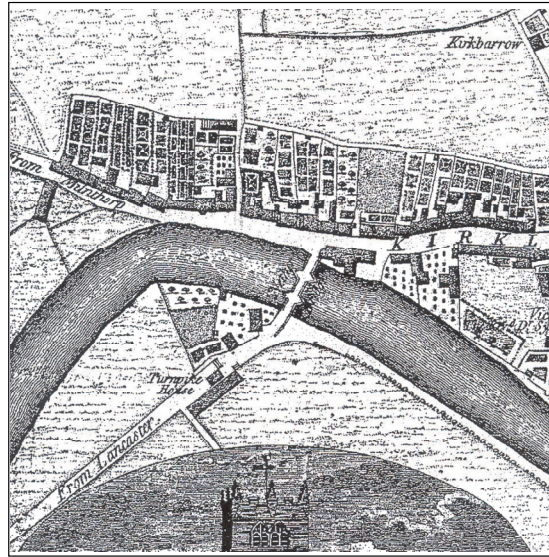


THE COCK & DOLPHIN 2 MILNTHORPE ROAD KENDAL, CUMBRIA



ARCHAEOLOGICAL
DESK-BASED ASSESSMENT
AND EVALUATION
CP. No1133/10
11/05/2010

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Quality Assurance

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

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SUMMARY

North Pennines Archaeology Ltd were commissioned by Russell Armer Ltd, to undertake an archaeological desk-based assessment and evaluation at The Cock & Dolphin Public House, 2 Milnthorpe Road, Kendal (NGR SD 5162 9193). This work follows a planning application (Planning Application No. SL/09/1143) for the construction of 9 dwellings at the site. The scheme of archaeological works were conducted in accordance with a planning condition and brief as set out by Cumbria County Council's Historic Environment Service (CCCHES).

The desk-based assessment revealed that the Cock & Dolphin site was situated within the periphery of the medieval town, centered around a pre-Norman church at Kirkland, Nether Bridge, immediately to the east of the proposed development area, and seems to have marked the southern extent of this settlement. Speed's 1611 Map of Kendale indicates that the proposed development area was originally subdivided into three plots, which probably corresponded to medieval *burgages*. The east side of the site was occupied by buildings fronting onto Milnthorpe Road, with yards and outbuildings/workshops behind. The west side of the proposed development area was occupied by gardens, which were accessed by a back lane, with agricultural land beyond.

The existing Cock & Dolphin Public House was constructed at the start of the 20th century on the site of an earlier building of the same name. The earlier Cock & Dolphin was present from at least the early 19th century. Buildings are shown along the east side of the proposed development area on Speed's map and have been present along Milnthorpe Road until the mid 20th century. Following their demolition, the land to the north of the Cock & Dolphin became an access road to the pub car park, and land to the south was converted into a garden.

The archaeological field evaluation comprised the excavation and investigation of four trial trenches, comprising a 5% sample of the site in order to assess the potential survival of below ground archaeological remains within the proposed development area.

During the evaluation, the remains of a multi-phased structure within the southeast corner of the proposed development area were revealed. These remains were comprised of several walls and floor surfaces representing the continual redevelopment of the property immediately to the south of the Cock & Dolphin. Most notably, these remains were centred around a cellar which was redeveloped, segregated and raised on several separate occasions. Based upon the dating evidence retrieved during the evaluation, these structural developments continued from the late 18th century through to the demolition of the property in the mid-20th century. It is probable that this constant redevelopment was a necessity due to the buildings

proximity to the River Kent and the constant threat of flooding, which appears to have occurred on more than one occasion.

Although the earliest identified building phase appears to date to the late 18th century, it is probable that the southeast corner of the proposed development area had been occupied long before this date. However, given the depth of the cellars, it is likely that evidence for any such occupation was destroyed during this later construction.

Three trenches within the western half of the proposed development area were excavated to the natural substrate at a depth of 2.6m. No archaeological features were revealed. This suggests that this area has always been used as garden plots to the rear of the properties fronting Milnthorpe Road until the construction of the car park.

Two outbuildings to the rear of the Cock & Dolphin Public House are due to be demolished as part of the proposed development. These appear on 19th century Ordnance Survey maps of the site, however it is possible that they contain 18th century or earlier structures within their fabric. Further recording of these buildings is therefore recommended.

It is also recommended that any ground reduction within the vicinity of the southeast corner of the proposed development area be subject to a programme of archaeological monitoring.

As the evaluation failed to identify any archaeological remains within the western part of the site boundary, no further work is recommended within this area.

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North Pennines Archaeology Ltd would like to thank Brian Smith, Russell Armer Ltd, for commissioning the project, and for all assistance throughout the work. NPA Ltd would also like to thank Jeremy Parsons, Historic Environment Officer, and Jo Mackintosh, Historic Environment Records Officer at Cumbria County Council, for all their assistance throughout the project. Further thanks are extended to the staff at the County Record Office in Kendal for their help during this project.

North Pennines Archaeology Ltd would also like to extend their thanks to Mike Robson of Metcalfe Bros. for his help during this project.

The desk-based assessment and site visit was undertaken by Martin Railton, NPA Project Manager. The archaeological evaluation was undertaken by David Jackson, Kevin Mounsey, Joanne Wilkinson and Alan James. The report was written and illustrated by Martin Railton and David Jackson with building text by Fiona Wooler. The project was managed by Martin Railton, who also edited the report.

1 INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 In March 2010, North Pennines Archaeology Ltd were invited by Russell Armer Ltd to undertake an archaeological desk-based assessment and evaluation at The Cock & Dolphin Public House, 2 Milnthorpe Road, Kendal, Cumbria (NGR SD 5162 9193; Figure 1). This work was undertaken following a planning application to South Lakeland District Council for the erection of 9 dwellings at the site.
- 1.1.2 The proposed development area is believed to be situated on the periphery of the medieval town. Kendal was listed in the Domesday Survey of 1086 as '*Chechebi*' in Yorkshire, which can be translated as 'the settlement by the church of Kentdale'. The 14th century Nether Bridge, immediately to the east of the proposed development area, seems to have marked the southern extent of the early settlement, which was probably focused on the 13th century Parish Church. As a result, Jeremy Parsons, Historic Environment Officer at Cumbria County Council requested that the site be subject to a programme of archaeological evaluation to assess the nature and potential of the site. This is in line with government advice as set out in the DoE Planning Policy Guidance on Archaeology and Planning (PPG 16).
- 1.1.2 The archaeological work comprised a desk-based assessment and trial trench evaluation, undertaken following approved statutory guidelines (IfA 2008), and was consistent with the specification provided by Cumbria County Council Historic Environment Service (Parsons 2010) and generally accepted best practice.
- 1.1.3 This report outlines the archaeological works undertaken, the subsequent programme of post-excavation analysis, and the results of this scheme of archaeological works.

2 METHODOLOGY

2.1 PROJECT DESIGN

2.1.1 A project design was submitted by North Pennines Archaeology Ltd in response to a request by Russell Armer Ltd, for an archaeological evaluation at the site (Railton 2010). Following acceptance of the project design by Jeremy Parsons, Historic Environment Officer at Cumbria County Council, North Pennines Archaeology Ltd was commissioned by the client to undertake the work. The project design was adhered to in full, and the work was consistent with the relevant standards and procedures of the Institute for Archaeologists (IfA), and generally accepted best practice.

2.2 DESK BASED ASSESSMENT

2.2.1 The desk-based assessment involved the consultation of the County Historic Environment Record (HER) in Kendal in the first instance. This included the collection of all available information held within the HER database within a 500m radius of the site, 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. Aerial photographs for the area were examined in order to gain an adequate understanding of the context of the archaeological fieldwork.

2.2.2 Following this the County Records Office in Kendal was also be consulted in order to study maps and documents relevant to the study area. This included the collection of historic maps, including Tithe or Enclosure maps and early Ordnance Survey maps. Early cartographic evidence, such as surveys and terriers, were also consulted in order to achieve an understanding of the medieval and early post medieval landscape. All 18th and 19th century mapping was also be consulted. Several secondary sources and journals, such as the Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society, were also be consulted. Also consulted for pertinent references were Directories, Business Records, Miscellaneous Records and Diocesan Records.

2.2.3 The desk-based assessment was undertaken in accordance with the Institute of Field Archaeologists *Standards and Guidance for Archaeological Desk-Based Assessments* (IFA 2008a).

2.3 VISUAL SITE INSPECTION

2.3.1 A site visit noting features of potential archaeological interest and areas of potential significant disturbance was undertaken on 24th March 2010. The

principal aim of the visit is to identify previously unrecorded buildings or archaeological features at the site.

- 2.3.2 The visit will also note any hazards and constraints to undertaking further archaeological work on site (including the locations of live services, Tree Preservation Orders and public footpaths).
- 2.3.3 A digital photographic record was also be produced and a selection of photographs are included in the project report.

