Lodge:** *'Design attributed to Webster firm c1825. Hammer-dressed limestone blocks on plinth with corniced, corner pilasters; eaves and first floor sill bands. Graduated slate roofs with projecting eaves; corniced stone end chimneys; two storeys, three bays with lower, single-bay, wing set back to south return. Glazed door in corniced porch, approached by steps on either side, parallel to front; sash to either side and three above. Sash to each floor of wing. Lunettes to main block returns. Windows with glazing bars. Interior:*

*steeply curved stair with turned balusters; circular, stained-glass light to landing. Panelled doors in reeded doorcases with pointed extensions to top of jambs; some semicircular niches’.*

- **Castle Dairy:** *‘Farmhouse; the name implies an association with Kendal Castle but ‘Dairy’ may be a corruption of ‘Dowry’. Probably 14<sup>th</sup> century, extensively remodelled c1560 for Anthony Garnett (numerous dated features have survived). Later additions and alterations. Coursed rubble with quoins. Graduated stone-flag roofs; stone chimneys (corbelled to west wing and projecting to east wing). Central hall with two-storey cross-wing to either side. Interior: two original doorways (with pointed heads) have been opened up on the left-hand side of the cross-passage; the ground floor, east wing, fireplace and some of the original windows have also been unblocked. The extension to the rear of the west wing has been demolished’.*

4.2.3 **Scheduled Ancient Monuments:** there are two Scheduled Ancient Monuments located within a 0.5km radius of the proposed development area; Stramongate Bridge (CU445) located immediately to the west of the site, and Miller Bridge (CU 443) located to the south-west.

4.2.4 **Conservation Areas:** the proposed development site lies within Kendal Conservation Area.

### 4.3 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

4.3.1 Information on previous archaeological investigations within a 0.5km radius of the proposed development area was obtained from the Cumbria HER at Kendal. These ‘archaeological events’ are listed below. Of particular relevance to the present study was the watching brief undertaken by Greenlane Archaeology Ltd in 2008 during groundworks for a residential development behind Castle Street, to the south-east of the proposed development site;

- **Stricklandgate:** a small excavation 15 x 3 x 1.5m was carried out by CLAU in 1988 some 13m from the street frontage. Earliest activity was represented by plough/garden soil pre 14<sup>th</sup> century when property boundaries were formalised. Elements of two burgages were excavated. The south property contained a stratified series of 2-3 timber buildings, the latest associated with a cobbled yard. It seems there was a change to stone building materials in the 17<sup>th</sup> century. The latest phase was an 18<sup>th</sup> century cobbled floor. The north property had less area available for excavation, but seemed to form the interior of a structure with a series of floors. The excavation although limited in size, did produce the first evidence in Kendal of a contiguous sequence of structures dating from the medieval period to the 20<sup>th</sup>



century. A sequence of pottery was also recovered (HER Ref: CLAU 1988).

- **Elephant Yard:** evaluation of the Stage 1 area (the Woolpack car park) was undertaken in October 1997 and identified significant medieval and post-medieval stratigraphy which was subsequently excavated in December 1997 and January 1998 by LUAU (HER Ref: LUAU 1997-1998).
- **110 Stricklandgate:** in August 2001, Lancaster University Archaeological Unit (LUAU) undertook an archaeological evaluation to the rear of 104-112 Stricklandgate. Two machine-excavated trenches and one hand-dug test pit were cut down to the level of the naturally deposited layers. Two pits were found in Trench 1 and a possible cultivation horizon containing a large amount of medieval pottery sherds were revealed in Trench 3. One of the features may have represented a storage pit or pit related to a craft or industrial activity. The features noted were suggested to have possibly been the result of medieval activity in the rear of tenement plots fronting onto Stricklandgate (HER Ref: 5/01/302).
- **Yards 110 and 112, Stricklandgate:** archaeological excavation conducted in former burgage plots to the rear of 104-112 Stricklandgate by Oxford Archaeology North in 2003. There was no structural evidence for occupation on the site, but the features found were typical of those expected within the rear of burgage plots. Medieval features such as rubbish pits, and two stone-lined latrines were revealed, and based on the large assemblage of well-stratified pottery recovered, these features represented two broad phases of activity from the late 12<sup>th</sup> to mid-14<sup>th</sup> centuries, and the late 14<sup>th</sup> to 17<sup>th</sup> centuries (HER Ref: 5/04/1330).
- **Bonded Warehouse, Beezon Road:** an archaeological building survey undertaken by North Pennines Archaeology Ltd in 2004 of the former bonded warehouse. The building was found to have been constructed for The Westmorland Bonded and Free Warehouse Co Ltd between 1875 and 1876 to house tobacco until it was withdrawn for processing. Offices were built on the corner of Beezon Road and Station Road after plans were drawn up in March 1877 (HER Ref: 5/04/1316).
- **Hall's Pet Shop, 119 Stricklandgate:** AOC Archaeology Group undertook an archaeological watching brief during the excavation of a foundation trench for a new extension in 2004. No archaeological features were noted. The natural geology was found to be overlain by modern overburden material (HER Ref: 5/04/1247).

- ***Yard 52, Stramongate:*** Headland Archaeology Ltd undertook a desk-based assessment and evaluation to the rear of 52 Stramongate in 2004. The trenches revealed a similar sequence of landuse as seen elsewhere in Kendal, from a medieval garden backplot through to post-medieval and modern domestic activity associated with the house. A profile of cultivation soil containing a large quantity of 12<sup>th</sup>/14<sup>th</sup> century pottery and occasional fragments of burnt daub and charcoal were identified (HER Ref's 5/04/1239 and 5/04/1282).
- ***Avenue House and Beezon Brewery Building:*** a building survey undertaken by JWRC in 2006 noted that Avenue House was constructed in 1906 as the Avenue Works mineral water factory and bottling plant. It was built by architect John Curwen for local brewers Jonas Alexander and Sons. The second building appears to be the surviving part of their Beezon Road Brewery built in c1883 (HER Ref: 5/06/1615).
- ***Stricklandgate House:*** a building survey undertaken by Philip Cracknell in 2006 prior to the restoration of the grade II listed building, built in around 1776 for the coal merchant Joseph Maude. From 1854 it was leased to the Kendal Library and Scientific Society and to the Kendal Museum from 1896 to 1913. It has since provided office space for the South Lakeland District Council and various Kendal-based charities. The survey found the building had undergone few alterations and retained many of its original internal fixtures and fittings (HER Ref: 5/06/1728).
- ***Ann Street:*** an archaeological evaluation was undertaken by North Pennines Archaeology Ltd in 2007 following on from an earlier desk-based assessment which noted that the street had been constructed in the early 19<sup>th</sup> century. The evaluation revealed the remains of a mid-19<sup>th</sup> century building of unknown function, as well as two circular features of probable modern date relating to a former warehouse. Two stone-capped drains were also revealed which were thought to empty into the culverted Stock Beck (HER Ref's 5/07/1714 and 5/07/1755).
- ***130-136 Stricklandgate:*** an evaluation excavation was undertaken by Greenland Archaeology in 2008 following an earlier desk-based assessment which highlighted the potential for medieval remains on the site. Five trenches were excavated and numerous pits containing 12<sup>th</sup> to 16<sup>th</sup> century pottery were revealed, as well as a well containing 15<sup>th</sup>-16<sup>th</sup> century pottery. Post-medieval wall foundations and a ha-has were also excavated which corresponded with features shown on cartographic evidence (HER Ref's 5/08/1928 and 5/08/2000).

- **Land to the rear of 3 Castle Street:** a watching brief was maintained during groundworks for a residential development behind Castle Street by Greenlane Archaeology Ltd in 2008. The site was likely to have been situated within the former medieval burgage plots fronting onto Wildman Street, and formed part of the ground of a former infant's school founded in 1830. Beneath deposits relating to the demolition of the school, and tipping or demolition material perhaps used for levelling purposes, a well-preserved medieval soil layer was seen which contained pottery of late 12<sup>th</sup> to 14<sup>th</sup> century date. A series of 17<sup>th</sup> or 18<sup>th</sup> century linear features and pits were found to cut the medieval soil and were thought to possibly mark property boundaries before they were reorganized in the 19<sup>th</sup> century (HER Ref: 5/8/1990).
- **Yard 143, Stricklandgate:** a desk-based assessment and building survey was carried out prior to the demolition and conversion of disused building by Greenland Archaeology in 2008. The earliest building were a row of three cottages shown on cartographic evidence to have been present by 1787. Two of these were late combined and converted to a pie factory. A separate cottage could not be examined internally due to its poor condition, but a mid-19<sup>th</sup> century coach house was found to have been largely unchanged until its use as a garage workshop in the late 20<sup>th</sup> century (HER Ref: 5/08/1984).

#### 4.4 AERIAL PHOTOGRAPHS

- 4.4.1 There were no relevant aerial photographs housed at the HER which showed the proposed development area in any detail.

#### 4.5 CARTOGRAPHIC SOURCES

- 4.5.1 The earliest map consulted during the desk-based assessment was Speed's plan of Kendal dating to 1611. This plan clearly shows the town as largely one long street (the present Kirkland, Highgate, and Stricklandgate), with a main road to the north labelled as *Stramans Gate*. There appear to have been three principal bridges over the River Kent at this date, Stramongate to the north, Millers Bridge and Nether Bridge to the south, with the road from this bridge marked as *waye to London*. The location of Wildman Street is shown by the letter 'C', which Speed refers to in his key as '*Wildmans Gate*'. Properties appear to be shown fronting both sides of Wildman Street, with the land to the north side seemingly open, whilst that to the south side of Wildman Street is enclosed as a triangular piece of land. The roads which

split at the north end of Wildman Street, one heading towards Appleby and the other to Shap are clearly visible, each with properties fronting the roads. Rectangular tenter frames are visible to the south of Wildman Street, as well as to the south side of Stramongate and to the west of the town, providing evidence for a textile industry in Kendal at this date (Figure 3).

- 4.5.2 Jefferys map of Westmorland dating to 1770 shows the layout of the town of Kendal at this date. The linear arrangement of the town is still the dominant characteristic, with the main route into Kendal from the north shown crossing the River Kent over Stramongate Bridge to the north, and the main road from the south crossing Nether Bridge to the south. Miller Bridge at this date appears to be less significant, providing access from the town over the river to an undeveloped area of land separated from the rest by the River Kent to the west and a mill race (with a circular symbol representing a mill shown on it). Properties are shown flanking Wildman Street which leads northwards from the town towards the two roads at 'Cross Bank' (Figure 4).
- 4.5.3 Accompanying Jefferys map is a town plan of Kendal of the same date. This plan labels 'Wildman Street', with a square building close to the river, on the south side of the road, annotated as 'The Brewery'. *Stramonds Bridge* and *Stramonds Gate* are clearly shown, with the mill buildings, mill race and 'Common Garden' located to the south. The properties along Wildman Street are seemingly restricted to the frontage at this date, apart from two structures shown on the north side of the street beside the river, one of which appears to jut out onto the water, possibly suggesting this was a water mill. The land to the north side of the buildings on Wildman Street, which is the location of the proposed development area, is seemingly shown as open ground (Figure 5).
- 4.5.4 Todd's Plan of Kendal 1787 is the earliest map consulted which provides clearer information on the form of the buildings along Wildman Street. The seemingly substantial Brewery building was still extant at this date, dominating the south side of the road close to Stramongate Bridge. On the north side of the street groups of properties are shown divided from each other by small lanes, with other buildings and gardens shown to the rear. The Castle Dairy is easily recognisable, at this date separated from a long range of buildings by a narrow lane to the south-west side. Although the scale of this map is not known, and its accuracy with regards to individual buildings needs to be considered, it is possible to observe similarities in the form of the property boundaries and lanes on the north side of Wildman Street, with the later First Edition Ordnance Survey maps of the 1860s. The area of the proposed development area appears to have been formal gardens at this date, although there are two structures to the rear of Castle Dairy which may have been located within the study site (Figure 6). The buildings

shown closest to the river, on the north side of Wildman Street, have around 29 small features annotated with the property boundary. These may have represented tanning pits, as a tannery is shown on this site on the later First Edition Ordnance Survey Map (see Figure 10). Todd's map was the earliest consulted to label 'Long Pool' to the north-east end of Wildman Street, leading towards Cross Bank.

- 4.5.5 John Wood's Plan of Kendal dates to 1833 and is interesting as it provides information on land ownership/occupancy in the town. Castle Dairy is labelled, with small buildings shown to its rear (north side). By this date Beezon Lodge has been constructed, annotated with the name 'R Rawes Esq.' The property to the south-west side of Castle Dairy has the name Ro. Benson, and alongside the river, on the north side of Wildman Street, is a Tannery with the name Wm Gelderd Esq.' Rd Rawes also appears to have owned or occupied buildings alongside the river, although the function of these structures is not given. Beezon Field is labelled to the north, under the ownership of 'G Braithwaite Esquire'. The Brewery is still standing at this date on the south side of Wildman Street, and is labelled with the names 'F Burbeck Esq.' and 'John Banks'. An Infant School has been erected to the south side of the Brewery, and housing to the north-east of Wildman Street is annotated as 'Union Row'. Significant development and the laying out of allotments or gardens has occurred to the south of Wildman Street, with new roads such as Ann Street and Gandy Street, Castle Buildings and Kent Terrace (on the site of the earlier named Thorney Hills, see Figure 6) having been constructed, each individually named with the proprietor. Tenter frames are no longer shown on the area of land between the mill race and the River Kent, and it is simply now labelled 'Goose Holm' (Figure 7).
- 4.5.6 Kendal Corn Rent Map 1836 shows the buildings along Wildman Street, with plots of land accompanied by a number which correspond to a schedule that lists land ownership, occupancy and field name or function. Plots 376 and 377, which appear to form part of the proposed development area (located to the rear of Castle Dairy), are listed as being under the ownership of Garnett Braithwaite, no tenant is listed so it is possible that Garnett Braithwaite himself occupied this land, which are described as 'gardens'. A small building is shown within the proposed development area, possibly relating to the gardens, or a summerhouse. The fields to the north-west, Plots 378, 379 and 381, are also listed as being under the ownership of Garnett Braithwaite, but were occupied by Richard Rawes (who it is noted in John Wood's plan of 1833 occupied Beezon Lodge), and are described as 'Beezon Field', 'Little Garnett Bank' and 'Garnett Bank' respectively (Figure 8).