2.4 THE EVALUATION

- 2.4.1 The trial trench evaluation comprised a 5% sample of the site, amounting to 90m² of trenching in total. Four trenches were excavated measuring in order to provide a predictive model of surviving archaeological remains detailing zones of relevant importance against known development proposals. The trenches targeted the locations of earlier buildings fronting onto Milnthorpe Road, as well as the plots behind these buildings.
- 2.4.2 The exact positions of the trenches were agreed with CCCHES, following completion of the desk-based assessment. The positions of the trenches were surveyed in using known Ordnance Survey points, through the use of a Trimble 3605DR Geodimeter total station with datalogger.
- 2.4.3 In summary, the main objectives of the evaluation were :
- to establish the presence/absence, nature, extent and state of preservation of archaeological remains and to record these where they are observed;
 - to establish the character of those features in terms of cuts, soil matrices and interfaces;
 - to recover artefactual material, especially that useful for dating purposes;
 - to recover palaeoenvironmental material where it survives in order to understand site and landscape formation processes.
- 2.4.4 All trenches were excavated by a tracked mechanical excavator using a toothless ditching bucket to either the top of archaeological deposits, or the natural substrate, whichever was observed first under continuous archaeological supervision.
- 2.4.5 The trenches were subsequently cleaned by hand and all features were investigated and recorded according to the North Pennines Archaeology Ltd standard procedure as set out in the Excavation manual (Giecco 2003). All archaeological features exposed were sample excavated; which typically involved the 50% sampling of discrete features, 25% of linear features with a non uniform fill and 10% of linear features with a uniform fill.

- 2.4.6 All fieldwork was carried out in accordance with codes and practices outlined by the Institute of Field Archaeologists regarding archaeological evaluations (IfA 2008b, *Standards and Guidance: Archaeological Evaluation*).
- 2.4.7 All written records utilised the NPA pro-forma record sheets. Plans and sections were drawn on water resistant permatrace. A full photographic record in monochrome and digital formats was maintained. A combination of multi and single context planning was utilised. All electronic survey work was undertaken using a Trimble 3605DR Geodimeter total station with datalogger and was transferred into a CAD environment. The site was levelled with respect to the Ordnance Datum, and the trenches tied into the National Grid.

2.5 THE ARCHIVE

- 2.5.1 A full professional archive has been compiled in accordance with the specification, and in line with current UKIC (1990) and English Heritage Guidelines (1991) and according to the Archaeological Archives Forum recommendations (Brown 2007). The archive will be deposited Kendal Museum, with copies of the report sent to the County Historic Environment Record at Kendal, Cumbria, available to view upon request. The archive can be accessed under the unique project identifier **NPA10, CDK-A, CP 1133/10**.
- 2.5.2 North Pennines Archaeology, and Cumbria County Council, 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. As a result, details of the results of this project will be made available by North Pennines Archaeology, as a part of this national project.

3 BACKGROUND

3.1 LOCATION AND GEOLOGICAL CONTEXT

- 3.1.1 Kendal is situated just outside the limits of the Lake District National Park, in that part of Cumbria that was formerly known as Westmorland. The proposed development area is located to the south of Kendal town centre, to the west of Milnthorpe Road in an area known as Kirkland (Figure 1). The site lies at a height of approximately 43m AOD and is situated to the west of the River Kent, adjacent to Nether Bridge. The proposed development area has previously been developed as the Cock & Dolphin Public House, with car parking to the rear. The study area is shown in Figure 2.
- 3.1.2 The solid geology of the area comprises Silurian Slates and Kirkby Moor Flags, overlain by glacial drift deposits including gravels and boulder clay (British Geological Survey North Sheet, Third Edition Solid 1979).

3.2 HISTORICAL CONTEXT

- 3.2.1 *Introduction:* this historical background is compiled mostly from secondary sources, and is intended only as a brief summary of historical developments specific to the study area. References to the Cumbria County Council Historic Environment Record (HER) are included where known.
- 3.2.2 *Prehistoric:* The earliest evidence for prehistoric settlement in Kendal comes from the Neolithic, a period which has been traditionally associated with the adoption of farming in Britain. The location of monuments from this period within Cumbria appears to suggest a shift in the emphasis of activity away from the coastal plain to the edge of the Lake District hills and the Eden Valley (Hodgkinson *et al* 2000).
- 3.2.3 In Cumbria, evidence for Neolithic settlement is primarily indicated by the distribution of probable Late Neolithic polished stone axes, few of which come from reliable contexts (Hodgkinson *et al* 2000). A Neolithic axe has been recovered from the site of Kendal High School in 1868, but this is likely to be an isolated findspot (HER 2486).
- 3.2.4 Despite a significant increase in clearance activity, and the initiation of cereal cultivation in the Early Bronze Age, archaeological evidence for settlement is scarce in Cumbria. It is likely that gathering and hunting remained of primary economic importance well into the period after which domesticated crops and animals became available. Evidence of Bronze Age activity in the Kendal area is shown by the recovery of a Bronze Age stone mace head from the Thorny Hills area, just to the south (HER 2485) and a possible Bronze Age Barrow (HER 2072) situated c.500m to the southwest of the proposed

development area, although the nature of this is uncertain. On the northern outskirts of Kendal, an archaeological excavation was conducted by Lancaster University Archaeology Unit on a burnt mound, a type of monument belonging to the Bronze Age, at Sparrowmire Farm (Heawood and Huckerby, 2002).

- 3.2.5 During the Iron Age, the impression nationwide is of a major expansion in population as evidenced by an abundance of settlement sites. There is also clear evidence for a growing social complexity and hierarchy. During this period, the area around Kendal seems to have formed part of the Brigantian federation of native peoples with more locally, the *Carvetii* tribe maintaining authority. Within Kendal itself, a beehive style quernstone was found during bulldozing operations on the north side of New Blackhall Road, just off Stramongate; this could be attributable to the Iron Age or succeeding Romano-British period (HER 4100).
- 3.1.6 Although the surrounding area is known to have been exploited from at least the Bronze Age Period onwards, there is no direct evidence for prehistoric activity in the immediate vicinity of the development area.
- 3.1.7 **Romano-British:** the Roman advance on the northwest region of England during the 70s and 80s AD probably originated from bases in the northwest Midlands such as Wroxeter and Little Chester, proceeding north via the valleys of the Eden and Lune. By 72 AD the earliest timber fort was constructed at Carlisle. The closest evidence for the Roman occupation to Kendal is approximately 1km to the south of the town at Watercrock where the fort *Alavana* was positioned. The fort was situated on the east bank of the River Kent. It was thought that this fort and others at Ambleside and Hardknott were all built just before the turn of the 2nd century AD to maintain a peaceful state with the hill-tribes in the Lake District.
- 3.1.8 In 1980 the North West Water Authority commenced a project to extend and improve the Kendal Effluent Treatment Works. The works were sited on the River Kent south of Kendal and adjacent to the wide meander of the river at Watercrock that encloses the site of the fort and the *vicus*, the civilian settlement associated with the fort. Over 200 pieces of Roman pottery were recovered from surface collection along the pipeline route, although no significant Roman deposits or features were identified (Gibbons 1988). Despite the proximity of the fort and *vicus*, there is no direct evidence for Roman activity near the Cock & Dolphin site.
- 3.1.9 **Medieval:** evidence for Early Medieval activity in Cumbria is extremely limited, the end of the Roman economy depriving the archaeologist of diagnostic artefactual evidence on all but a small minority of sites (Higham 1986). Once the Roman administration ended in 410AD, it is possible that

the native Britons gradually reverted to their own autonomy. In the immediate period after Roman withdrawal, Cumbria was within the British Kingdom of Rheged, the kings of which claimed their descendency from King Coel Hen, who was presumably one of the last *Duces Britanniorum* (Dukes of Britain) from the Roman government system of Britain. His descendants succeeded him until Rheged, by marriage, came under the peaceful control of the Anglian Kingdom of Northumbria in approximately AD 638. Angles had begun to enter eastern Cumbria by the 7th century AD and place-name evidence suggests that the Angles had established a presence in Kentdale by the later 7th century. The former county name of Westmorland is a derivative of the Anglian '*Westmaringland*', the land of the western border (Rollinson 1996).

- 3.1.9 Kendal (HER 2076) was listed in the Domesday Survey of 1086 as '*Chechebi*' in Yorkshire, which can be translated as 'the settlement by the church of Kentdale' (Winchester 1979), which now forms the southern part of the town. '*Chechebi*' may also be Anglian in origin, giving rise to 'Kirkby Kendal', (the name which was used until the 18th century), indicating that there was an Anglo-Norse presence in the 7th or 8th century, even though other physical or documentary sources are not forthcoming at this time. A pre-Norman church is believed to have existed at Kirkland, c.200m northeast of the Cock & Dolphin site, at the site of the Church of the Holy Trinity (HER 2475).
- 3.1.10 The Barony of Kendal was given by William II to Ivo De Tailbois, brother of the Earl of Anjou. The earliest castle in Kendal dates to the Norman Period, possibly being constructed around 1087. Now known as Castle Howe (HER 2077) in the western part of the town, situated approximately 500m to the northwest of the proposed development area, it was a motte and bailey type construction that was abandoned in the 13th century. Ivo's descendant, Gilbert de Lancaster, the 7th Baron of Kendal was given by Richard the First in 1189-90 '*the whole forest of Westmorland and of Kendal and of Furness*', as well as the grant of a weekly market at Kendal on Saturdays (Wheelan 1860). During this period Gilbert had to contend with the Earl of Fife, Duncan, plundering the town, breaking open the church and '*putting inhabitants to the sword*' (*ibid*). In the same century a new castle, Kendal Castle, was built by the barons of Kendal, and it eventually passed through several owners including the Crown until it ended up in the estates of the Parr family in the 16th century, at which point it fell into dereliction. This castle survives as a ruin, situated c.600m to the northeast of the Cock & Dolphin site.
- 3.1.11 Kendal (HER 2076), although at the time not a large town, was the centre for trade and commerce for a large rural area. The town is thought to have had three areas of development, which may have formed sequentially: the

earliest, the presumed pre-Norman site at Kirkland around the church to the south of the town; the second extending along Highgate and Stricklandgate; and finally Stramongate (Winchester 1979). By 1390 there were 52 burgages in the town, and the layout of the town was clearly defined. Buildings were nucleated around the church and adjacent Castle Howe, with a planned urban settlement to the north formed by three streets; Highgate, Stricklandgate and Stramongate, flanked by regular burgage plots (Munby 1985).

- 3.1.12 The single most important reason for Kendal's significance emerged from the wool trade. The Monks of various abbeys and monasteries initially controlled this, Furness Abbey was the largest landowner in the area and their main estate was at Hawkshead, which provided the abbey with almost half of its wool and a quarter of its income. In the early 14th century Edward III granted exclusive rights to ten English towns to sell wool in order to remove a virtual monopoly controlled by the Flemish town of Bruges and Calais (Bingham 1995). Kendal was one of those ten towns and two centuries later when Henry VIII dissolved the monasteries in 1537, the power and money of the wool trade fell to individuals and a new social class emerged, the wool merchants and their agents who organised the delivery of raw materials to the peasant workers and the collection of the finished pieces. Kendal soon began to attract a range of skilled artisans, shearmen, dyers and tailors and weavers. It became so prosperous that the status of the town was elevated to an Incorporated Borough in 1575 by Elizabeth I. Kendal borough was divided for many administrative purposes into three townships, Highgate, Stricklandgate and Stramongate; Kirkland was outside the borough.
- 3.1.13 The population of Kendal in 1595 can be estimated to be between 2200-2600 (Phillips 1981). However, in 1598 bubonic plague struck the town. It is estimated that one half of the population was lost in the last quarter of the 16th century due to outbreaks of the plague (Phillips 1994). This would have had a significant effect on the economic life of Kendal, and it is uncertain as to how long the effects lasted.
- 3.1.14 The Cock & Dolphin site was situated within the periphery of the medieval town. Nether Bridge (HER 5455), immediately to the east of the proposed development area, seems to have marked the southern extent of the settlement. A grant for repair of the bridge was given in 1376. The bridge was originally 12ft wide, but was widened in 1772 and again in 1906.
- 3.1.15 **Post Medieval:** In the late 17th century, Kendal was still very much a country town, with burgage tofts running down to the river from the nearby slopes. Highgate was the centre of the leather and tanning trades, while

Stramongate had a greater variety of trades and several gentleman's houses, containing three to six hearths. Stramongate appeared to be a place of the '*modestly situated and the industrious*' (Marshall 1975), indicating that it may have been an upper working and lower middle class area using today's terminology. Stricklandgate maintained its own social distinctiveness from the late 17th century into the 18th century, by being superior, both in its housing and trades undertaken.

- 3.1.16 By the 18th century, a growth of the town and its main industry had occurred. A census taken in 1695 showed that the population was 2,159, whilst in 1730 it had risen to 2,500 and by 1780 it was around 8,000 (Marshall 1975). As British settlers were establishing themselves in America, the demand for Kendal cloth increased. It was shipped over to the West Indies and the North American colonies to clothe the slaves working on the plantations.
- 3.1.17 Another major impact on the town was the completion of the Lancaster Canal Extension (HER 5332) that was finished in Kendal in 1819 and linked the town to the Lancashire Coalfields to the south. From 1820 onwards the highly popular packet boats on the canal provided an express passenger service between Preston and Kendal that took only seven hours, half the time the journey would take by stagecoach. The canal remained in use until blocked by the construction of the M6 motorway in the 1960s. Bridge Cottage (HER 4087), Change Bridge (HER 40866) and Lound's Wharf (HER 40868) are situated across the river c.500m to the southeast of the Cock & Dolphin site, however large parts of the canal have been filled-in. In 1845 the Kendal and Windermere railway was built as a branch line to the Lancaster and Carlisle Railway which now forms part of the West Coast Main Line. The sudden growth in services on offer in Kendal that the canal (and the railway line finished in 1846) brought to the town, can be seen in the trade directories of the time.
- 3.1.18 The site of Kirkland Mill (HER 40388) is c.200m to the northwest of the proposed development area. This was recorded on the 1st Edition Ordnance survey map of 1858 as a woolen mill. Kirkbarrow Mill (HER 40389), originally a spinning mill, was 140m to the south close to the 18th century Kirkbarrow House (HER 40390).
- 3.1.19 There were three post-medieval tanneries close to the Cock & Dolphin site, two in Kirkland and one across the river to the south of Nether Bridge. The Bridge End Tannery (HER 40863) was built sometime between 1770 and 1787. The Netherfield Shoe Factory (HER 40864) was established around 1825. In around 1845 a leather merchant named Robert Millar moved into the Bridge End Tannery and the Netherfield Shoe Factory was acquired

following the formation of a partnership in 1848 between Rober Millar and his brother John Sommervell. The site was to become the K Shoes factory (HER 40865) and within 15 years the largest employer in Kendal.

- 3.1.20 The Cock & Dolphin Public House is mentioned in 19th century trade directories, although it is uncertain when a public house was first opened at the site. In Piggott & Co's 1834 *Directory of Cumberland and Westmorland*, the proprietor of the Cock & Dolphin is R D Spencer. Slater's 1848 *Directory of Westmorland* also lists Richard Spencer as the proprietor. At this time the Cock & Dolphin was a plain building fronting onto Milnthorpe Road, with adjoining properties to the north and south.
- 3.1.21 **Modern:** The Cock & Dolphin had a major rebuild at the start of the 20th century, turning into the more elaborate building that exists today. In 1929 plans were submitted by Mr A J Miles to convert the stables to the rear of the public house into two garages (CROK Ref. WSMB/K85). A toilet block and fire escape were added in 1958 (CROK Ref. WSMB/K233 & 235).
- 3.1.22 The adjoining house to the south of the Cock & Dolphin was demolished in the mid 20th century and is now a garden. The building to the north was demolished after 1947, and the space has provided access to a car park at the rear of the public house.
- 3.1.23 A ford immediately to the north of Nether Bridge was in use up to the beginning of the 20th century. The Malt Kiln Cottages, adjoining the bridge on the west side of the river were demolished in 1906.
- 3.1.24 Properties close to the River Kent have been prone to flooding for much of their history, the all-time record being in 1898. During the 20th century there have been serious floods in 1927 and 1954, although how far the Cock & Dolphin was affected by the flood water is uncertain. The Lancashire River Authority carried out improvements in the 1970's since which there has been no serious flooding (Dalesman 1983).

4 ASSESSMENT RESULTS

4.1 INTRODUCTION

4.1.1 The assessment results are based on primary documents, most notably maps, and on the secondary sources used in Section 3.2. The results are presented according to the archive from which they were consulted. There are 29 HER records and 34 Listed Buildings for the study area defined as a 500 metre radius, centered on the site. A list of the HER sites identified by the assessment is given in Appendix 1 and illustrated in Figure 3.

4.2 HISTORIC ENVIRONMENT RECORD (HER)

4.2.1 **HER:** there were a total of 29 HER records within the study area that has been defined as a 500 metre radius around the site. These sites mostly relate to the historical development of Kendal plus some isolated finds of material which are not directly related to the area. References to these sites are included in the historic background (Section 3.2) and the locations are illustrated in Figure 3.

4.2.2 **Listed Buildings:** there were 34 English Heritage Listed Buildings located within the 500 metre radius of the proposed development area. There are no Listed Buildings within 100m of the Cock & Dolphin site, which would be directly or visually impacted by the proposed development. The closest Listed Buildings to the site comprise Grade II Listed houses, situated 120m to the south, at numbers 26-30 Milnthorpe Road (Listed Building No's 75463 and 75464). These are 17th and 18th century properties, including the Romney House Hotel. The Grade II Listed Kirkland Parish Hall (No 75422) and the Grade I Listed Church of the Holy Trinity (No 75420) are 200m to the north of the site. The Listed Buildings are detailed in Table 1, below.

Table 1: Listed Buildings within 500m of the site

EH Listed Building No	Name	Grade	Period	Easting	Northing
351326	Change bridge over former Lancaster-Kendal canal	II	c.1816-18	352018	491745
75346	Anchorite Well	II	Medieval	351405	491970
75361	Church Walk	II		351635	492180
75369	No 56-62 Gillinggate	II	c. 1889	351280	492230
75385	No 117 and entrance to Yard 119 Highgate	II	c. 1811	338930	553280
75386	No 147 and entrance to Yard 149 Highgate	II	17 th C with later additions	351505	492320
75387	No 151 and entrance to	II	17 th C with	35105	492310