- 4.5.7 Hoggarth's Plan of Kendal dates to 1853, and Castle Dairy and Beezon Lodge continue to be labelled. Further development has occurred to the north-east of Castle Dairy, with the erection of the Railway Inn and St George's School, with the Kendal to Windermere railway line and station, with various sidings visible to the north. Some infilling appears to have occurred to the south-west of Castle Dairy, possibly signifying the emergence of yards in this area, and there appears to have been some changes in the small buildings to the northern side of Castle Dairy. The Tannery continues to be annotated beside the river, as is the Brewery. Further development has occurred on the south side of Wildman Street, with St George's Church and the British School now extant, and Ann Street now joining Castle Street to Long Pool and Union Row. The proposed development area appears to remain relatively undeveloped (Figure 9).
- 4.5.8 The First Edition Ordnance Survey maps published in the 1860s are the earliest to accurately show individual properties and features, in particular on the 25" to 1 mile scale. The 6" to 1 mile scale version (published in 1867) is reproduced here as Figure 10 to show the development which has occurred on the east bank of the River Kent. The Tannery, Beezon Lodge, St George's School and features associated with the railway (Windermere Branch of the Lancaster and Carlisle Railway) are clearly annotated, along with a large building to the north labelled as 'Ale Stores' (Figure 10).
- 4.5.9 The 25" to 1 mile scale First Edition Ordnance Survey map is split over two sheets, and unfortunately Kendal Record Office only has photocopies of these which are not as clear as the originals (Figure 11). The land to the rear of Castle Dairy appears to be shown as relatively undeveloped, with gardens visible, although a building continues to be shown extant within the proposed development area. To the south-west side of Castle Dairy is a row of individual properties, possibly cottages, the northern end of which appear to have been located within the proposed development area. Most of these 'cottages' had been demolished by the 1970s (see Figure), with No. 22 Wildman Street possibly being the only surviving section of this row. In the 1860s Station Road was seemingly laid out, but not labelled, although Victoria Bridge, which provides access from Station Road to Sandes Avenue, had not been constructed.
- 4.5.10 The 6" to 1 mile scale version of the Second Edition Ordnance Survey map, published in 1900, shows that Station Road has been fully laid out and Victoria Bridge has been constructed linking the area north of Wildman Street with the west side of the river. Beezon Road also appears to have been fully laid out, and is now annotated. Further development has taken place to the north of the proposed development area with the construction of the

Bonded Warehouse and saw mills, both of which have benefited from the railway and have sidings entering the sites (Figure 12).

- 4.5.11 The 25" version of the Second Edition Ordnance Survey map provides a clearer picture of the buildings located in and around the proposed development area in 1900, although the photocopies of the two map sheets are, once again, sadly of poor quality. By this date buildings appear to have been constructed within the proposed development area, to the rear of Castle Dairy, although the function of these buildings is unclear. To the north-west of the proposed development area, 'Wool Stores' have been constructed (the present college building on Station Road) (Figure 13).
- 4.5.12 The 50" version of the 1912 Ordnance Survey map provides more detail regarding these buildings which have been constructed to the rear of Castle Dairy. They appear to relate to the building located immediately to the north-east side of Castle Dairy, as they are all labelled 'pt 167'. The long row of possible cottages were still extant at this date, to the south-west side of the proposed development area (Figure 14).
- 4.5.13 By the 1970s this long row of 'cottages' appears to have been largely demolished, with what is shown as No. 22 Wildman Street possibly being all that remains. Castle Dairy is clearly labelled, with an Agricultural Engineering Works and the County Hotel located to its north-east side. Several buildings are shown within the proposed development area, and the remains of residential properties survive in the form of 'Rawes Yard'. To the north of the proposed development area is the Museum, Museum Cottage, Allen Technical College, and Government Offices and the Bus Depot on the north side of Station Road (Figure 15).

#### 4.6 PUBLISHED AND UNPUBLISHED SOURCES

- 4.6.1 This historical background is compiled mainly from secondary sources and is intended as a brief summary of historical development around the study area.
- 4.6.2 **Place Name Evidence:** Kendal is named after the River Kent. It is not always clear when Kendal is used to describe the barony, the ward or the valley. Kirkby Kendal can be interpreted as '*the village with a church in the valley of Kent*'. The full form of the name continued until the late eighteenth century but the affix alone was coming into use as the name of the borough by the fifteenth century and is the only form that survives<sup>7</sup>. Wildman Street is derived from the surname 'Wildman' which is noted in a Will dated 1733. Stramongate was referred to as *Strawmandgate* as early as 1365. The first

<sup>7</sup> Cumbria County Council/English Heritage, c.2002, Page 7

element is probably an otherwise unrecorded Middle English occupational name 'Straw-man', 'man who deals in straw' or 'Strā-man'<sup>8</sup>. Writing in 1861, however, Nicholson suggests that the place name Stramongate derived from either a person of the name 'Stramon' or, what he believed was more probable, that: '*as after heavy rains the lower part of the street became frequently inundated, and the road which conducts by the south-west bank was raised by an embankment or mound to defend it from the violence of the waters; so the street obtained the name Stream-mound-gate, or it might be suggested simply by the stream running on the gate. Long Pool (the former appellation of the streets now called Wildman Street and Gandy Street) has also, it is probable, its name from the same liability to be flooded as Stramongate*'<sup>9</sup>.

- 4.6.3 **Prehistoric Period (pre c.AD 43):** no evidence has as yet been produced to prove that the very earliest Britons of the Palaeolithic, or the Old Stone Age of 10, 000BC, ever set foot in the area around Kendal. The earliest evidence for occupation in or around Kendal comes from the Bronze Age. Bingham refers to an article in the Westmorland Gazette of 1868 which reported, what Bingham believes was the town's most important prehistoric find, the discovery of a stone cist beneath which was a skeleton, and another skeleton found in a crouched position found near the Howard Home (close to the A6 at the south end of the town). These burials were described at the time as being typical of a Celtic burial of around 2, 5000BC<sup>10</sup>.
- 4.6.4 A Beaker period burial was found at Sizergh Fell in 1953<sup>11</sup>, and at Sparrowmire Farm located to the north-west of Kendal, a burnt mound of Bronze Age date was excavated prior to a residential development in 1999 and 2000. Burnt mounds are heaps of fire-cracked stones, often forming a horseshoe shape. Hearths, and in particular rectangular pits, have often been found in association with the mounds. These distinctive monuments are usually considered to result from the heating of water in an earthfast pit or tank by the introduction of hot stones baked on a nearby fire, the mound developing when stones cracked by the thermal stress were cleared from the pit after use<sup>12</sup>.
- 4.6.5 The only evidence for any possible prehistoric activity close to the study area at Wildman Street/Beezon Road is the findspots of a stone mace at Thorny Hills (HER 2485) and an axe at the High School in 1868 (HER 2486), although

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<sup>8</sup> Smith. A.H (Ed), 1964-65, Pages 117 and 118

<sup>9</sup> Nicholson, C, 1861, Pages 146

<sup>10</sup> Bingham, R, 1995, Pages 30 and 31

<sup>11</sup> Cumbria County Council/English Heritage, c.2002, Page 7

<sup>12</sup> Heawood, R and Huckerby, E, 2002, Page 29



the provenance of these is not known, and they do not necessarily indicate settlement or occupation during this period.

4.6.6 **Romano-British Period (c.AD 43-400):** the Roman fort at Watercrock, located approximately two kilometres to the south of the proposed development area, to the south of the town, was first recognised as being Roman in the 17<sup>th</sup> century by Machell who described amongst other things, brick, plasterwork, cement and a hypocaust, which were then still visible. The Roman fort and its associated settlement lie to the south of Kendal in meadowland which consists of a deep bow formed by the River Kent. The water effectively flows around three sides of the fort, providing good natural defences. Excavations on the site have revealed that the fort was probably founded between AD90 and AD120<sup>13</sup>. Pevsner noted that the site is now represented by a raised platform about three acres in extent. The civil settlement is known to have extended down to the river, and on the landward side the site of the bath house is known<sup>14</sup>.

4.6.7 There is very little evidence of activity during the Roman period in the town itself. The Historic Environment Record notes the line of a Roman road from Watercrock to High Street in Kentmere (HER 2080), and Nicholson suggested that the Roman road from Watercrock to Low Borrow Bridge to the north-east may have partly followed the Appleby road which passed the site of St Leonard's Hospital [the modern 'Spital' on the A685] which may infer that Stramongate, Wildman Street and Long Pool formed part of this road. Bingham, however, noted that the Roman road from Low Burrow Bridge near Tebay to Watercrock crossed Whinfell, then came down the Mint Valley through Patton, the road then apparently ran east of Castle Hill to reach Watercrock, which may suggest that the present Long Pool, Wildman Street and Stramongate was not utilised during this period. Bingham has highlighted that Roman roads in the area appear to have been ignored by later travellers in Kentdale, unlike other areas where the routes continue, at least in part, to be utilised<sup>15</sup>.

4.6.8 **Early Medieval Period (c.AD 400-1066):** the evidence for settlement in the area around Kendal during this period is scant. Place names in and around Kendal perhaps provide some information on settlement, for example Burneside, the early form of which '*Brunolvoesheved*' in 1235 shows the name to mean *Brunwulf* or *Brunolf's* headland, the second element is from the Old English<sup>16</sup> *headof* 'headland'. Oxenholme means '*island or restricted area where*

<sup>13</sup> Cumbria County Council/English Heritage, c.2002, Page 8

<sup>14</sup> Pevsner, N, 2002, Page 259

<sup>15</sup> Bingham, R, 1995, Pages 40 and 41

<sup>16</sup> Old English = The language spoken by the Anglo-Saxons from the 6<sup>th</sup> to the 12<sup>th</sup> centuries (Source: Lee)

*oxen were kept*' from the Old English *oxa* in the plural *oxen*, and the Old Norse<sup>17</sup> *holmr*<sup>18</sup>.

4.6.9 A fragment of an Anglian cross was discovered in Trinity Church, in Kendal, during its restoration in 1850, and was referred to in 1904 by Collingwood. He noted the design on the fragment, was of a design similar to '*Anglian crosses carved in Northumbria before the coming of the Danes*'<sup>19</sup>.

4.6.10 **Medieval Period (c.AD 1066-1485):** it has been suggested that the mention of Kendal (as *Cherchebi*) in the Domesday Book and the name itself ("the settlement by the church of Kent-dale") suggest that a community of some importance existed in the vicinity of the later town at the time of the Norman Conquest. Kendal's elevation to borough status in the early 13th century involved the expansion of an existing settlement rather than the plantation of a new community on previously undeveloped land. The church at Kirkby Kendal may have been the mother church for the estate held by Gillemichael c.1066 and probably lay close to the estate's administrative centre. The pattern of land holdings as described by Domesday Book makes it clear that 'Strickland' was the caput of the estate in which Kirkby Kendal lay. The name is preserved in the township names Strickland Ketel and Strickland Roger<sup>20</sup>.

4.6.11 The first Norman castle at Kendal was not on the Castle Hill but on the Castle Howe, a similar site on the other side of the river. It was a motte-and-bailey fortress. During the reign of Henry II (1154-1189), the Norman knight Gilbert, son of Roger fitz Reinfred, was given royal permission to build a stone castle to protect his barony. He chose the present site on Castle Hill, a long mound rising above the river<sup>21</sup>. In 1189 Gilbert was granted a Saturday market in Kendal, and it was Gilbert who confirmed William of Lancaster's grant of Kirkland to the church in Kendal. At Gilbert's death in 1220, his son, William of Lancaster III inherited the barony. Munby notes that during this period Kendal must have been a centre of long standing, as a large primary parish, a nodal centre for routes across the fells, and an important bridging point defended by a castle<sup>22</sup>.