EH Listed Building No	Name	Grade	Period	Easting	Northing
	Yard No 153 Highgate		later additions		
75388	No 163 and entrance to Yard No 163A Highgate	II	Mid/Late 18 th C	351510	492285
75403	No 118 (the Brewery) and passage to the South	II	Early 18 th C	351475	492385
75404	Drinking fountain in the grounds of Brewery Arts Centre	II	Late 19 th C	351430	492370
75405	No 128, Highgate Hotel, Highgate	II*	Dated 1769	351475	492325
75406	Milestones flanking steps to entrance of No 128 Highgate	II	c. Early 19 th C	351484	492321
75407	No's 130 & 132 Highgate	II	Mid 18 th C	351480	492315
75408	No's 134, 134A & 136 Highgate	II	c.1800	351477	492296
75409	No 138 Highgate	II	18 th C with later additions	351485	492285
75410	No 150, Queens Club, Highgate	II	Late 18 th C	351505	492225
75411	No 150A, cottage adjoining west end of Queen's Club	II	Late 18 th C with later additions	351480	492215
75412	Drinking fountain on south side of Abbot Hall	II	1889	351645	492236
75413	Cropper memorial in north-east corner of Abbot Hall recreation ground	II	c.1900	351688	492325
75414	Former Gas company Façade to north-west of No's 9&11 Church Walk	II	c.1825	351612	492200
75415	Museum of Lakeland Life and Industry, Stables and Entrance to Abbot Hall, Kirkland	II	c.1759	351651	492190
75416	Abbot Hall Art Gallery, Kirkland	II	c.1759	351710	492185
75417	Gate piers, gates & railings to Church yard entrance, Kirkland	II	1822	351605	492130
75418	Sundial in churchyard to west of nave	II	1866	351625	492145
75419	Memorial cross in	II	Late 19 th C	351633	492138

EH Listed Building No	Name	Grade	Period	Easting	Northing
	churchyard to west of church				
75420	Church of the Holy Trinity	I	Est 1232, later medieval additions, 19 th C restorations	351690	492140
75421	Ring O'Bells Publis House	II	1741	351630	492120
75422	Parish Hall, Kirkland	II	1912	351690	492090
75423	No 28 and entrance to Yard 28 Kirkland	II	17 th C with later additions	351550	492160
75424	Kirkland House, No 30 (Post Office)	II	C. early 19 th C	351550	492150
75425	No 32, incorporating entrance to Yard 32A & No32B adjoining to rear	II	Late 17 th / Early 18 th C	351655	492143
75426	No's 52 & 54 and passage, Kirkland	II	1837	351605	492110
75427	No 74 Kirkland	II	18 th C	351615	492066
75463	No 26, Romney House Hotel, Milnthorpe Road	II	Early/Mid 18 th C	391840	491840
75464	No's 28 & 30 Milnthorpe Road	II	17 th C with later additions	351625	491830

4.2.3 **Conservation Areas:** the proposed development area is within the boundary of the Kendal Conservation Area as defined by South Lakeland District Council in the South Lakeland District Plan (2006).

4.2.4 **Photography:** no aerial photographs showing the proposed development area were identified in the Historic Environment Record. However, a number of other photographs were examined, which show a row of three plain buildings that previously occupied the street front of the proposed development area. The original Cock & Dolphin Public House was a white-washed three-storey building with a basement and two entrances (Plate 1). To the south was a three storey house. To the north, projecting slightly into the street, was a two-story shop, with the proprietors name 'E. Cragg' above the door (Currington 2009).

4.2.5 **Scheduled Ancient Monuments:** Nether Bridge, immediately to the east of the Cock & Dolphin site is designated as a Scheduled Ancient Monument (Monument Number 444). The bridge is built of coursed limestone with three segmental arches and two large cutwaters between the arches. There

was a Grant of Pontage for repair of the bridge in 1376, originally only 12ft wide. It was doubled in width in 1770 and again in 1906.

- 4.2.6 The only other Scheduled Ancient Monument within 500m of the proposed development area is Castle Howe motte and bailey (Monument Number 23703), which is only partially within the northern edge of the study area. The motte and bailey was constructed towards the end of the 11th century for the Barony of Kendal and was occupied by Ketel, son of Eldred in 1092.



Plate 1: The Cock & Dolphin Public House c.1880, looking northwest

- 4.2.7 **Archaeological Investigations:** a desk-based assessment and archaeological evaluation of the former K-Village site to the south of Nether Bridge, on the opposite side of the river to the Cock & Dolphin Public House, was undertaken in 2005 (Oxford Archaeology North 2005a). The desk-based assessment identified that there had been a tannery on site from at least 1787, and the emergence of the Somervell brothers and their 'K' shoes brand on the K-Village site by 1843.
- 4.2.8 An archaeological evaluation was subsequently undertaken and comprised the excavation of fourteen trial trenches. The majority of the trenches did not reveal any archaeological remains. However, four trenches on the north side of the site revealed archaeological features dating to the medieval and post-medieval periods, the highest features being located at depths of 0.6m below the present car park surface. The earliest deposits identified in these trenches were remnants of relict late medieval or early post-medieval plough soils, suggesting that pockets of undisturbed ground survived across the site. Also

revealed were a series of inter-cutting pits associated with the former tannery. The corner of a probable building was identified, which was originally thought to be related to the tannery building first seen on Todd's map of 1787, but this was more likely to be a 19th or 20th rebuild. Another section of wall at the west side of the site was probably associated with the small unidentified building first shown on Todd's map, located adjacent to the river. A boundary wall was also revealed, which was thought to be the southern boundary of the tannery and yard, which was also depicted on Todd's map. This was extant until the 20th century.

- 4.2.9 In addition a building recording programme was undertaken of the buildings at the northeast side of the site, prior to demolition (Oxford Archaeology North 2005b).
- 4.2.10 In 2007, North Pennines Archaeology Ltd undertook an archaeological excavation on land at Riverside Place prior to the proposed development of the K-Village site (Railton 2007). The excavated area was located in a staff car park on the north side of K-Village. Archaeological features were revealed over most of this area, which could be assigned to three main phases of past activity. The earliest phase was associated with the post-medieval agricultural use of the site, and comprised a series of parallel plough furrows believed to date to the 17th or 18th centuries. Archaeological remains associated with the 18th century tannery consisted of a series of nine tanning pits, associated rubbish pits, and linear features dating to the 18th or early 19th centuries. These features were deliberately backfilled at the end of their use, and were sealed beneath a layer of made ground, which was related to the redevelopment of the site in the early 19th century. Three large tanning pits for tanning cattle hides were also identified, and were associated with a later phase of leather production, possibly associated with the early history of K Shoes.
- 4.2.11 Perhaps the most pertinent archaeological work to have taken place in the vicinity of the proposed development area was a desk based assessment and watching brief undertaken at Stoker's garage, Kirkland to the north of the site. This showed that the study area had previously been occupied by properties with gardens to the rear, similar to the Cock & Dolphin site. No archaeological features were found during the watching brief, suggesting the area was cleared prior to the construction of a garage in the 20th century. A photographic survey was undertaken of the boundary wall which had been rebuilt. The lower section dated to the 1920's and related to the former Crabtree & Co Garage and the upper part marking an older boundary. Also surviving were wall stubs of earlier *burgage* divisions and blocked arches representing entrances to a former back lane.

4.2.12 A list of all the known archaeological interventions undertaken within 500m of the Cock & Dolphin site is provided in Table 2, below.

Table 2: Archaeological interventions within 500m of the site

HER Report No	Title	Summary	Date	Easting	Northing
5/03/1048	Desk-based assessment & evaluation at 124 Highgate, Kendal	Three previously unrecorded sites were found during the DBA, Kirkbarrow House, Acnhorite Mill and Kirkland Mill. None of these sites were impacted upon by the development. During the watching brief a stone lined circular pit was found, most likely a stone lined cess pit of probable medieval date	2003	351461	492346
5/04/1296	Desk-based assessment & evaluation at 147 Highgate, Kendal	The watching brief identified a stone lined culvert surviving to a height of at least 0.73m and capped by large late floor tiles. A possible well associated with the culvert was also seen. The date is unknown however the culvert and well predate the existing building	2004	351516	492323
5/02/350	Church Lane, Kendal Cumbria: evaluation report	A DBA and evaluation undertaken in 2002. The DBA highlighted the potential for medieval and post-medieval archaeology within the Kirkland area. The evaluation found 18 th /19 th C structures within the study area. Any earlier remains were most likely truncated by these later buildings	2002	351470	492181
5/05/1439	Evaluation at K Village, Lound Road, Kendal	Evaluation found pits related to the tannery site identified in the 2004 DBA, several walls were also found which most likely relate to the Tannery and shoe factory/	2004	351743	491803
5/05/1471	Building Survey at K Village, Lound Road, Kendal	A building survey undertaken prior to the demolition of buildings related to the original factory. The present 18 th C building had originally been three structures with internal features suggesting a late 18 th / early 19 th C date for the modifications, with map evidence suggesting the conversion	2005	351715	491883

HER Report No	Title	Summary	Date	Easting	Northing
		took place between 1833 and 1858			
5/04/1326	Desk Based Assessment on land at K Village and overspill carpark, Lound Road	DBA charting the development of the K Village site, from original tannery and leather merchants to large scale factory. Map evidence suggested the overspill carpark was used for agriculture until the later 20 th C when it was made into a carpark.	2004	351862	491803
5/02/352	Desk-based Assessment & building investigation at Kirkbarrow House	The DBA showed that Kirkbarrow house was likely to date from the late 16 th /early 17 th C. The building survey indicated the upstanding building most likely dated to the 18 th C, with possible areas dating to the original construction of the house. Further alterations have been undertaken during its life time with a long period of neglect in the late 19 th /early 20 th C	2001	351503	492069
5/07/1838	Archaeological evaluation on Land at Riverside Place, K Village, Kendal, Cumbria	Excavation to assess remains of tannery shown on Todd's map of 1787. A series of nine tanning pits and associated rubbish pits were found. The earliest pits were shown to have been used for sheep hides rather than cattle. Three large pits for tanning cattle hides were also found which relate to the tannery's later leather production. The remains of the tannery were deliberately backfilled and sealed beneath made-ground in the early 19 th C. A series of parallel ridges and furrows were also noted dated to the 17 th or 18 th C	2007	351690	491892
5/07/1818	Lewthwaite and Townley's yard, Cross Lane, Kendal, Cumbria, Archaeological desk based assessment	DBA prior to residential development showed the site to be within a former medieval burgage plot behind Kirkland. The earliest standing buildings date to at least 1770 and were originally used as a wool stapler's yard. Later uses include bakery and builder and joiners yard. Original features including a timber roof were found to survive	2007	351505	492106