4.6.12 A bridge at Stramongate is seemingly first mentioned in the 14<sup>th</sup> century, when it is referred to in the Episcopal Registers of the See of Carlisle dated 1379 as '*de ponte de Strowmondgate*'. The Registers record that Bishop Thomas

<sup>17</sup> Old Norse = The language spoken by Norwegians who colonised Iceland, Ireland, the Isle of Man, the Hebrides and north west England from the 9<sup>th</sup> to the 12<sup>th</sup> centuries (Source: Lee)

<sup>18</sup> Lee, J, 1998

<sup>19</sup> Collingwood, W.G, 1904, Page 330

<sup>20</sup> Cumbria County Council/English Heritage, c.2002, Page 9

<sup>21</sup> Hugill, R, 1977, Page 105

<sup>22</sup> Munby, J, 1985, Page 97

Appleby offered an indulgence *'to all who shall adequately contribute to the rebuilding of the bridge which spans the Kent in the parish of Kirkby Kendall'*. What is interesting about this quote is that it refers to the rebuilding of the bridge, indicating an earlier structure was present. Curwen suggests that the castle at Kendal had its farmstead beside Stramongate Bridge, the surviving remnants of which are in the form of 'Castle Dairy' on Wildman Street<sup>23</sup>. Castle Dairy was included in the Royal Commission's Inventory of Historical Monuments in Westmorland: *'Castle Dairy, house and tenement on the north-west side of Wildman Street, is of two storeys, the walls are of rubble and the roofs are slate covered. The main structure, with its one-storey hall and cross wing appears to be substantially of the 14<sup>th</sup> century. Alteration was made in the hall early in the 16<sup>th</sup> century and the house was reconditioned and the hall fireplace inserted by Anthony Garnett c.1560. There is a small 17<sup>th</sup> century wing on the north-west side and a later extension to the south-west wing'* (Plate 1). The Inventory also refers to another property on Wildman Street, No. 5, which was described as *'house, three tenements, has a wing at the back. In it is a panel of modelled plasterwork with scrolls, birds and the initials and date I and M F 1660'*<sup>24</sup>. Writing in 1861, Nicholson noted that Castle Dairy was the property of the Corporation until 1853, when it was purchased by Messrs J J & W Wilson. On a later page, he noted that it was *'now the property of Mrs Garnett Braithwaite'*<sup>25</sup>. A plaque on the wall of Castle Dairy, erected by Kendal Civic Society, describes the house and suggests that the name does not relate to the building being a dairy for the castle, but that it is a corruption of Castle Dowery, a dower house for widows of the barony. An article in the Gentleman's Magazine in December 1800, relating to Kendal Castle, refers to: *'a subterraneous passage betwixt the castle and an ancient house in the suburbs of the town, called the Castle Dairy, but it is now choked up and appears to have been adapted to the purpose of carrying provisions to the garrison in time of danger'*<sup>26</sup>

4.6.13 Located approximately 1.5km to the north-east of the proposed development area is 'Spital' (see Figure 1). This is the site of St Leonard's Hospital, and was described by Nicholson in 1861: *'It is now a good farmhouse, connected with a farm of 300 acres, belonging to the Earl of Lonsdale. The hospital stood close upon the site of the present farmhouse and by the side of what was, we believe, originally the Roman road from Water Crook to Alauna (Borough Bridge). Like most of the hospitals for lepers it was dedicated to St Leonard. In Beezon Fields, behind Castle Dairy, there was a fish pond, where fish were stored ready for the cook.*

<sup>23</sup> Curwen, J.F, 1916, Page 101

<sup>24</sup> RCHME, 1936, Page 125

<sup>25</sup> Nicholson, C, 1861, Pages 98 and 102

<sup>26</sup> Gentleman's Magazine, Dec 1800, page 2

*This pond has been gradually filled up, but there may still be seen a depression in Beezon Fields, which is very likely the site of the fish pond*<sup>27</sup>. The location of this fish pond is not known exactly, and it is not possible to note from this description how close to the rear of Castle Dairy it was situated. The only historical map consulted which shows a 'pond shaped' feature is the Kendal Corn Rent Map of 1833 where an oval line is marked between Field No's 378 and 379 to the north-west of Castle Dairy, although this may simply be a contour line (Figure 8). If this was, however the site of the fish pond then it was located to the west of the proposed development site.

- 4.6.14 Documentary evidence suggests that expansion in Kendal took place during the later decades of the 14<sup>th</sup> century following a depression during the first half of that century. An Inquisition in April 1324 records that a portion of the town was in a decayed state after destruction by the Scots. As far as is known, this is the only record of a major Scottish incursion to affect Kendal and probably records the major raid of July 1322. It points to severe destruction in the town, but how long lasting were the effects is unclear. Additionally, the local economy would also have been affected by sheep murrain, bad harvests and, consequently, famine, which was prevalent across Europe in 1315-17<sup>28</sup>.
- 4.6.15 Bridges over the River Kent at Kendal would have replaced earlier fords, and Bingham suggests that it was the rise in the wool trade which was a major incentive for their construction<sup>29</sup>. Writing in 1847 H B Graham noted that the history of the manufacture of textiles in the town went back to the early 14<sup>th</sup> century when the *'buckroom green druggets made at Kendal were for several centuries the principal article of clothing for the poor of London and other large places'*<sup>30</sup>. A local chronology of events in Kendal noted that the year 1331 marked the beginning of the wool trade in the town: *'for in that year John Kemp of Flanders, woollen manufacturer, having obtained Royal permission to establish himself in England, selected Kendal as his place of business, and made it the mother of the wool manufacture of the county. A proud and noble distinction never to be effaced from our local history'*<sup>31</sup>. The town's major economic base from the later medieval period was the spinning, dying and weaving of woollen cloth, particularly the coarse Kendal cottons for which the town became famous. The mention of a dye-works and fulling mill in Kendal in the inquisition of 1274 pre-supposes the existence of a textile industry. But it is not until the late 14<sup>th</sup> and 15<sup>th</sup> centuries that the town first seems to have

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<sup>27</sup> *Ibid*, Pages 80 and 81

<sup>28</sup> Cumbria County Council/English Heritage, c.2002, Page 10

<sup>29</sup> Bingham, R, 1995, Page 97

<sup>30</sup> Graham, H B, 1847

<sup>31</sup> Kendal Newspapers, 1865, Page vi

gained importance as the regional capital of the woollen industry<sup>32</sup>. In the 13<sup>th</sup>, 14<sup>th</sup> and 15<sup>th</sup> centuries, the main exporting ports for wool and cloth in the north of England were Hull, Newcastle and Berwick. From Kendal the loads were carried on packhorses across the Pennines to Newcastle and southwards through the midlands towards Oxford, Reading and Newbury and down to Southampton<sup>33</sup>. Speed's Map of 1611 shows lines of 'tenter frames' erected on open land for the stretching of the cloth. The word 'tenter' derives from the French '*tentour*' meaning to stretch, hence to be on tenterhooks<sup>34</sup>. As late as 1787, tenter frames were still being depicted on maps as shown by Todd's map (Figure 6) of that date when frames are visible on the area later known as 'Gooseholm', suggesting that textile production still formed an important part of the local economy at this date.

4.6.16 As far as the layout of Kendal during the medieval period is concerned, documents dating to 1310 and 1390 have been compared in attempt to provide information on the number of burgages in the town and its growth in the 14<sup>th</sup> century. In 1310 the Ros family held one quarter of the vill of Kirkby Kendal in which there were 36 tofts. By 1390 there were 52 burgages which suggests, if these figures are extrapolated for the whole of Kendal, that the town had expanded during that time. The layout of the town points to the existence of three principal plan elements. First, there was a pre-urban nucleus around the church and adjacent castle (Castle Howe). Second, the Market Place extended from Finkle Street to the present Market Place (and was later built over). And third, there were regular burgage plots on each side of Highgate and Stricklandgate, and continuing on Stramongate. These streets demonstrate all 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<sup>35</sup>. That Wildman Street may also have formed a suburb of the 14<sup>th</sup> century town may be suggested by the presence of the 14<sup>th</sup> century Castle Dairy and that Stramongate Bridge was seemingly in existence prior to 1379, when it was 'rebuilt'. Munby refers to an agreement dated 1331 which locates a demesne grange on the east side of the river, beyond 'Overbridge'; this may refer to Castle Dairy<sup>36</sup>.

4.6.17 In analysing the growth and morphology of Kendal, Usher has suggested that the dominant factor influencing the growth of the town was its site on the floodplain of the River Kent. The steep valley sides of Beast Banks and Benson Knott have encouraged a linear shape to be adopted, a shape which

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<sup>32</sup> Cumbria County Council/English Heritage, c.2002, Page 10

<sup>33</sup> Satchell, J, 1984, Page 12

<sup>34</sup> *Ibid*, page 20

<sup>35</sup> Cumbria County Council/English Heritage, c.2002, Page 9

<sup>36</sup> Munby, J, 1985, Page 107

was clearly evident by the 1860s. At first, the floodplain of the river was avoided by the town's builders. The castle commanded the valley from the peak of a drumlin, while across the river building occurred on Highgate; Highgate and Stricklandgate were seemingly safe from flooding. The burgage system of housing was adopted by the town to utilise all the available space on higher ground, but eventually the poorer classes were forced to build on the floodplain. The low bid-rents for the area encouraged further development and eventually an area of working class housing evolved on the floodplain alongside the industries and mills attracted to the banks of the river. The fast-flowing water provided power for these industries while the softness of the water was one of the factors influencing the development of Kendal as a wool town<sup>37</sup>. It is interesting to consider the influence of flooding on the town. It has already been noted by Nicholson that Stramongate may have taken its name from the fact that the area was frequently flooded<sup>38</sup>.

4.6.18 **Post-Medieval Period (c.AD 1485-1900):** it has already been noted that Wildman Street, may have been in existence in the medieval period being an extension of Stramongate, and passing the 14<sup>th</sup> century Castle Dairy. That it was a principal route in and out of the town, as well as a suburb is shown by its presence on Speed's plan of the town 1611 (Figure 3), with properties lining the frontages. The basic plan of the town of Kendal does not appear to have altered significantly between Speed's map of the early 17<sup>th</sup> century and the later Ordnance Survey maps of the 1860s. It has been suggested that increasing population was accommodated by infilling within the burgage plots rather than outward expansion<sup>39</sup>. Writing in 1861 Nicholson noted that little alteration had taken place in the streets and buildings from the time of Speed's publication, or earlier, till 1782 when New Street was erected. Nicholson complained that the town had suffered from Scottish attacks and from the plague in 1598, and that it *'was two centuries before it [Kendal] completely recovered from the effects of these visitations'*<sup>40</sup>

4.6.19 Documents referring to the plague in Kendal in 1598, in which around half of the townspeople died, refer to the deaths of around 400 people in Stramongate *'whereof beyond the bridge 160 [died]'*<sup>41</sup>, which may provide some information on the extent of the population of the area around Wildman Street up to Far Cross Bank.

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<sup>37</sup> Usher, M, 1984

<sup>38</sup> Nicholson, C, 1861, Page 146

<sup>39</sup> Cumbria County Council/English Heritage, c.2002, Page 13

<sup>40</sup> Nicholson, C, 1861, Page 147

<sup>41</sup> Phillips, C.B, 1994, Page 136

- 4.6.20 In the late 17<sup>th</sup> century Kendal was still very much a country town, with burgage tofts running down to the river from the nearby slopes. According to Marshall, many inhabitants of the trading classes kept their own animals and engaged in a little husbandry, as is shown by the scores of probate inventories from that period. During this period the lower part of Highgate contained the leather and tanning trades, whilst Stramongate had a greater variety of trades than the other Kendal thoroughfares, and consisted of a jumble of small workshops and lofts (Wildman Street appears to have been included within Stramongate in the enumerations in this period). As was the case with Highgate, the more substantial dwellings occupied the frontages, whilst the poorer dwellings occupied rear properties, with the building up of the tofts into complete yards being largely an 18<sup>th</sup> century transformation<sup>42</sup>. Kendal was included in Thomas Denton's *'Perambulation of Cumberland'*, compiled for Sir John Lowther in 1687-1688, which included a perambulation of Westmorland. Denton described the town as having a high street a full mile in length, *'running in a direct line from north-west to south-east. The people are generally all tradesman very industrious and provident, which by the help of their cloathing and cotton trade makes them much richer than their neighbours. The houses in all this town and barony are rough cast with lime and all their chimneys are round at top like churns, which make a fair shew at a distance, but none of them are either uniform without, or convenient or fine within'*<sup>43</sup>.
- 4.6.21 During the 18<sup>th</sup> century Kendal grew in population, from around 2500 in the 1730s to approximately 8000 by the 1790s. Marshall has suggested that this was due to the effects of the woollen textile industry, organised in the town and its hinterland on a domestic basis, but also to the more general currents of growing commerce and a somewhat more highly developed agriculture in what had been a relatively 'backward' area<sup>44</sup>. Writing in 1777, Nicolson and Burn described Kendal as dealing largely in woollen and cotton manufactures<sup>45</sup>.
- 4.6.22 From the 18<sup>th</sup> century the area around the proposed development site appears to have started to develop, with industries being created and new buildings being constructed on the east side of the river. The Brewery, which stood on the south side of Wildman Street, and is shown on historical mapping from 1787 (see Figure 6), was built in either 1760 or 1770, although writing in 1900 Curwen noted that *'the flat-coped prison like frontage has only been built within the last three years'*<sup>46</sup>. Other breweries in Kendal included

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<sup>42</sup> Marshall, J.D, 1975, Pages 189, 193 and 197

<sup>43</sup> Denton, T, 1687-68, Pages 415 and 416

<sup>44</sup> Marshall, J.D, 1975, Page 188

<sup>45</sup> Nicolson, J and Burn, R, 1777, Page 66

<sup>46</sup> Curwen, J.F, 1900, Page 416

Beezon Brewery in Sandes Avenue which was founded in 1822 as E Hayton and Co. The firm was taken over by Duttons of Blackburn in 1947. One of Kendal's oldest breweries was Whitwell Mark and Co. of Highgate, which was founded in 1757 and its buildings today form the Brewery Arts Centre<sup>47</sup>. Although not referred to by Curwen, on the opposite side of the road to the brewery on Wildman Street was a tanning yard, which was still in existence in the 1860s as shown on the First Edition Ordnance Survey maps. Harris included a sketch of the dilapidated tan yard buildings, located on the east side of Stramongate Bridge in his 1913 sketch book of Kendal<sup>48</sup> (Plate 2). Neither the Brewery nor this tannery is recorded on the HER.