HER Report No	Title	Summary	Date	Easting	Northing
5/08/1955	Lewthwaite and Townley's yard, Cross Lane, Kendal, Cumbria, Archaeological watching brief	The watching brief found evidence for the demolition event of two buildings in the late 19 th C. A later flagged surface and 20 th C drains were also found along with several sherds of medieval pottery, mainly from the topsoil.	2008	351510	492091
5/07/1777	Report on a historic building recording project at Lound's Place, Kendal	A building survey and excavation to find Lound's Wharf. The wharf was built in 1818 and backfilled in the 1960's. The excavation found the wharf to be largely intact along with a cobbled surface which may have been part of the original surface surrounding the wharf	2007	351966	491797
5/07/1770	Stoker's garage, Kirkland, Kendal, Cumbria: Desk-based Assessment & Watching brief & photographic survey	Desk based assessment and watching brief showed study area has been occupied by properties with gardens to the rear. No archaeological features were found suggesting the area was cleared prior to the construction of a garage in the 20 th C. The photographic survey was undertaken of the boundary wall which had been rebuilt. The lower section dated to the 1920's related to the former Crabtree & Co Garage and the upper part marking an older boundary. Also surviving were wall stubs of earlier burgage divisions and blocked arches representing entrances to a former back lane.	2006/7	351600	492030

4.3 CARTOGRAPHIC SOURCES

4.3.1 A search of maps recording the Cock & Dolphin site was carried out at Cumbria Record Office at Kendal. Only those that reveal the area around the development site and of direct relevance have been included (Appendix 3).

4.3.2 ***John Speed, 1611, Plan of Kendale:*** The first cartographic evidence for activity on the Cock & Dolphin site is on Speed's map of 1611 (Figure 4). This shows the early layout of Kirkland, with a row of buildings along the west side of Milnthorpe Road. The proposed development area is opposite Nether Bridge and is clearly occupied by this time.

- 4.3.3 **John Todd, 1787, Plan of Kendal:** Todd's map of 1787 (Figure 5) shows a row of buildings on the west side of Milnthorpe Road, with gardens and workshops laid out behind. The layout of the properties is typical of former *burgages*, accessed by a back lane, which were probably laid out during the medieval period. Todd's map shows the existence of three tanneries, two to the north of Nether Bridge in Kirkland, and one over the river to the south. A turnpike road, toll gate and Turnpike House (HER 40869) were located immediately to the east of the site, in the location of Lound Road. The Malt Kiln Cottages are shown to the north of Nether Bridge. The proposed development area is situated adjacent to what would have been a busy route way into the town, with all the smells and activity of the nearby tanning industry.
- 4.3.4 The proposed development area originally occupied three separate *burgages*, each with buildings fronting onto Milnthorpe Road, behind which were yards with outbuildings/workshops and garden plots beyond. The central *burgage* plot was presumably occupied by the Cock & Dolphin. This appears to have had two outbuildings behind and a small shed at the back (western side) of the plot, adjacent to the back lane. The northern plot had a range of buildings extending along the north side of the property behind the street front. A single outbuilding is shown behind the southern property.
- 4.3.5 **John Wood, 1833, Plan of Kendal :** Wood's map of 1833 (Figure 6) shows the same layout of buildings at the site and names the occupants of the properties. The central (Cock & Dolphin) plot is occupied by Arthur Robinson, whilst the southern plot is labelled Ja.s Benson. The northern plot appears to be occupied by a Mrs Busher along with the neighbouring property. Nether Bridge is labelled, to the north of which the Malt Kiln Cottages occupied by Ja.s Webster, and the former ford are shown. Across the Rover Kent from the site the Netherfield Manufactory and Tannery are illustrated. To the west of the proposed development area was undeveloped agricultural land (Kirkbarrow).
- 4.3.6 **1st Edition 25"/mile Ordnance Survey map, c.1859:** the 1st edition Ordnance Survey map only covers the eastern part of the proposed development area, but shows a similar row of buildings along Milnthorpe Road with yards and outbuildings behind (Figure 7).
- 4.3.7 **2nd Edition 50"/mile Ordnance Survey map, 1897, Revised 1912:** the 2nd edition large-scale Ordnance Survey map is more informative (Figure 8). This map is the first to show the rebuilt Cock & Dolphin public house with a yard and two outbuildings behind. Access to the rear of the building is provided by a narrow passage, which divides the pub from the neighboring building to the north. The northern plot appears to have contained a row of cottages or workshops which extended westwards from Milnthorpe Road. The southern plot was also occupied by a building fronting onto Milnthorpe

Road with yards behind. The western half of the proposed development area remained undeveloped, but is still subdivided into three separate properties.

- 4.3.8 **1938 Edition 25"/mile Ordnance Survey map:** the 3rd edition Ordnance Survey map was unavailable at the time of the desk-based assessment. However the 1938 Edition 25"/mile Ordnance Survey map shows the same layout of buildings within the proposed development area as the 2nd edition large-scale Ordnance Survey map. Anchorite's (St Mary's) Well (HER 2469) is shown in a field to the west of the site. To the south a number of cottages were constructed along Poorhouse Lane. A school is shown in Kirkland to the north of the proposed development area, adjacent to the church.
- 4.3.9 **1975 Edition 1:1250 Ordnance Survey map:** this map shows the layout of the proposed development area much as it exists today (Figure 9). The proposed development area had been amalgamated into a single property by 1975. Buildings to the north and south of the Cock & Dolphin had been demolished by this time, and the rear of the property converted into a car park. The only outbuildings present were garages and a wash house to the rear of the pub, which were converted from former stables.
- 4.3.10 Many of the former *burgage* plot boundaries had been removed by this time. Land to the west of the proposed development area (Kirkbarrow) was developed as a modern housing estate. Further houses were constructed to the south of the proposed development area along Anchorite Road.

4.4 SITE VISIT

- 4.4.1 The site was visited on 24th March 2010 to assess whether any as-yet unknown archaeological features were visible within the boundaries of the proposed development area (Figure 2), and to assess the impact any development may have on known archaeological, historical, or cultural features in the vicinity. A number of digital photographs were taken, a selection of which are included below.
- 4.4.2 The Cock & Dolphin Public House stands opposite Nether Bridge on the edge of Milnthorpe Road, a busy thoroughfare into Kendal town centre (Plate 2). The pub was vacant at the time of the site visit and the interior was not inspected. The main elevation of the Cock and Dolphin Public House faces towards Nether Bridge, and onto Milnthorpe Road (Plate 3). This is a prominent position within this part of Kendal and consequently the main façade is the most elaborate in terms of architectural detail. The building is of three storeys, and has a hipped roof to the east side of the building, laid in slate with red ceramic ridge tiles which contrast markedly with the grey Welsh slate. At ground level, the main façade is covered in render to create a

smooth finish, with incised lines to create a mock ashlar effect, with keystone detailing over the windows, and mock voussoirs over the arched heads. The south end of the main east elevation has bay windows at all three storeys. The ground and first floor levels of the main elevation are separated by a horizontal band of timber moulding, above which are rectangular windows with triangular pediments. At second floor level the two central windows have semi-circular pediments, built into the slope of the roof. The dominant feature of the main elevation is the two 'spires', which are laid in slate and topped with lead and finials. The larger of these two 'spire' towers has decorative panels just below the eaves, and a plaque with a representation of a crescent moon and a single star. Above the present 'Cock and Dolphin' signage in this elevation is a further plaque in the shape of a shield containing two birds. The main elevation is typical of late 19th or early 20th century architecture, with its lack of symmetry and mixture of architectural styles. The north, south and west elevations, as would be expected, lack the architectural detail present on the main façade. The west elevation shows that the rear of the property consists of two gabled structures (Plate 7).



Plate 2: The Cock & Dolphin Public House and Nether Bridge, looking northwest



Plate 3: The vacant Cock & Dolphin Public House, looking west

4.4.3 The Cock & Dolphin is level with Milnthorpe Road at a height of 42.5m OD, but the ground rises steeply behind the building to a height of 47.9m at the west end of the site. A tarmac drive to the north of the Cock & Dolphin provides access to the former car park at the rear (Plate 4). At the northwest corner of the car park is an informal footpath which provides access to Kirkbarrow (Plate 5).



Plate 4: Drive on the north side of the proposed development area, looking east

- 4.4.4 The proposed development area is bounded by stone walls and fencing to the north, west and south, and the remnants of a former hedgerow at the southwest corner. The former car park occupies the western half of the proposed development area, which slopes downhill to the east (Plate 6).
- 4.4.5 Access to the rear of the pub is provided by a 2m-wide path, leading to a tarmac yard behind (Plate 7). To the south of the building is a narrow split-level garden, which is predominantly lawn. The southeast corner of the site comprises a 10m by 12m lawn with an average height of 42m OD. To the west of this the ground rises steeply and is occupied by a number of small trees, shrubs and conifers (Plate 8).



Plate 5: Northwest corner of the site, looking northwest



Plate 6: Southwest corner of the site, looking southwest

- 4.4.6 To the rear of the Cock & Dolphin are the garage and wash house (Plate 9). The northern 8m by 6m building is a two-storey garage with sliding doors on the east and west elevations. This building was formerly a stable, converted into two garages in the early 20th century. The former stables are constructed of rubble masonry with dressed quoins. The roof, which is asymmetrical, is laid in a mixture of slate and corrugated sheeting. In the east elevation facing the public house, there is a large opening at ground level, presumably inserted when the building was modified to a garage, which truncates an earlier opening as shown by the surviving lintel. At first floor level there is a pitching door, which was presumably used for the transference of hay or straw into the first floor loft. There appears to have been a lean-to structure adjacent to this building, evidence for which is visible where the stonework is exposed on the north side (Plate 10).
- 4.4.7 The wash house building to the south is a 4.5m by 5.5m structure with a slate roof (Plate 11), constructed into the natural hillside so that access is only possible from two doors on the east side. The building has been used both as a wash house and coal store. The interiors of these buildings were not inspected.



Plate 7: Garden and yard to the rear of the pub, looking northeast



Plate 8: Garden on the south side of the proposed development area, looking west



Plate 9: Garage and wash house to the rear of the Cock & Dolphin, looking northeast



Plate 10: The former stable building (now a garage), looking southwest



Plate 11: Rear of the former stable building and wash house, looking northeast

5 ARCHAEOLOGICAL EVALUATION RESULTS

5.1 INTRODUCTION

- 5.1.1 The evaluation was undertaken over five days between the 29th March and the 6th April 2010, and comprised the excavation of three trial trenches within an asphalt car park to the west of the Cock & Dolphin PH, and a single trench within a garden at the southeast corner of the proposed development area, adjacent to the street frontage (Figure 2).
- 5.1.2 The trenches comprised a 5% sample of the proposed development area. The three evaluation trenches to the west of the Cock & Dolphin were excavated to the level of the natural substrate with a Kubota KX161-3, using a 1.4m wide ditching bucket. These three trenches were too deep and unstable to allow a full investigation. The trench within the southeast corner of the proposed development site was subsequently cleaned by hand, and investigated and recorded fully. The results of the evaluation are outlined below.

5.2 RESULTS

- 5.2.1 *Trench 1:* Trench 1 was located within the PH car park, along the western boundary of the proposed development area (Figure 2). The trench was aligned north to south and measured 25m in length and 1.6m in width, and was excavated to a maximum depth of 2.6m revealing the natural substrate **(101)**, which was comprised of light brown/yellow fluvial sands and gravels. The natural substrate **(101)** was sealed by a c.0.5m deposit of light brown/yellow sandy silt **(105)**. This was further below a deposit of dark brown sandy silt made-up ground **(104)**, which measured c.0.9m in depth and contained frequent amounts of 19th century pottery. The made-up ground **(104)** was sealed by a c.0.9m deposit of building rubble **(103)**, which possibly relates to the demolition of the properties to the north and south of the Cock & Dolphin PH in the mid-20th century. The demolition layer **(103)** was sealed by a 0.3m deposit of hardcore packing **(102)** and 0.08m of asphalt surface **(100)** (Plate 12).
- 5.2.2 *Trench 2:* Trench 2 was located within the centre of the car park, approximately 14m west of the former stable building (Figure 2). The trench was aligned east to west and measured 4.6m in length and 1.6m in width. Trench 2 was excavated to a maximum depth of 2.6m revealing the same sequence of deposits observed within Trench 1.



Plate 12: East facing section of Trench 1



Plate 13: View south of Trench 3

- 5.2.3 **Trench 3:** Trench 3 was located toward the eastern edge of the car park, approximately 3m west of the former stable building (Figure 2). The trench was aligned north to south and measured 12m in length and 1.6m in width (Plate 13). Trench 3 was excavated to a maximum depth of 2.7m revealing the same sequence of deposits observed within Trenches 1 and 2.
- 5.2.4 **Trench 4:** Trench 4 was located within a garden at the southeast corner of the proposed development area, immediately south of the Cock & Dolphin PH and adjacent to the street frontage (Figure 2). The trench measured 9m in length and 1.6m in width east to west, and 5.3m in length and 1.8m in width north to south. Trench 4 revealed a c.0.4m deposit of building rubble (**109**) below c.0.2m of mid-brown silty subsoil (**108**) and 0.12m of dark brown silty topsoil (**100**), which was removed by mechanical excavator revealing a series of multi-phased structural remains.
- 5.2.5 **Phase 1:** The earliest phase of building construction revealed within Trench 4 comprised a series of walls and a cobbled surface forming the footprint of a substantial cellar. A north to south-aligned wall (**110**), running through the centre of the trench, formed the west wall of the former cellar (Figure 10). The wall (**110**) measured over 5.3m in length, c.0.6m in width and over 2m in height, and was comprised of moderately sized sub-angular limestone blocks, bonded with lime mortar and rendered on its eastern elevation (Plate 14). It is possible that there was once an opening within the centre of the wall (**110**), as clear construction breaks were noted. However, the exact function of the opening remains unclear at present, although it is possible that it may have served as a coal chute as moderate quantities of coal dust were noted within that area. The opening appears to have been blocked-up during the second phase of building construction.
- 5.2.6 At the southern end of the wall (**110**), two east to west aligned return walls (**127**) were revealed, forming the southern boundary of the cellar. The northernmost wall (**127**) measured c.3m in length, 0.25m in width, and c.0.55m in height, rising to over 2m in height at its northernmost c.1.3m. The southernmost east to west aligned return wall (**132**) was located approximately 0.45m south of the wall (**127**), and measured 1.1m in height and continued eastward for 1.7m before turning north to meet the parallel wall (**127**). Both of these southern boundary walls were comprised of sub-rounded/sub-angular limestone blocks bonded and rendered with lime mortar, which cut into the natural orange sandy clay (**116**), although no construction trench was noted (Figure 10). It is probable that the southern area once formed the entrance into the cellar as a clear step line was noted within the southernmost wall (**132**), which would of once comprised at least four steps, although none of these steps survived. It appears that these steps would have terminated at a north to south-aligned abutment which was

located approximately 0.7m east of the wall (110), and measured 0.66m in length, 0.5m in width and 0.55m in height (Plates 15 & 19). At the eastern extremity of the east to west aligned wall (127), a north to south aligned return wall (128) was noted, which measured over 2.1m in length, 0.47m in width, and 1.1m in height, and was comprised of angular limestone and sandstone blocks bonded and rendered with lime mortar.



Plate 14: View south of west wall (110)

5.2.7 Within the northern extremity of the trench, the south facing elevation of a further wall (134) was noted abutting the eastern elevation of the north to south-aligned wall (110) and forming the northern wall of the former cellar. The east to west aligned wall (134) measured 1.6m in length, over 0.27m in width and c.1m in height, and was comprised of moderately sized sub-angular limestone blocks, bonded with lime mortar. A north to south-aligned abutment (135) was also noted within the northwest corner of the trench, abutting both the western wall (110) and the northern wall (134). The abutment (135) measured c.1.2m in length, 0.33m in width and 0.83m in height (Plate 16, Figure 10). A possible further north to south-aligned abutment (136) was noted approximately 1.3m east of the western abutment

(135). The possible eastern abutment measured over 1.1m in length and 0.76m in height, and was heavily whitewashed with lime mortar (Figure 13). However, the possible abutment (136) had been extensively damaged at its southern end, and it is possible that it once formed the eastern wall of the northern area of the cellar, effectively making the room L-shaped.



Plate 15: View south of cobbled surface (131), Phase 2 wall (125) (centre), Phase 1 abutment (129) and walls (127) and (132) showing step-line (background)

5.2.8 The surface of the early cellar had been lined with river-worn cobbles (131) which had been relatively well-set within the northern half of the room (Plates 15 & 16, Figure 10). A 1.1m x 0.38m slot was excavated through the cobbled surface (131) in order to investigate the possibility of earlier building phases. The slot was excavated to a depth of 0.5m revealing the natural orange sandy clay (116) below c.0.3m of natural fluvial gravel (101). The fluvial gravel (101) was sealed by a c.0.1m deposit of mid-brown/orange sandy clay (137), which was probably laid down as a bedding layer for the cobbled surface (131). No earlier features were noted below the cobbles (131), although two sherds of late 18th century Midlands Ware pottery were retrieved from the sandy clay bedding layer (137).



Plate 16: View north of cobbled surface (131), Phase 2 wall (125) (centre), Phase 1 wall (134) and abutment (135) below Phase 3 wall (133) (background)

- 5.2.9 It is possible that the area to the west of the cellar was used as a garden during the first phase. Excavations to a depth of over 2m in this area revealed the natural orange sandy clay (116) below a c.1m deposit of orange/brown silty sand (117) (Plate 17, Figure 10). The silty sand (117) was sealed by a later cobbled surface (106) probably associated with Phase 2 of the structure.
- 5.2.10 **Phase 2:** The second phase of construction comprised an east to west aligned internal wall which effectively separated the cellar into two rooms. The wall (125) was located within the centre of Trench 4 and was incorporated into the opening within the west wall (110) of the cellar prior to it being blocked-up. The wall (125) measured approximately 2.8m in length, 0.28m in width and c.1m in height, and was constructed from sub-angular limestone blocks bonded with lime mortar (Plates 15 & 16, Figure 11).