4.6.23 In his publication, *Annals of Kendal*, Nicholson marks the start of a new era in Kendal's history by the arrival of the canal to the town in 1819. *'This event gave an impulse to the public spirit of the inhabitants, and formed the commencement of a new era in the history of Kendal. It discovered new channels of commerce, it brought that necessary commodity of manufacture, coal, at a cheaper rate, and by adding facilities (which have long been desiderated) to the exportation of our produce, caused an increase in wealth, and an increase in the working population'*<sup>49</sup>. The canal was constructed to bring coal into Kendal from the Lancashire coalfield and to carry slate and goods out, steam power therefore replaced water power which had a positive effect on the local economy. The area around the Lancaster Canal terminus (constructed between 1818-19) is one of the most interesting industrial localities in Kendal. In 1818 the Kendal Corporation decided to place canal warehouses at Aynam, then occupied by Wilson's mill. The present Miller Bridge was built in 1818 to provide access to the warehouses which stood down Bridge Street. The goods terminus had an important function until the arrival of the local railway line in 1846<sup>50</sup>.

4.6.24 Beezon Lodge, located to the west of the proposed development area, was constructed in 1825 for Richard Rawes to the design of Francis Webster. It was a smaller version of Aynam Lodge which was constructed for Thomas Harrison, surgeon<sup>51</sup>. Beezon Lodge does not appear to be referred to by Curwen in his *Kirkie Kendall*, or indeed in Whitwell's *Old Houses of Kendal*, although at the time of that publication (1866), presumably Beezon Lodge was not considered old. Whitwell does mention Castle Dairy, and the Bridge Inn on the west side of Stramongate Bridge, which he noted has a dated rainwater spout of 1738 with the initial G A B, supposedly referring to Garnett Braithwaite. Whitwell noted that further on from Castle Dairy, at

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<sup>47</sup> Cumbria County Council/English Heritage, c.2002, Page 15

<sup>48</sup> Harris, W.M, 1913

<sup>49</sup> Nicholson, C, 1861, Page 147

<sup>50</sup> Cumbria County Council/English Heritage, c.2002, Page 15

<sup>51</sup> Taylor, A, 2004, Page 67



the fork in the roads (presumably Far Cross bank), *'we shall find nothing very ancient and certainly nothing very new. The last house is, and has been for many years in both cases, the last house still'*<sup>52</sup>.

4.6.25 In 1829, Kendal was described as a neat and flourishing town: *'though the town is very ancient it has now a modern appearance, nearly all the old houses being rebuilt, and many new streets and rows of neat buildings being erected during the last thirty years'*. Parson and White go on to note that a large range of houses had been constructed on Wildman Street in 1819; this was presumably 'Union Row' which is shown on Wood's map of 1833, to the east of Wildman Street (see Figure 7). The trade directory section of Parson and White's publication of 1829 provides an interesting insight into the trades which were being undertaken on Wildman Street in the early 19<sup>th</sup> century. The following entries for Wildman Street are included<sup>53</sup>:

*Christopher Hewetson, butcher (shop in New Shambles)*

*Wm Winnie, butcher, (shop in Market Place)*

*John banks, brewers (and porter), Wildman Street*

*John Abbot, flour dealer*

*A Harrison, grocer, tea and flour dealer*

*John Wharton, grocer, tea and flour dealer*

*Thomas Whitehead, grocer, tea and flour dealer*

*John Thompson, malster*

*Richard Rawes (manufacturer of waistcoating and fancy goods) also listed under woollen manufacturer and linseys*

*Ellen Suart, shopkeeper*

*Wm Gelderd, tanner*

*John Sewell, wheelwright*

4.6.26 In his publication 'Summer Houses of Kendal', D M Butler notes that a summer house existed behind a shop on Wildman Street; this summer house had an original window which looked south over Stock Beck towards Castle Hill, although at the time of writing, this view had been completely blocked by the construction of Castle Street School. Summer houses were seemingly part of substantial properties, belonging to the houses of professional men and well-to-do tradesman and men of business. Referring to c.1800, Butler noted that *'when these summer houses were built the citizens of Kendal occupied*

<sup>52</sup> Whitwell, J, 1866, Pages 28 and 29

<sup>53</sup> Parson, W and White, W, 1829

*the traditional burgage properties, deep narrow plots of land whose boundaries had been set out many years earlier*<sup>54</sup>. The exact location of this summer house on Wildman Street is not given, and it is not known if it is still extant, however it is interesting to consider if one of the small buildings shown on historical mapping to the rear (north side) of Castle Dairy may have been such a structure.

4.6.27 The County Hotel located on the corner of Wildman Street and Station Road was known in 1796 as the Lowther Arms, a name which it retained until the coming of the railway. In 1850 the property was *'greatly altered by its landlord Thomas Fisher. Since when it has been considerably altered and added to from time to time, notably some two years ago [c.1898]*<sup>55</sup>. The main railway line from Lancaster to Carlisle, despite being desired by Kendal, did not enter the town due to the engineers not wishing to lose height by bringing the line into the town, only to have to climb back again in order to cross the next range of hills, and consequently the main line station was located at Oxenholme<sup>56</sup>. To connect Kendal to the rail network a line was constructed between Oxenholme and Windermere which opened on 20<sup>th</sup> April 1847<sup>57</sup>. This line along with the railway station and associated sidings, coal depots and goods stations were constructed to the north of the proposed development area (see Figure 9 for example). Following the opening of the railway line at Kendal, the Lowther Arms changed its name to the Railway Inn. It is now known as the County Hotel.

4.6.28 Before the coming of the railways the area north and west of Wildman Street was all farmland under the name of Beezon Fields, except for the small enclosure containing Beezon Lodge. When the railway was laid across the open countryside, the adjacent land became 'ripe for development' and one firm which took advantage of the proximity of railway freight services was that of Whitwell Hargreaves & Co, founded in 1857 as wool brokers and worsted manufacturers. The land adjoining the Railway Inn at the corner of Wildman Street became the site of St George's School (1853); next to this the firm erected the 'Northern Counties Wool Warehouse' naming the premises 'Albert Buildings'. At this point the Station Road-Sandes Avenue bypass of Stramongate had not taken place, therefore the new warehouse was still flanked by open fields, and consequently there was no objection to a plan to bring the railway inside the building for loading and unloading. But following the construction of Station Road and Sandes Avenue between the 1860s and 1900, which would eventually become part of the A6. Following

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<sup>54</sup> Butler, D.M, 1982, Page 17

<sup>55</sup> Curwen, J.F, 1900, Page 420

<sup>56</sup> Smith, D, 2002, Page 8

<sup>57</sup> Bingham, R, 1995, Pages 2 and 17

the decline of the wool industry in the town the warehouse closed and the property became a the disposal of a benefactor, James Allen, who, through his trustees, generously gave the main building to the Corporation to house the museum collections of the defunct local literary and scientific society but also provided for the building adjacent to the Technical College that still bears his name<sup>58</sup>.

4.6.29 Other buildings constructed in the vicinity of the proposed development towards the end of the 19<sup>th</sup> century and into the early 20<sup>th</sup> century included Messrs Simpson and Ireland's mill in Long Pool, for weaving by power looms (1861)<sup>59</sup>, the Bonded Warehouse on Beezon Road (1875-1876) (HER No. 40355), Beezon Road Brewery (c.1883) (HER No. 41741) and Avenue House (1906) (HER No. 41742).

4.6.30 In amongst the growing industrialisation of the area around the station and Beezon Road, however, there continued to remain residences tucked behind Wildman Street. Census Returns for 1901 were consulted as part of this desk-based assessment in an attempt to provide some information on the yards behind Wildman Street, and the occupation of the inhabitants. The following lists those living in and around the proposed development area:

Address	Occupants	Occupation
Bridge House, Wildman St	Charles Pickles + daughter + son	Feltmonger & wool stapler
1 Beezon Road	Elizabeth Rowlinson + 2 daughters	
2 Beezon Road	John Rowlinson + wife + daughter	Snuff grinder
Victoria Lodge, Beezon Road	Alfred Parsons + wife + servant	Organist & professor of music
Beezon Lodge	John Hargreaves + wife + 2 servants	Wool broker agent
8 Wildman Street	Joseph Clarke + wife	Carter and coal dealer
10 Wildman Street	William Woof + wife + 2 daughters	Warehouseman (woollen)
12, Yard 12, Wildman St	John Birkett + wife + 3 sons + 2 daughters	Cattle dealers labourer
11, Yard 12, Wildman St	Joseph Kirchin + wife	Sett maker in stone quarry
10, Yard 12, Wildman St	Not in occupation	

<sup>58</sup> Wainwright, A and Marsh, J, 1977

<sup>59</sup> Nicholson, C, 1861, Page 244

Address	Occupants	Occupation
9, Yard 12, Wildman St	Margaret Caton + 3 sons + 1 daughter	Carpet weaver
8, Yard 12, Wildman St	Not in occupation	
7, Yard 12, Wildman St	Joseph James, + wife + daughter + 2 sons	? illegible
6, Yard 12, Wildman St	Elizabeth ? + boarder	Dressmaker
5, Yard 12, Wildman St	John Nicholson + wife + 2 sons	Labourer in coal yard
4, Yard 12, Wildman St	Elizabeth Hughes	Temporary cook
4, Yard 12, Wildman St	George Ellis + grand daughter	Brewers labourer
3, Yard 12, Wildman St	John Yare	General labourer
2, Yard 12, Wildman St	John Pearce + wife + daughter + 3 servants	?
14 Wildman Street	Frank Heaps + wife + son + 3 daughters	Carpenter and joiner
16 Wildman Street 'Farmers Arms'	John ?, + wife + 2 sons + 1 daughter + sister	Innkeeper
18 Wildman Street	Catherine Birkett + sister + daughter + grandson + niece	Confectioner
6, Yard 20, Wildman St	Joseph Mawson + wife + step daughter + daughter + 4 sons	Builders labourer
5, Yard 20, Wildman St	John Handley + wife + 2 sons + 2 daughters	Carter on farm
4, Yard 20, Wildman St	Fred Ashburn + wife + 2 sons + daughter + step daughter	Railway goods porter
3, Yard 20, Wildman St	Robert Park + wife	Paper mills labourer
2, Yard 20, Wildman St	Thomas Braithwaite	Wrought nail maker
1, Yard 20, Wildman St	John Butterworth + wife + son	Railway plate layer
22 Wildman Street	Selina Braithwaite + 3 daughters + 2 sons	Confectioner
3, Yard 24, Wildman St	John ? + wife + 4 sons + 2 daughters + 1 uncle	Wool stapler
2, Yard 24, Wildman St	Thomas Atkinson + wife + sons	Railway platelayer

Address	Occupants	Occupation
1, Yard 24, Wildman St	Sidney Smith + wife + 2 sons	Painter and decorator
26 Wildman Street	Matthew Croft + wife + 2 daughters + 2 sons	Blacksmith
30 – 34 not in occupation?	Commercial premises?	
36 Wildman Street	Robert Woodend + wife + daughter + 9 servants	Hotel Manager
Station Road (Station House)	Alfred Kent + wife	Railway station master

4.6.31 The Census Returns refer to three Yards off Wildman Street (12, 20 and 24). The occupants of the properties in these yards are consist largely of labourers. Yard 12 is listed as having 12 houses or cottages; this row is listed in the HER (No. 19975) as being of late 18<sup>th</sup> century date. The houses that survive in this row now seem to only consist of four cottages (see Plate 9). On the south side of Wildman Street, the Census Returns record Yard 27 (between No's 29 and 25 Wildman Street); Yard 15 (between No's 17 and 13 Wildman Street) and Yard 3 (to the rear of No. 5 Wildman Street).



*Plate 1: Castle Dairy facing onto Wildman Street, 1936 (RCHME)*



*Plate 2: Sketch of the tan yard buildings to the east side of Stramongate Bridge, with the spires of St George's Church in the background (Harris 1913)*



*Plate 3:* The wool warehouse on Station Road (now Kendal Museum), undated photograph

#### 4.7 SITE VISIT

- 4.7.1 The site was visited on the 14<sup>th</sup> October 2009 in an attempt to identify any features or structures surviving on the site of archaeological interest, and to determine any constraints to archaeological site survival.
- 4.7.2 The north side of Wildman Street, located immediately to the south-east of the proposed development area consists of commercial properties, as well as the 14<sup>th</sup>/16<sup>th</sup> century house known as Castle Dairy (Plate 4). To the north-east is the County Hotel and the former St George's School (Plate 5). The north-western boundary consists of Kendal Museum and the Kendal College Building (Plate 6). To the south-west side of the proposed development area is Beezon Lodge, accessed from Beezon Road (Plate 7).
- 4.7.3 Access to the proposed development area was possible from a vehicular access point off Beezon Road (Plate 8). To the west and south-west of the proposed development site are surviving cottages of Yard 12 (Plate 9), as well as a separate cottage which is marked on the 1975 Ordnance Survey map as No. 6 Rawes Yard (see Figure 15). To the south-east of the proposed development site is a row of cottages which may have formed part of the long row of buildings visible on the 1787 plan of Kendal to the 1912 Ordnance Survey (see Figures 6 to 14). A circular chimney stack survives on one of the properties (Plate 11). The proposed development area is now

largely an open area used as car parking, with some modern buildings to its north-eastern side (Plates 12 and 13).



*Plate 4: View looking south-west along Wildman Street showing Castle Dairy*





*Plate 5: View looking west showing St George's School which forms part of the north-eastern boundary around the site*



*Plate 6: View looking north-east showing the Kendal College building with part of Kendal Museum in the background, Station Road*



*Plate 7: View looking north-east showing Beezon Lodge as seen from Beezon Road*



*Plate 8: View looking north-east showing the proposed development area which is largely under concrete and used as car parking*



*Plate 9: South-east facing elevations of Yard 12*



*Plate 10: View looking south-west showing No.6 Rawes Yard to the south-west of the proposed development area*



*Plate 11: View looking east showing possible surviving cottages of a former long row of dwellings to the rear of Wildman Street*



*Plate 12: View looking north-west towards Beezon Lodge from the proposed development site*



*Plate 13: View looking north-east showing the modern buildings extant to the north-eastern side of the proposed development area*

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## 5 CONCLUSION

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- 5.1 The purpose of the desk-based assessment was to provide further information concerning the location, extent, survival and significance of the known archaeological remains on the proposed development site to the rear of Wildman Street and Beezon Road, as well as to assess the potential for unknown archaeological remains to survive.
- 5.2 Recent archaeological work on the south side of Wildman Street revealed a significant concentration of medieval pottery of late 12<sup>th</sup> to 14<sup>th</sup> century date, possibly suggesting that the medieval town extended over the river at Stramongate Bridge, and that Wildman Street was in existence during this period. The Grade I listed Castle Dairy located on the north side of Wildman Street and immediately to the south-east of the proposed development area appears to confirm this may have been the case.
- 5.3 Cartographic evidence indicates that Wildman Street was certainly in existence by 1611, with properties fronting the road, although the land behind these properties is shown as open (Figure 3). From the end of the 18<sup>th</sup> century, there appears to have been a significant concentration of properties along Wildman Street, as well as to the north-east at Cross Bank, where the road forks towards Shap and Appleby (Figure 4). A brewery is shown as early as 1770 on the south side of Wildman Street (Figure 5), and a tannery with tanning pits appears to be shown on the north side of the road beside the River Kent from at least 1787, neither of which are presently recorded on the Historic Environment Record (Figure 6). The proposed development area is seemingly shown as gardens to the rear of Castle Dairy from 1787, although there are small structures located within the site possibly connected to the garden. A row of possible cottages is also shown within the proposed development area, the south end of which is apparently still extant (see Plate 11). The area around the proposed development area started to become industrialised following the construction of the canal and later the railways, and infilling behind Wildman Street may have occurred as a result. By 1900, there appears to have been a large number of buildings located to the rear of the north side of Wildman Street (see Figure 13).
- 5.4 During the medieval period it has been noted that a fish pond was located in the area of Beezon Fields, to the north side of Castle Dairy, although its exact location is not clear. There is also reference to a '*subterranean passage*' which formerly linked Castle Dairy with the castle, however this could simply have been a culvert, or a romanticised idea.
- 5.5 Census records suggests that the housing which was located to the rear of Wildman Street and Beezon Road was for the working classes. Other

structures, possibly commercial in character, have also existed within the proposed development site, therefore there will have been some degree of damage incurred to below ground remains from the excavation of foundations and services. It is also possible that this area was prone to flooding historically, as suggested by some place name evidence.

- 5.6 The *Extensive Urban Survey* has highlighted the need for a clearer understanding of the development of the characteristic Kendal yards, and the infilling of burgage properties through future excavations<sup>60</sup>. *The Archaeological Research Framework for the North-West* has identified the study and compare of material culture of industrial workers' households in both industrial and rural communities as a research objective in the region<sup>61</sup>.
- 5.7 The Brief issued by Cumbria County Council Historic Environment Service has already noted that an archaeological evaluation will need to be undertaken on the site to determine the nature and extent of the below ground survival of archaeological remains within the development area. This evaluation may provide an opportunity to not only provide information on the two research objectives noted above, but also assess the evidence for earlier occupation and/or land use to the rear of Wildman Street, and compare with the results obtained from behind No. 3 Castle Street.

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<sup>60</sup> Cumbria County Council/English Heritage, c.2002, Page 23

<sup>61</sup> Brennand, M (Ed), 2007, Page 139

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## APPENDIX 1: HER SITES

HER No.	Site Name	Grid Ref	Description	General Period
2076	Kendal Medieval Town	E: 352000 N:492000	Area of Kendal medieval town	Medieval (late 12 <sup>th</sup> -16 <sup>th</sup> century)
2462	Black Hole Lock Up	E:351520 N:492790	Site of Black Hole, a lock-up which was disused by 1836 and demolished 1855	Post Medieval
2463	Kendal Pillory, Stocks	E:351570 N:492790	There were stocks near Globe Inn which were removed 1835. Near there the public floggings took place. The pillory was between the market cross (original position) and the Rose and Crown. It was sold for firewood by the corporation in 1840	Post Medieval
2464	Stramongate Bridge Ducking Stool	E:351880 N:492990	Site of 'cuckstool' or ducking stool close to and near the east end of Stramongate Bridge	Post Medieval
2470	Castle Dairy	E:351930 N:493060	Farmhouse, probably 14 <sup>th</sup> century, extensively remodelled c1560. The Castle Dairy is thought to have served Kendal Castle. There are references to a grange on the east side of the River Kent belonging to the castle in 1331 that may be referring to structures in the area of Castle Dairy. It became the private house of Anthony Garnett in the 1560s following the loss of estates belonging to the Marquess of Northampton in 1553	Medieval
2471	Stricklandgate Cross, Kendal	E:351500 N:493000	A stone cross in Stricklandgate adjoining and to the north of No.97 Stricklandgate. The cross was erected for the devotions of travellers leaving or entering Kendal by the north road	Medieval
2485	Mace Find, Thorny Hills	E:352100 N:492860	Ovoid stone mace-head with core-drilled perforation found at Thorny Hills. Exact provenance unknown	Prehistoric (Bronze Age)
2486	Axe Find, Kendal	E:352100	The cutting edge of a polished	Prehistoric

HER No.	Site Name	Grid Ref	Description	General Period
	High School	N:492700	stone axe found in a garden at the High School in 1868	(Neolithic)
4100	Quern Find	E:351600 N:493000	The upper stone of a 'beehive' quern found 1967 during bulldozing operations on the north side of the new Blackhall Road	Unknown
5050	Stricklandgate Burgage Plots	E:351500 N:492800	A small excavation 15 x 3 x 1.5m was carried out by CLAU some 13m from the street frontage. Earliest activity was represented by plough/garden soil pre 14 <sup>th</sup> century when property boundaries were formalised	Medieval
5332	Lancaster-Kendal Canal	E:350900 N:485000	The Lancaster Canal opened in 1797	Post Medieval (Georgian)
5451	Friends Meeting House	E:351780 N:492800	Meeting house (built 1816 partly on site of an earlier meeting house) by Francis Webster	Post Medieval (Georgian)
5453	Stramongate Bridge	E:351850 N:492970	The visible bridge is 1794. The 1379 bridge is said to be incorporated in it. The bridge was apparently widened in 1794	Medieval Post Medieval
5454	Miller Bridge	E:351680 N:492650	Bridge 1818. Grey limestone with three centre arches, piers with rounded cutwaters	Post Medieval (Georgian)
16732	2 Police Yard (Yard 31), Finkle Street	E:351580 N:492760	A late 17 <sup>th</sup> century town house of three storeys and attics built down the side of a yard running back from the Market Place to Finkle Street	Post Medieval
17602	Stock Beck Mill, Appleby Road	E:352210 N:493415	Stock Beck Mill lay near the Appleby Road north of Kendal Castle	Post Medieval (Georgian)
19015	Ralphford Hall, Stramongate	E:351670 N:492790	The Mason's Arms, together with 22 Stramongate, was formerly an 'ancient residence' known as Ralphford Hall (in existence in 1777)	Post Medieval
19016	Black Hall, Stricklandgate	E:351520 N:492900	Black Hall was 'for many centuries the residence of an ancient and distinguished family of the name of Wilson'. The hall was extant in 1577	Medieval

HER No.	Site Name	Grid Ref	Description	General Period
19017	Cross House, Stramongate	E:351750 N:492870	On the north side of Stramongate is a pot shop 'rebuilt on the site, as some say, of the old Cross House'	Post Medieval
19341 to 19352	Various coin finds	E:352152 N:492279	Various coins found before Sept 1998. Includes silver pennies from c1279-1489; a silver Edward II minted in London and dated to c1310-1314; silver Elizabeth I minted in London and dating to 1567	Medieval Post Medieval
19489	Gold Coin Find, Sandgate School	E:352370 N:493110	120 gold James VI shillings were found in the grounds of Sandgate School	Post Medieval (Stuart)
19813	The Castle Barn	E:352250 N:492940	The site of Castle Barn. According to John Marsh, this was reputed to be a baronial tithe barn, where all payments in kind were received and stored. The last remains of the building were removed when some bungalows were built there in the 1960s	Unknown
19975	Industrial Workers' Cottages, yard 12, Wildman Street	E:351880 N:493070	A row of late 18 <sup>th</sup> century industrial workers' cottages survive in modernised form, in Yard 12 off Wildman Street	Post Medieval
22088	Stricklandgate House, 92 Stricklandgate	E:351480 N:492920	House built c1776 for the coal merchant Joseph Maude. From 1854 it was leased to the Kendal Library and Scientific Society, and to the Kendal Museum from 1896 to 1913	Post Medieval (Georgian)
40355	Beezon Road Bonded Warehouse	E:351740 N:493140	Bonded warehouse constructed between 1875 and 1876, and designed by local architect Malcolm Shaw. Built for the Westmorland Bonded and Free Warehouse Co Ltd to house tobacco until it was withdrawn for processing	Post Medieval (Victorian)
40606	115-119 Stricklandgate	E:351500 N:493040	Building supposedly depicted on Speed's map of 1611, in a row of similar properties extending along the street	Post Medieval (Tudor)

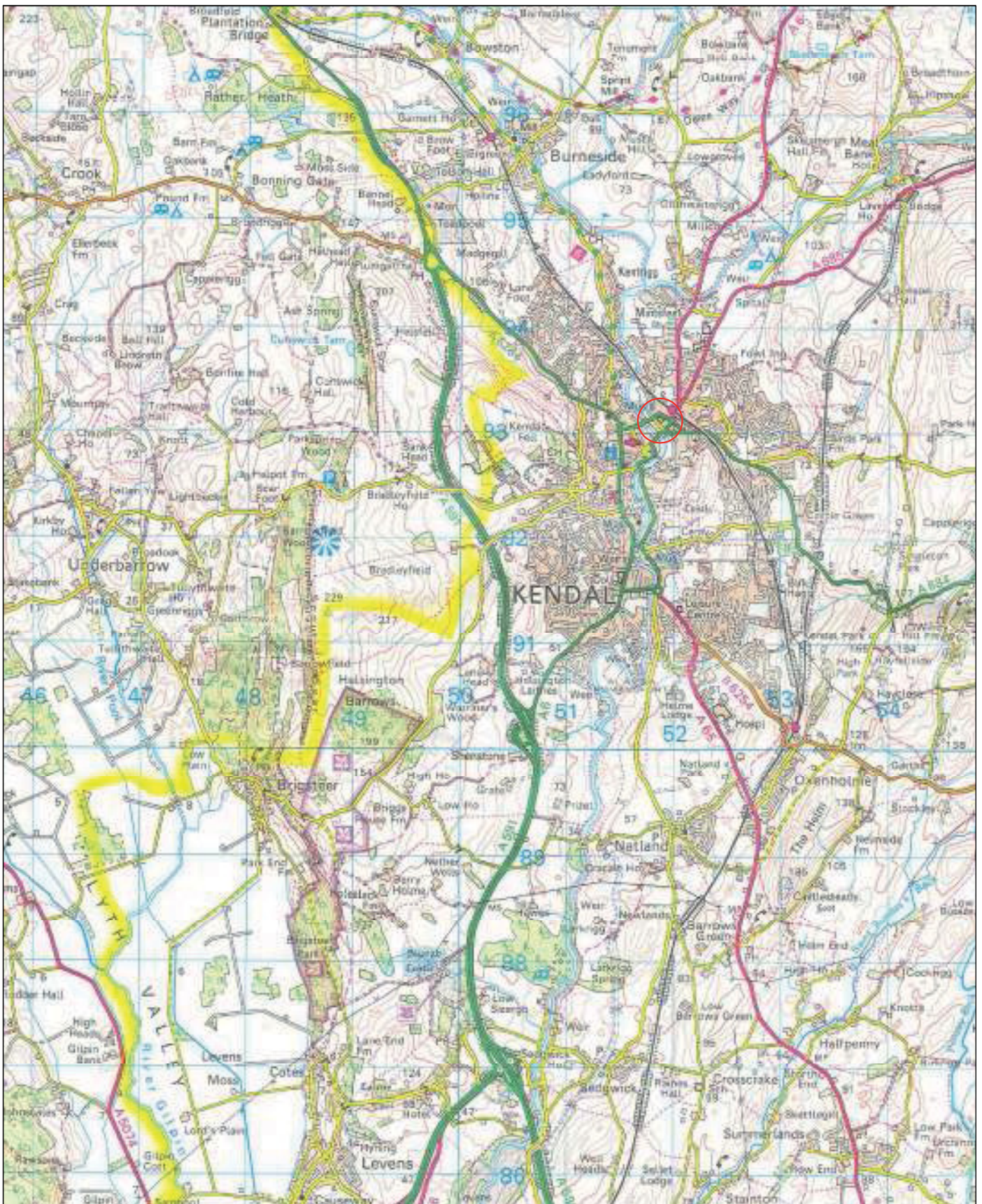
HER No.	Site Name	Grid Ref	Description	General Period
			frontage	
41302	104-112 Stricklandgate	E:351430 N:492970	Archaeological excavation conducted in former burgage plots to the rear of 104-112 Stricklandgate following an earlier evaluation in 2001 which revealed two pits containing 12 <sup>th</sup> to 14 <sup>th</sup> century pottery	Medieval Post Medieval
41740	Building to the rear of 7 Stramongate	E:351675 N:492745	Extant timber-framed cottage of 17 <sup>th</sup> century date, built in the back plot of a building fronting Stramongate	Post Medieval (Stuart)
41741	Beezon Road Brewery, Beezon Road	E:351800 N:493100	Site of the former Beezon Road Brewery owned by local brewers Jonas Alexander and Sons. Built in c1883 and closed in 1951	Post Medieval (Victorian)
41742	Avenue Works/Avenue House, Beezon Road	E:351780 N:493090	Site of the former Avenue Works mineral water factory and bottling plant, now named Avenue House. Built in 1906 for local brewers Jonas Alexander and Sons	Post Medieval (Early 20 <sup>th</sup> century)
41968	Stock Beck	E:351982 N:492995	Stock Beck, straightened and culverted on its approach to Kendal sometime between 1835 and 1853	Post Medieval (Victorian)
43269	Castle Street Infants' School	E:351960 N:492990	Site of a former infants' school built in 1830 on land sold to the Quaker Friends Meeting in Stramongate. Demolished in 1990	Post Medieval (Georgian)
43270	Castle Street School House, 3 Castle Street	E:351975 N:493000	No.3 Castle Street was originally the school masters house for Castle Street Infants' School and was built sometime between 1833 and 1853	Post Medieval (Victorian)
43271	British School, Castle Street	E:351995 N:493035	The British School was opened in 1835. Enlarged in 1857 with the addition of new classrooms and committee rooms, and is now used as a youth centre	Post Medieval
43272	Coach House, Yard 173, Stricklandgate	E:351510 N:493090	Disused two storey building constructed sometime between 1853 and 1859 with later	Post Medieval (Victorian)