Plate 17: View west of deposits below cobbled surface (106)

5.2.11 **Phase 3:** The third phase of building construction appears to have incorporated a single wall and several floor surfaces into the existing footprint of the cellar. Prior to the construction of these features, the original cellar was backfilled with a mid/dark brown silty clay/gravel in order to raise the ground level. The backfill deposit (124) to the south of the Phase 2 partition wall (125) measured c.0.7m in depth, and the backfill deposit (126) to the north of the partition wall (125) measured c.1m in depth (Figure 13). Both of these deposits contained frequent amounts of late 18th/early 19th century finds. Following the deposition of the silty clay/gravel backfill, an east to west aligned wall (133) was constructed at the northern extent of Trench 4, abutting the northern end of the western cellar wall (110). The east to west aligned wall (133) measured over 1.5m in length, over 0.27m in width and c.1m in height, and was comprised of sub-angular limestone blocks bonded with lime mortar. Interestingly, the wall (133) was constructed immediately south of the earlier north wall (134) rather than incorporating it into the later building design (Plates 16 & 20).

- 5.2.12 Two separate cobbled surfaces were also laid down during this phase, both to the north and south of the central partition wall (125) (Figure 11). The southernmost cobbled surface (122) was comprised of river worn cobbles which had been regularly set within the southern half of the area, but appeared more random in the northern half (Plates 18 & 19). The cobbled surface (113) to the north of the partition wall (125) was very similar in appearance to the northern half of the southernmost cobbled surface (122) (Plate 20), although the latter was constructed at a height of c.0.3m below the northernmost surface (113).
- 5.2.13 It is probable that it was during the second phase of construction that the cobbled yard (106) to the west of the cellar was deposited. The cobbled yard (106) measured over 3.7m in length and over 1.6m in width, and was again comprised of randomly laid river worn cobbles (Plate 21, Figure 11).



Plate 18: View southeast of cobbled surface (122) and Phase 1 walls (127) and (128). Phase 1 abutment (129) can be seen below the cobbled surface (right)



Plate 19: View southwest of cobbled surface (122) and Phase 1 walls (110), (127) and (132). Phase 1 abutment (129) can be seen below the cobbled surface (centre)



Plate 20: View north of cobbled surface (113) and wall (133)



Plate 21: View east of cobbled surface (106)

5.2.14 **Phase 4:** Phase 4 comprised an east to west aligned internal wall which was constructed through the centre of the southernmost cellar, directly above the cobbled surface (122) (Figure 11). The internal wall (130) measured c.2.8m in length, c.0.3m in width and approximately 0.77m in height. The wall (130) was comprised of sub-angular limestone blocks bonded with lime mortar and was possibly constructed after the cellar became redundant.

5.2.15 **Phase 5 & Phase 6:** Several different floor surfaces were also noted within Trench 4, forming Phase 5 and Phase 6 of the building. The northernmost 1.3m of the excavated area exposed a flagged floor (111) (Phase 5) which was comprised of excessively worn yellow sandstone slabs (Plate 22, Figure 12). The sandstone floor (111) measured over 1.5m in width and 1.3m in length, and had been replaced by a 0.09m thick concrete surface (112) at a later date (Phase 6). The concrete surface (112) measured c.3m x 3m and had been extensively damaged. A modern pit (118) had also been constructed within the southwest corner of the concrete surface (112), which measured c.2m in

length and c.1m in width (Plate 23, Figure 12). Although the pit (118) retained a concrete base and a contemporary east wall, which measured c.1m in length and was comprised of angular limestone blocks, the pit also utilised the original west (110) and south (127) walls of the cellar, and the east to west aligned wall (130) constructed during Phase 4.

5.2.16 Immediately east of the concrete surface (112), a further floor surface (113) was revealed which was probably more closely associated with the sandstone floor (111) (Phase 5) rather than the concrete surface (Phase 6). The easternmost surface (113) measured c.1.2m in length and c.1.3m in width, and was comprised of terracotta and purple diamond shaped tiles (Plate 24, Figure 12). It is probable that the tiled floor (113) was associated with a vestibule dating to the Victorian period. The tiled floor was set upon a bed of 0.05m thick concrete (114).

5.2.17 Both the tiled floor (113) and the concrete bed (114) were removed in order to investigate the possibility of earlier building phases. This area was excavated to a maximum depth of 1.3m revealing the natural orange sandy clay (116) below a c.0.6m deposit of heavily disturbed mid-brown gravel and clay (138) (Figure 10). Although a single sherd of medieval pottery was retrieved from the gravel and clay deposit (138), the disturbed nature of this deposit renders any secure dating inconclusive. The disturbed deposit (138) was sealed by a 0.65m deposit of light brown silty clay (115) (Figure 11) which contained several 19th century finds. The silty clay deposit (115) was further sealed by the concrete bed (114).



Plate 22: View north of sandstone surface (111)



Plate 23: View northeast of concrete surface (112) and pit (118)



Plate 24: View east of tiled surface (113)

5.3 DISCUSSION

- 5.3.1 Based upon the finds retrieved from Trench 4, it is unlikely that Phase 1 of the structure is any earlier than the late 18th century. This appears to have been quickly replaced by Phase 2 and Phase 3 of the building which probably date to the early part of the 19th century. Following Phases 2 and 3, there appears to have been a gap of some 60 years or more before the surfaces associated with the third phase of construction were backfilled toward the end of the 19th century. Unfortunately, the exact date of the fourth phase of construction remains unclear, although based upon finds retrieved from several backfill deposits, it is likely that Phase 4 predates the late 19th century. Phase 5 of the structure can be dated to the late 19th century due to several datable backfill deposits. This was followed by the final phase of construction, probably during the mid-20th century.
- 5.3.2 It is probable that the constant redevelopment of the property to the south of the Cock & Dolphin was a necessity due to the buildings proximity to the River Kent and the constant threat of flooding, which appears to have occurred on numerous occasions.
- 5.3.3 Although the earliest identified building phase appears to date to the late 18th century, it is probable that the southwest corner of the proposed development area had been occupied long before this date. However, given the depth of the cellars, it is likely that evidence for any such occupation was destroyed during this later construction.
- 5.3.4 Although the three trenches within the western half of the proposed development area were excavated to the natural substrate at a depth of 2.6m, no archaeological features were revealed. This suggests that this area has always been used as garden plots to the rear of the properties fronting Milnthorpe Road until the construction of the car park.

6 FINDS

6.1 FINDS ASSESSMENT

6.1.1 A total of 389 finds from 11 different contexts were recovered during the archaeological evaluation (Table 3). The finds were cleaned and packaged according to standard guidelines, and recorded under the supervision of F.Giecco (NPA Ltd Technical Director). The metalwork was placed in a stable environment and was monitored for corrosion.

6.2 POTTERY

6.2.1 A total of 281 sherds of pottery were recovered from 10 separate contexts. The pottery assemblage associated with Phases 1-3 of the structure within Trench 4 dated to the late 18th/early 19th century and was largely comprised of pearlware, creamware, Midlands ware, Staffordshire bandedware and Burtonware, including an almost complete plate. The pottery assemblage associated with Phase 5 can be dated to the late 19th century, which included Bristol greenware and Victorian transfer print. Most of the pottery associated with Phase 6 dated to the mid-20th century. All of the pottery retrieved from Trenches 1-3 was classified as unstratified and was largely comprised of late 18th/19th century sherds. A single sherd of 14th/15th century pottery was recovered from a gravel/clay deposit (138). However, this deposit had been extensively disturbed.

6.3 GLASS

6.3.1 A total of 70 shards of glass were recovered from nine separate contexts. The assemblage included 19th/20th century bottle glass and window glass.

6.4 METAL

6.4.1 A total of 14 metal objects were recovered from six separate contexts, which included iron, lead and copper alloy. Most of the metal objects retrieved could not be identified. Some of the more distinguishable pieces within the assemblage included iron nails and door hinges.

6.5 CLAY PIPE

6.5.1 A total of 16 clay pipe fragments were recovered from five separate contexts, all of which were stem fragments. None of the fragments retained any distinguishing features although, given their slender size, they probably date to the 19th century.

6.6 SMALL FINDS

6.6.1 Three artifacts were retrieved during the archaeological evaluation which were classified as small finds (Table 4). The small finds assemblage includes a 30mm long Cu alloy dress pin with a rounded head, a 27mm long Cu alloy brooch or clip which sports a flower design inlaid with mother of pearl, and a hand-made polished bone stamp. The bone stamp measures 74mm in length and 24mm in diameter and is cracked along most of its length. Unfortunately, the embossed stamp is badly worn making interpretation difficult, although it would appear that part of the stamp displays a laurel wreath within a circle, which would have been used as a wax seal. Although the date of the stamp remains unknown, its location below a late 19th century deposit indicates that it is earlier than this date.