HER No.	Site Name	Grid Ref	Description	General Period
			alterations and additions	
43273	Pie Factory, Yard 173, Stricklandgate	E:351495 N:493080	A disused two storey building constructed sometime before 1787. Originally two cottages that were later combined into a single building. In the 20 <sup>th</sup> century it became a pie shop	Post Medieval
43274	Cottage, Yard 173, Stricklandgate	E:351515 N:493085	A disused two storey building constructed sometime before 1787. It originally formed the end house of a row of four cottages	Post Medieval
43275	Thorn Cottage, Yard 173, Stricklandgate	E:351520 N:493085	Extant building constructed in the second half of the 19 <sup>th</sup> century	Post Medieval (Victorian)
43276	Hickling's Butchers, 133 Stricklandgate	E:351485 N:493070	Extant building shown on Todd's map of 1787	Post Medieval

## APPENDIX 2: FIGURES

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North Pennines Archaeology Ltd  
2009

PROJECT: Kendal College, Beezon Road  
 SCALE: 1:50 000 at A4  
 REPORT No: CP1035/09  
 CLIENT: Kendal College/Taylor Young  
 DRAWN BY: FW  
 DATE: October 2009  
 FIGURE: 1

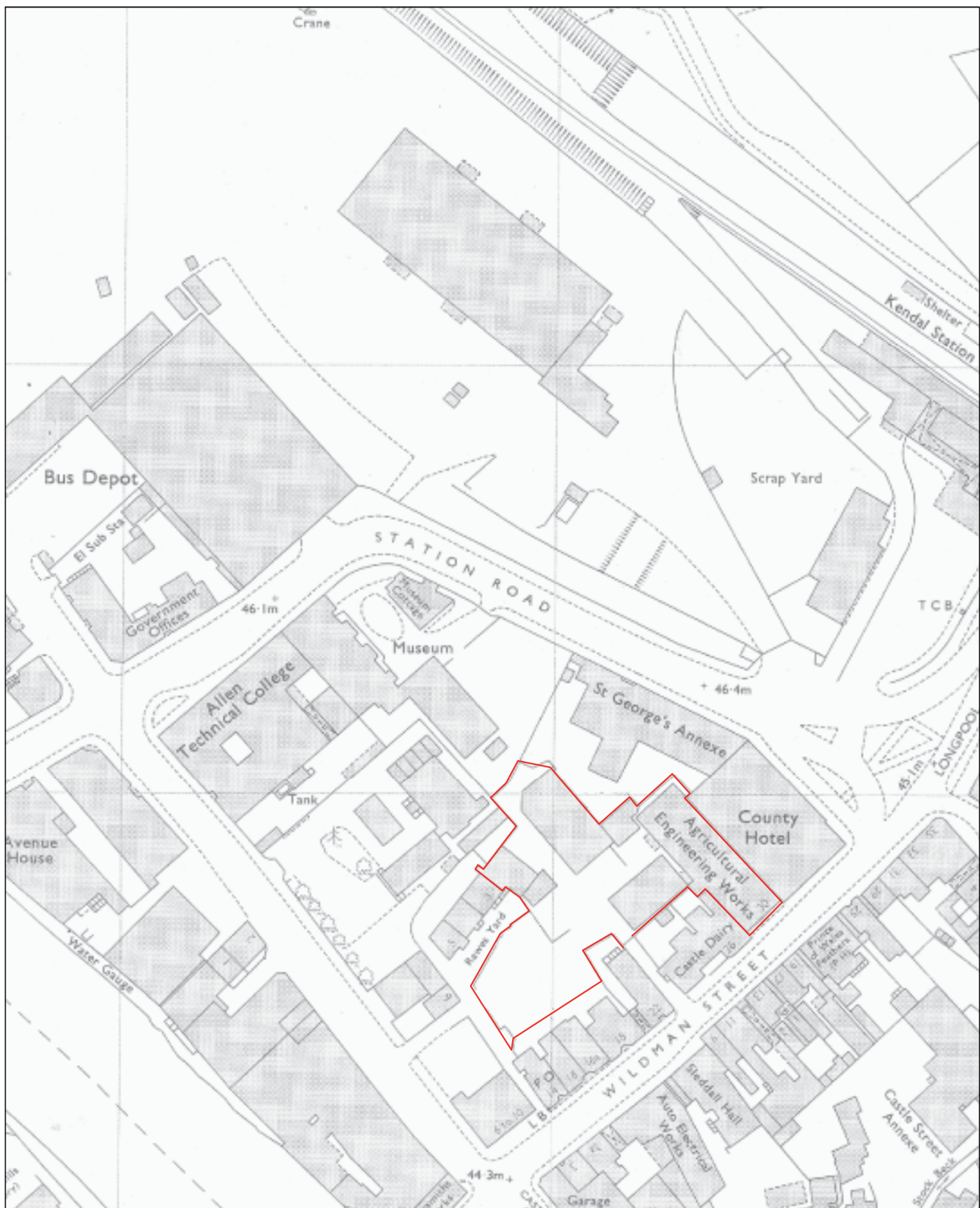
KEY:

 Site Location



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Figure 1 : Site Location



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 SCALE: 1:1250 at A4  
 REPORT No: CP1035/09  
 CLIENT: Kendal College/Taylor Young  
 DRAWN BY: FW  
 DATE: October 2009  
 FIGURE: 2

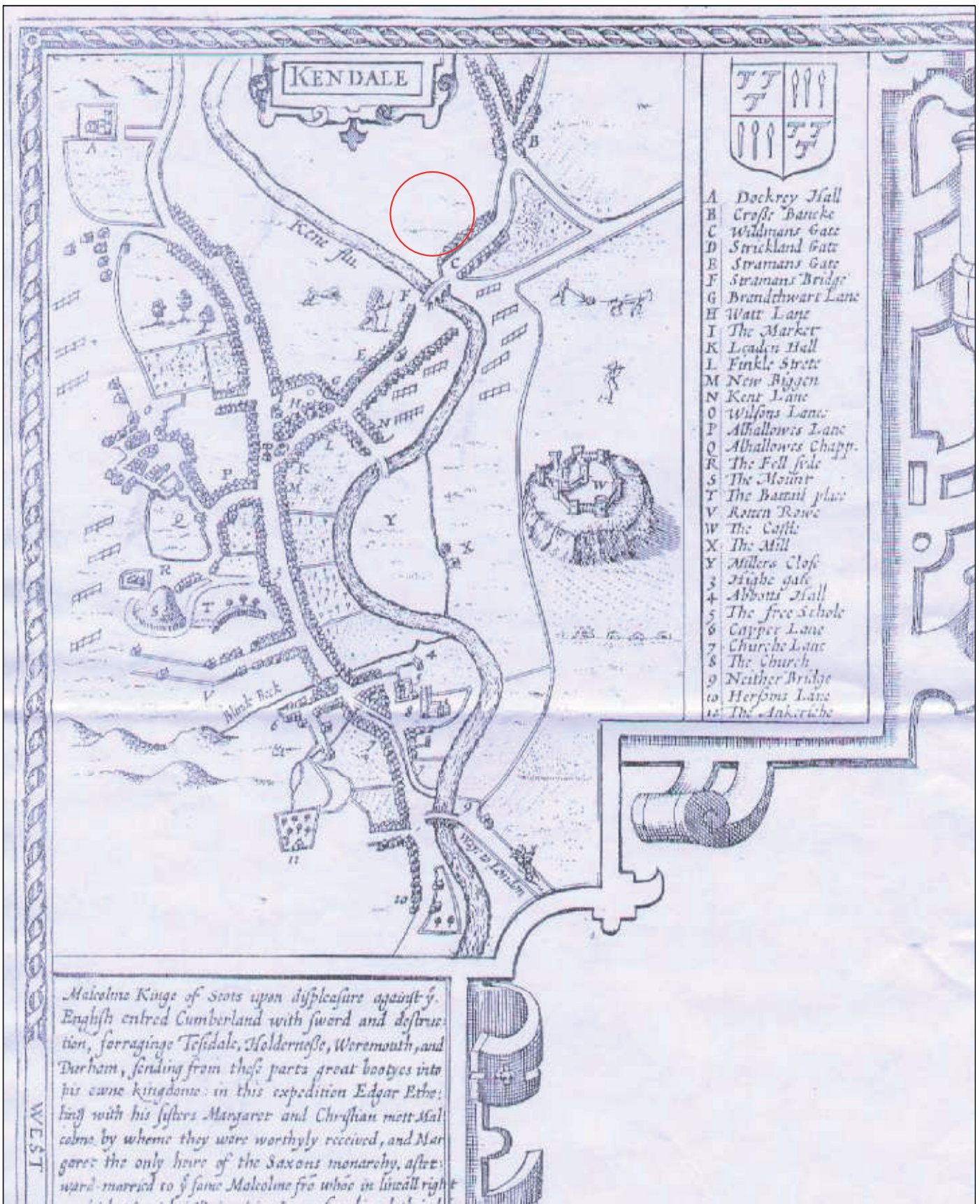
KEY:

— Proposed Development Site Boundary



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Figure 2 : Detailed Site Location (based on OS 1975)



**NORTH PENNINES**

**ARCHAEOLOGY LIMITED**

North Pennines Archaeology Ltd  
2009

PROJECT: Kendal College, BeezonRoad

SCALE: Not to Scale

REPORT No: CP1035/09


CLIENT: Kendal College/Taylor Young

DRAWN BY: FW

DATE: October 2009

FIGURE: 3

KEY:

 Approximate Location of Site

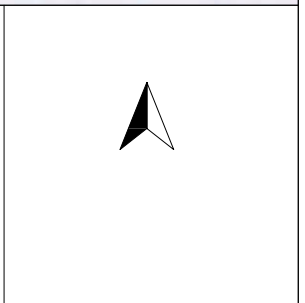


Figure 3 : Speed's Plan of Kendal 1611



North Pennines Archaeology Ltd  
2009

PROJECT: Kendal College, Beeson Road  
 SCALE: Not to Scale  
 REPORT No: CP1035/09  
 CLIENT: Kendal College/Taylor Young  
 DRAWN BY: FW  
 DATE: October 2009  
 FIGURE: 4

KEY:

 Approximate Location of Site



Figure 4 : Extract from Jefferys Map of Westmorland 1770



North Pennines Archaeology Ltd  
2009

Kendal College, Beezon Road

CLIENT:

Kendal College/Taylor Young

SCALE:

Not to Scale

DRAWN BY: FW

DATE: October 2009

KEY:

 Approximate Location of Site



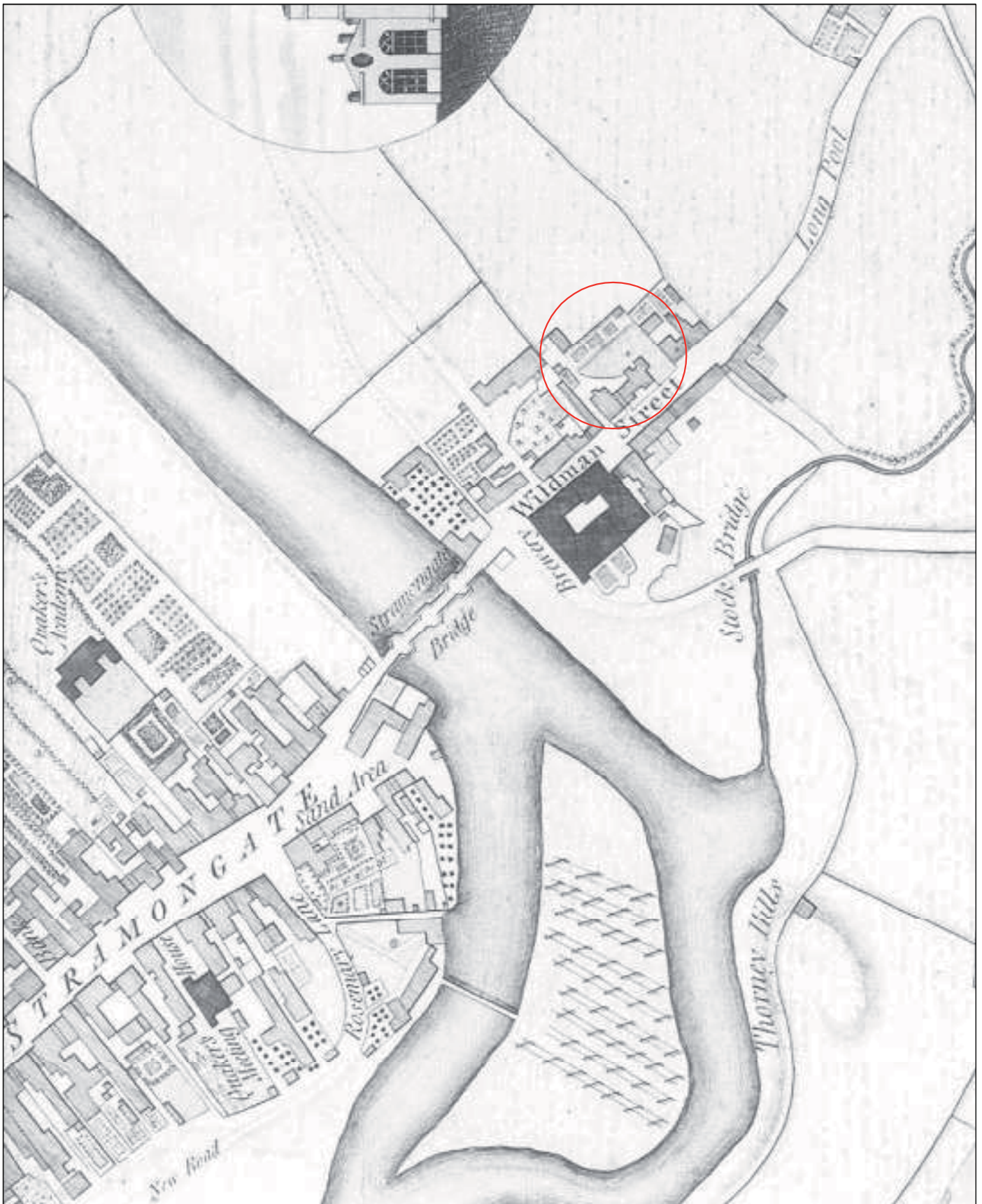
REPORT No:

CP1035/09

FIGURE:

5

Figure 5 : Jefferys Plan of Kendal 1770






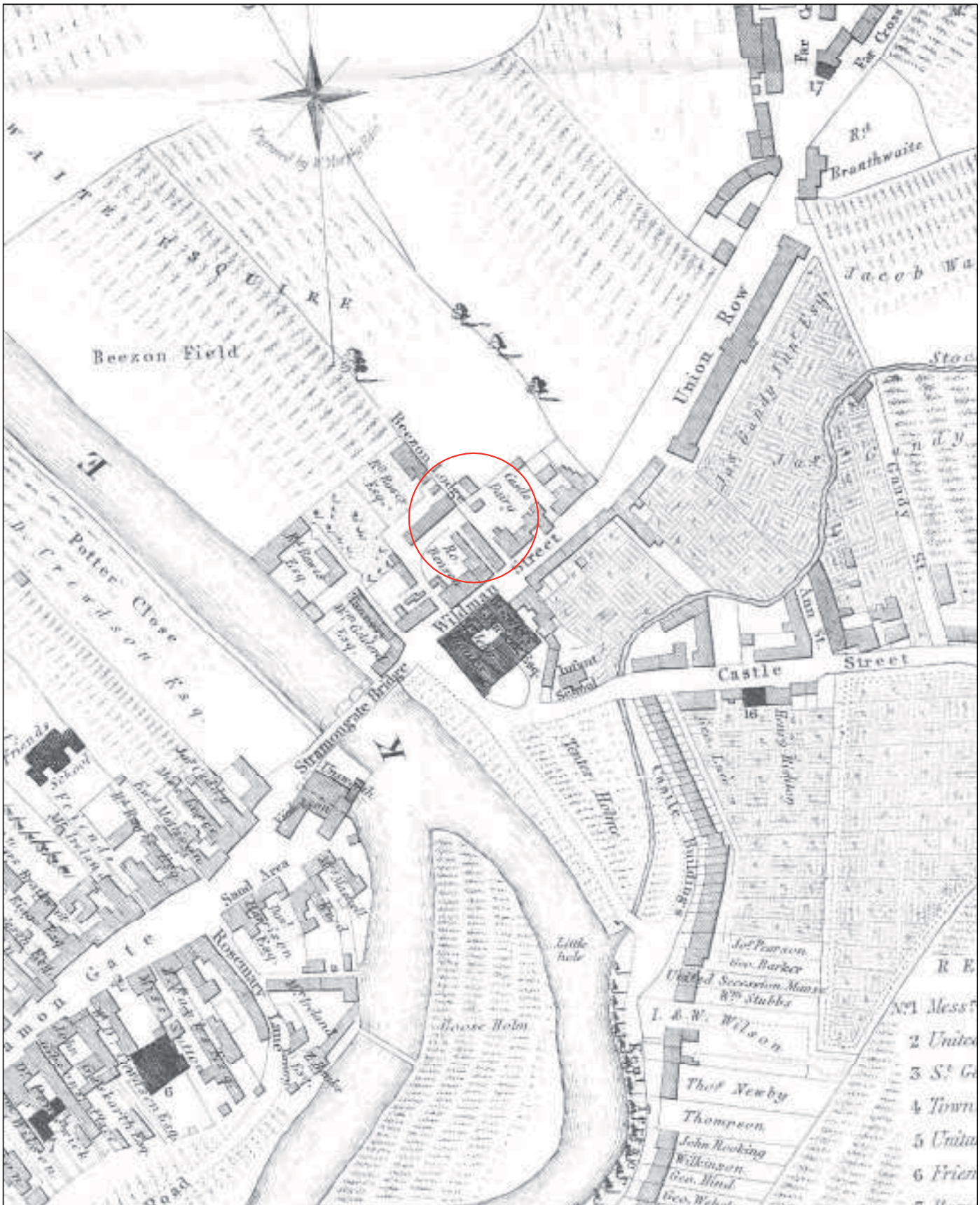
 <p>North Pennines Archaeology Ltd 2009</p>	<p>PROJECT: Kendal College, Beezon Road</p> <p>SCALE: Not to Scale</p> <p>REPORT No: CP1035/09</p> <p>CLIENT: Kendal College/Taylor Young</p> <p>DRAWN BY: FW</p> <p>DATE: October 2009</p> <p>FIGURE: 6</p>	<p>KEY:</p> <p> Approximate Location of Proposed Development</p>	
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Figure 6 : Extract from John Todd's Plan of Kendal 1787






 <p>North Pennines Archaeology Ltd 2009</p>	<p>PROJECT: Kendal College, Beezon Road</p> <p>SCALE: Not to Scale</p> <p>REPORT No: CP1035/09</p> <p>CLIENT: Kendal College/Taylor Young</p> <p>DRAWN BY: FW</p> <p>DATE: Date as report</p> <p>FIGURE: 7</p>	<p>KEY:</p> <p> Approximate Location of Proposed Development</p>	
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Figure 7 : Extract from John Wood's Plan of Kendal 1833






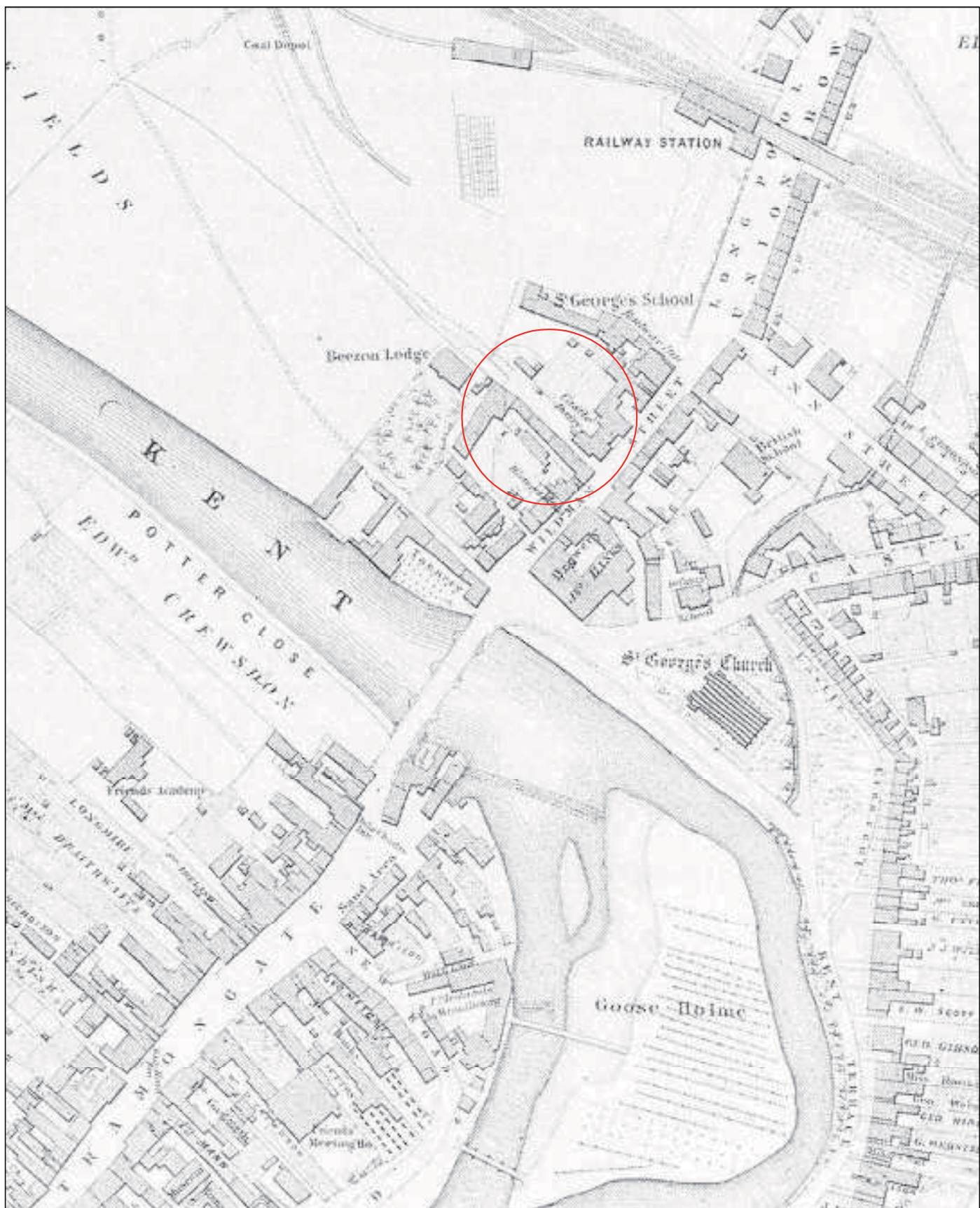
 <p>North Pennines Archaeology Ltd 2009</p>	<p>PROJECT: Kendal College, Beezon Road  SCALE: Not to Scale  REPORT No: CP1035/09  CLIENT: Kendal College/Taylor Young  DRAWN BY: FW  DATE: October 2009  FIGURE: 8</p>	<p>KEY:</p> <p> Location of Proposed Development</p>	
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Figure 8 : Extract from Kendal Corn Rent Map 1836








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Figure 9 : Extract from Henry Hoggarth's Plan of Kendal 1853






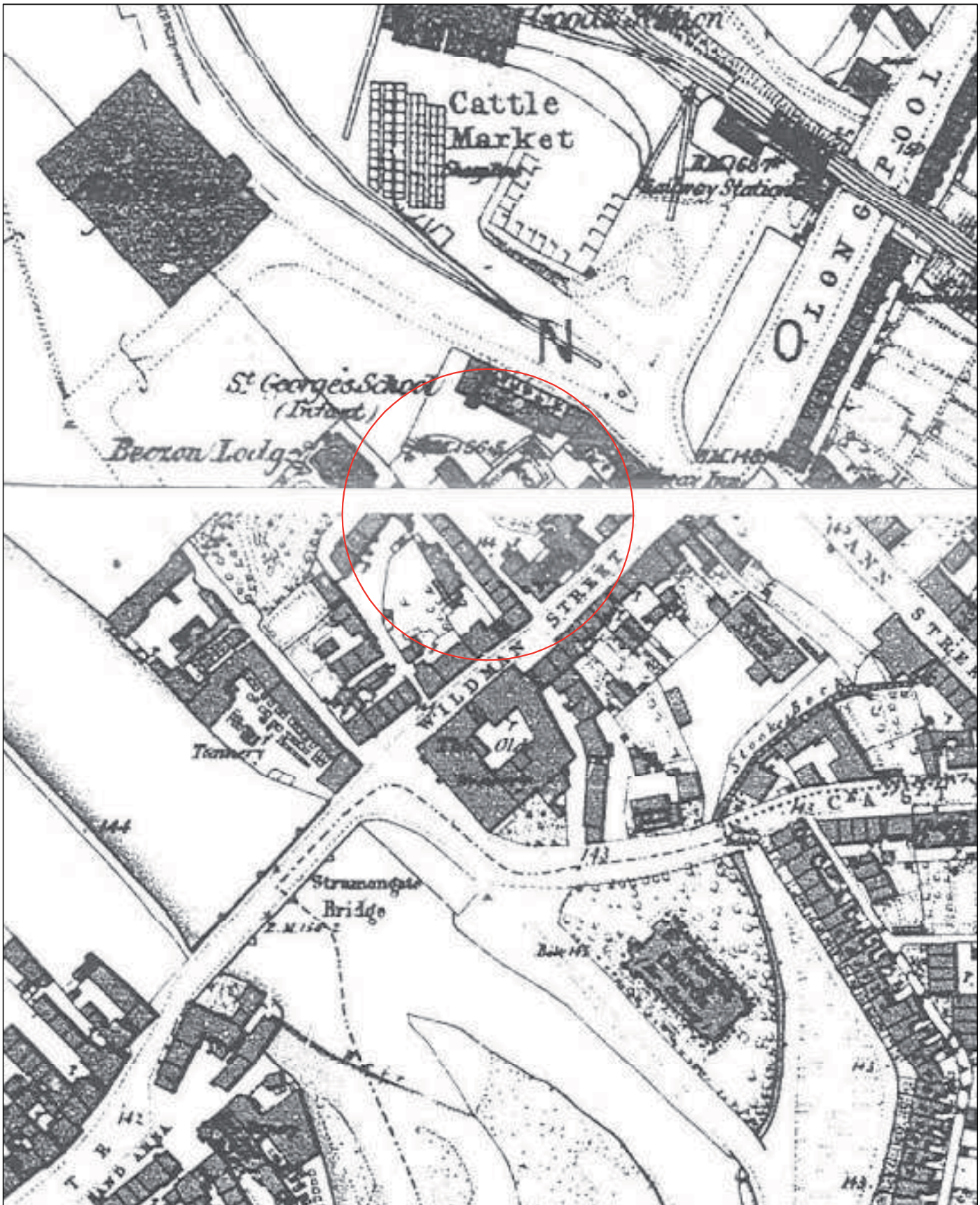
 <p>North Pennines Archaeology Ltd 2009</p>	<p>PROJECT: Kendal College, Beezon Road</p> <p>SCALE: Not to Scale</p> <p>REPORT No: CP1035/09</p> <p>CLIENT: Kendal College/Taylor Young</p> <p>DRAWN BY: FW</p> <p>DATE: October 2009</p> <p>FIGURE: 10</p>	<p>KEY:</p> <p> Location of Proposed Development</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100014732</p>
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Figure 10 : First Edition Ordnance Survey Map 1867 (6" to 1 mile scale)






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Figure 11 : First Edition Ordnance Survey Map c.1865 (25" to 1 mile scale)






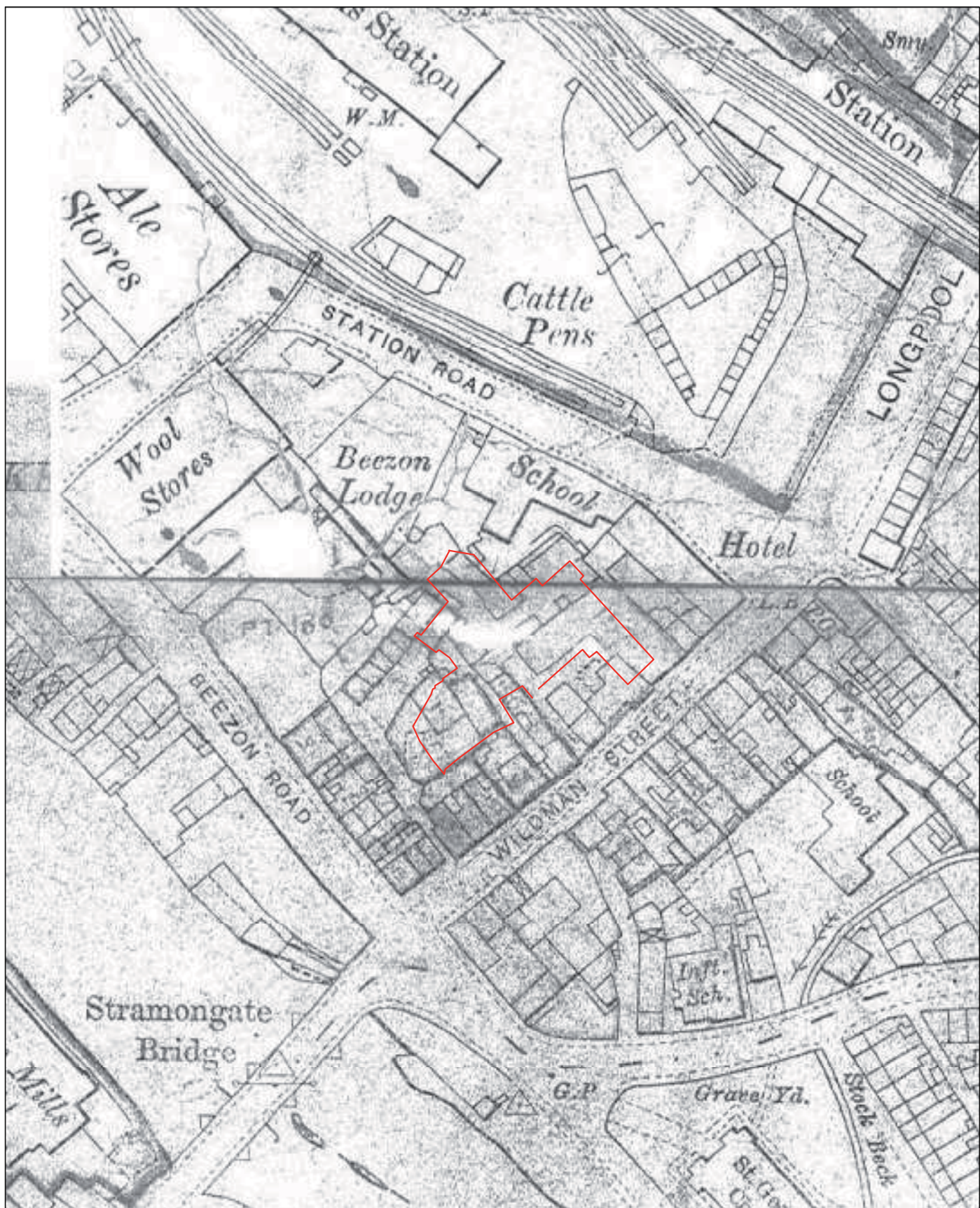
 <p>North Pennines Archaeology Ltd 2009</p>	<p>PROJECT: Kendal College, Beeson Road</p> <p>SCALE: Not to Scale</p> <p>REPORT No: CP1035/09</p> <p>CLIENT: Kendal College/Taylor Young</p> <p>DRAWN BY: FW</p> <p>DATE: October 2009</p> <p>FIGURE: 12</p>	<p>KEY:</p> <p> Location of Proposed Development</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100014732</p>
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Figure 12 : Second Edition Ordnance Survey Map 1900 (6" to 1 mile scale)



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2009

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 SCALE: 1:1250 at A4  
 REPORT No: CP1035/09  
 CLIENT: Kendal College/Taylor Young  
 DRAWN BY: FW  
 DATE: October 2009  
 FIGURE: 13

KEY:

— Approximate  
Boundary of  
Proposed  
Development



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Figure 13 : Second Edition Ordnance Survey Map 1900 (25" to 1 mile scale)






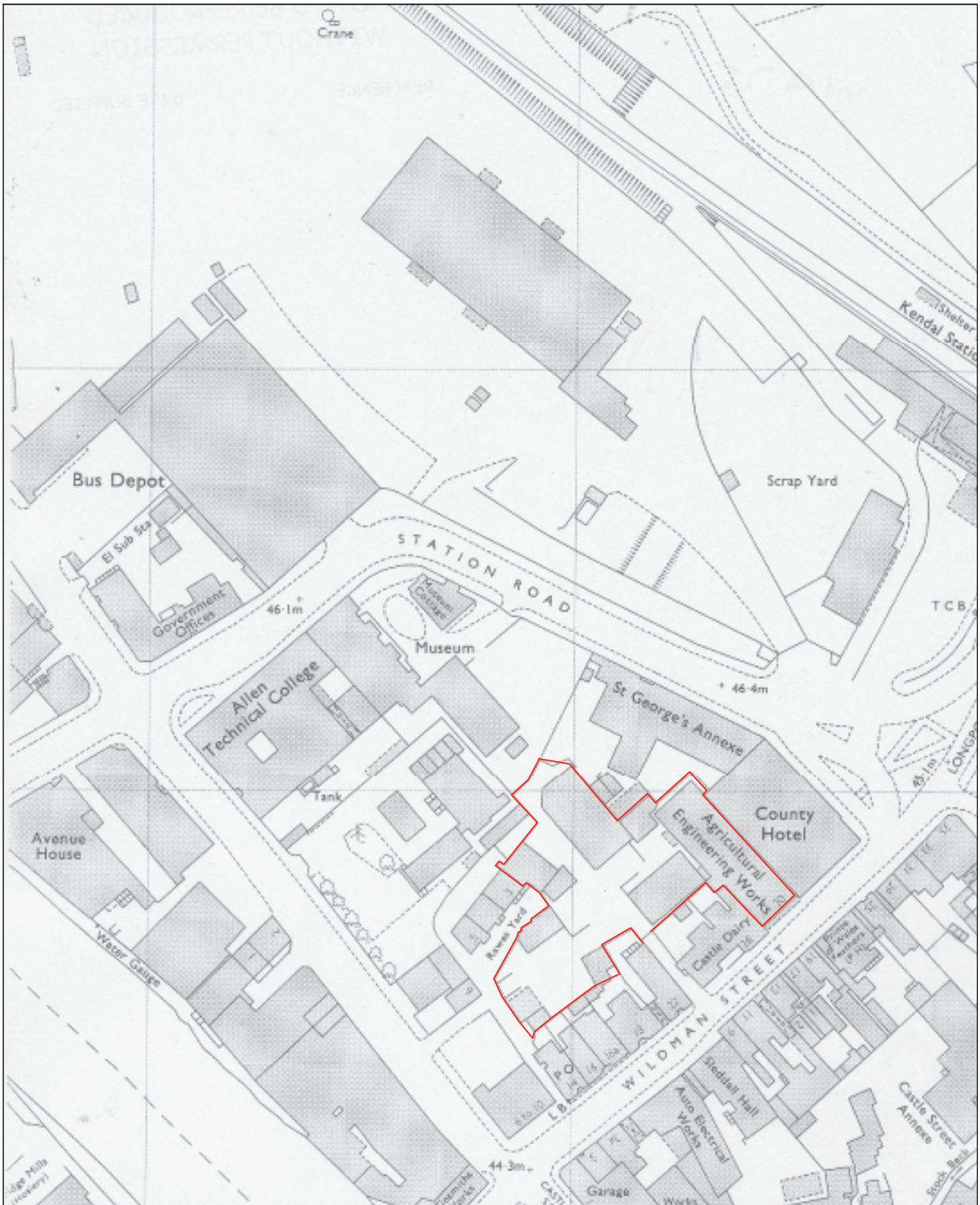
 <p>North Pennines Archaeology Ltd 2009</p>	<p>PROJECT: Kendal College, Beezon Road</p> <p>SCALE: 1:1250 at A4</p> <p>REPORT No: CP1035/09</p> <p>CLIENT: Kendal College/Taylor Young</p> <p>DRAWN BY: FW</p> <p>DATE: October 2009</p> <p>FIGURE: 14</p>	<p>KEY:</p> <p> Boundary of Proposed Development</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100014732</p>
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Figure 14 : Ordnance Survey Map 1912 (50" to 1 mile scale)



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2009

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 SCALE: 1:1250 at A4  
 REPORT No: CP1035/09  
 CLIENT: Kendal College/Taylor Young  
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 DATE: October 2009  
 FIGURE: 15

KEY:

— Boundary of Proposed Development



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Figure 15 : Ordnance Survey Map 1975 (1:1250 scale)