Context	Trench	Material	Quantity	Weight (kg)	Period
109	4	Bottle Glass	5	0.165	Post Med
109	4	Clay Pipe Stem	1	0.002	Post Med
109	4	Fe	1	0.026	Post Med
109	4	Pottery	11	0.108	Post Med
110	4	Bottle Glass	17	0.242	Post Med
110	4	Bottle Glass in Plaster	3	0.767	Post Med
110	4	Window Glass	1	0.014	Post Med
115	4	Bottle Glass	1	0.114	Post Med
115	4	Fe	3	0.024	Post Med
115	4	CBM	1	0.01	Post Med
115	4	Clay Pipe Stem	3	0.014	Post Med
115	4	Pottery	2	0.031	Post Med
117	4	Pottery	4	0.093	Post Med
120	4	Bottle Glass	3	0.079	Post Med
120	4	Bottle Glass	1	0.039	Post Med
120	4	Bottle Glass	6	0.267	Post Med
120	4	Fe	3	0.134	Post Med
120	4	Clay Pipe Stem	1	0.002	Post Med
120	4	Pottery	20	1.117	Post Med
120	4	Pottery	24	0.66	Post Med
120	4	Pottery	25	0.411	Post Med
120	4	Pottery	2	0.018	Post Med
121	4	Bottle Glass	1	0.037	Post Med
121	4	Fe	2	0.256	Post Med
121	4	Window Glass	1	0.004	Post Med
121	4	Pottery	19	0.568	Post Med
124	4	Bottle Glass	4	0.066	Post Med
124	4	Bottle Glass	7	0.046	Post Med
124	4	Fe	2	0.011	Post Med
124	4	Pb	1	0.004	Post Med
124	4	CBM	1	0.01	Post Med

Context	Trench	Material	Quantity	Weight (kg)	Period
124	4	Window Glass	1	0.003	Post Med
124	4	Pottery	6	0.349	Post Med
124	4	Pottery	15	0.064	Post Med
124	4	Pottery	12	0.171	Post Med
126	4	Bottle Glass	2	0.669	Post Med
126	4	Bottle Glass	2	0.381	Post Med
126	4	Bottle Glass	3	0.437	Post Med
126	4	Clay Pipe Stem	1	0.002	Post Med
126	4	Pottery	1	0.04	Post Med
126	4	Pottery	6	0.896	Post Med
126	4	Pottery	7	0.876	Post Med
126	4	Pottery	16	0.864	Post Med
126	4	Pottery	11	0.456	Post Med
126	4	Pottery	8	0.423	Post Med
137	4	Bottle Glass	1	0.002	Post Med
137	4	Pottery	2	0.017	Post Med
138	4	Pottery	1	0.04	Med
U/S	1	Bottle Glass	1	0.592	Post Med
U/S	1	Bottle Glass	1	0.02	Post Med
U/S	1	Clay Pipe Stem	3	0.011	Post Med
U/S	1	Clay Pipe Stem	4	0.009	Post Med
U/S	1	Clay Pipe Stem	1	0.004	Post Med
U/S	1	Clay Pipe Stem	1	0.006	Post Med
U/S	1	Pottery	10	0.165	Post Med
U/S	1	Pottery	5	0.113	Post Med
U/S	2	Bottle Glass	3	0.375	Post Med
U/S	2	Slate Tile	1	0.421	Post Med
U/S	2	Wall Tile	1	0.095	Post Med
U/S	2	Pottery	11	1.055	Post Med
U/S	2	Pottery	10	0.305	Post Med
U/S	3	Bottle Glass	1	0.015	Post Med
U/S	3	Clay Pipe Stem	1	0.005	Post Med
U/S	3	Pottery	13	1.431	Post Med
U/S	3	Pottery	8	1.437	Post Med
U/S	3	Pottery	12	1.728	Post Med
U/S	3	Pottery	1	0.233	Post Med
U/S	4	Bottle Glass	3	0.0746	Post Med
U/S	4	Bottle Glass	2	0.113	Post Med
U/S	4	Fe	1	1.352	Post Med
U/S	4	Fe	1	1.047	Post Med
U/S	4	Wall Plaster	1	0.018	Post Med
U/S	4	Pottery	9	0.626	Post Med
U/S	4	Pottery	10	0.606	Post Med

Table 3: Finds Table of artefacts recovered during the archaeological evaluation

Context	Trench	Material	SF#	Weight (kg)	Period
115	4	Cu alloy pin	1	<0.001	Post Med
120	4	Cu alloy brooch/clip	2	0.003	Post Med
138	4	Bone stamp	3	0.020	Unknown

Table 4: List of small find numbers issued during the archaeological evaluation

7 CONCLUSIONS AND RECOMMENDATIONS

7.1 CONCLUSIONS

- 7.1.1 **Desk-based assessment:** the desk-based assessment has revealed that the Cock & Dolphin site was situated within the periphery of the medieval town, centered around a pre-Norman church at Kirkland. Nether Bridge, immediately to the east of the proposed development area, and seems to have marked the southern extent of this settlement. Speed's 1611 Map of Kendale indicates that the proposed development area was originally subdivided into three plots, which probably corresponded to medieval *burgages*. The east side of the site was occupied by buildings fronting onto Milnthorpe Road, with yards and outbuildings/workshops behind. The west side of the proposed development area was occupied by gardens, which were accessed by a back lane, with agricultural land beyond.
- 7.1.2 The existing Cock & Dolphin Public House was constructed at the start of the 20th century on the site of an earlier building of the same name. The earlier Cock & Dolphin was present from at least the early 19th century. Buildings are shown along the east side of the proposed development area on Speed's map and have been present along Milnthorpe Road until the mid 20th century. Following their demolition, the land to the north of the Cock & Dolphin became an access road to the pub car park, and land to the south was converted into a garden.
- 7.1.3 Based on the results of the desk-based assessment a trial trench evaluation was undertaken to assess the survival of archaeological deposits at the site, which may be associated with this history of occupation.
- 7.1.2 **Evaluation:** the archaeological field evaluation at the Cock & Dolphin Public House comprised the excavation and investigation of a four trial trenches, comprising a 5% sample of the site in order to assess the potential survival of below ground archaeological remains within the proposed development area.
- 7.1.3 During the evaluation, Trench 4 revealed the remains of a multi-phased structure within the southeast corner of the proposed development area. These remains were comprised of several walls and floor surfaces representing the continual redevelopment of the property immediately to the south of the Cock & Dolphin. Most notably, these remains were centred around a cellar which was redeveloped, segregated and raised on several separate occasions. Based upon the dating evidence retrieved during the evaluation, these structural developments continued from the late 18th century through to the demolition of the property in the mid-20th century. It

is probable that this constant redevelopment was a necessity due to the buildings proximity to the River Kent and the constant threat of flooding, which appears to have occurred on several occasions.

- 7.1.4 Although the earliest identified building phase appears to date to the late 18th century, it is probable that the southeast corner of the proposed development area had been occupied long before this date. However, given the depth of the cellars, it is likely that evidence for any such occupation was destroyed during this later construction.
- 7.1.5 Trenches 1-3 within the western half of the proposed development area were excavated to the natural substrate at a depth of 2.6m. No archaeological features were revealed. This suggests that this area has always been used as garden plots to the rear of the properties fronting Milnthorpe Road until the construction of the car park.

7.2 RECOMMENDATIONS

- 7.2.1 Two outbuildings to the rear of the Cock & Dolphin Public House are due to be demolished as part of the proposed development. These appear on 19th century Ordnance Survey maps of the site, however it is possible that they contain 18th century or earlier structures within their fabric. Further recording of these buildings is therefore recommended.
- 7.2.2 During the archaeological evaluation, significant structural remains were identified relating to the property which once occupied the southeast corner of the proposed development area, which date to the late 18th century through to the mid-20th century. Although no earlier archaeological remains were observed, this is not surprising given the significant depth of the cellar which would have severely truncated any earlier structures or deposits. Furthermore, the evaluation area was situated approximately 3m west of the current street frontage where the potential survival of early archaeological evidence may be considered greater. Therefore it is recommended that any ground reduction within the vicinity of the southeast corner of the proposed development area be subject to a programme of archaeological monitoring.
- 7.2.3 As the evaluation failed to identify any archaeological remains within the western part of the site boundary, no further work is recommended within this area.

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APPENDIX 1: HER SITES

HER Record No	Name	Summary	Period	Easting	Northing
2072	Kendal Mound, Vicarage Drive Kendal	Mound earthwork	Bronze Age	351270	491630
2076	Kendal Medieval Town	Documentary evidence, excavated evidence and finds related to the Medieval town of Kendal,	Medieval	352000	492000
2077	Castle Howe Motte and Bailey, Kendal	Remains of a motte and bailey at Castle Howe, possibly where Ketel, son of Eldred dwelt AD 1092. It was probably deserted when Kendal castle was built c. 1184. The Motte is well preserved but the Bailey has been destroyed in the making of a public park	Norman	351290	492380
2466	Kendal Maypole	Site of town maypole at no 15-16 Kirkland	Post-medieval	351540	492180
2469	St Mary's Well, Anchorite road	An ancient house and well said to have been built by Julien de Clifford in either 1176 or 1430	Medieval	351405	491932
2473	Kendal Chapel, Cross Lane	A chapel of unknown age and dedication stood at the head of Cross lane near the Well Sike.	Medieval/Post-Medieval	351490	492170
2475	Church of the Holy Trinity	Possible site of Pre-Norman church. Present church established in 1232 with later alterations and comprehensive alterations in the 19 th C	Saxon/Anglian - Medieval	351690	492130
2483	Coin Finds, Kendal	Three silver coins found near Kendal in 1878. The largest had an inscription in Hebrew on one side and Syriac on the other	Unknown	352000	492000

HER Record No	Name	Summary	Period	Easting	Northing
5332	Lancaster-Kendal Canal	The Lancaster Canal opened in 1797 with the canal reaching Kendal by 1819. Competition from the railways led to a decline in the canals use and subsequently some parts were filled in	Post-Medieval	350900	485000
5450	Abbot Hall, Kendal	Hall built around 1797 by John Carr of York, now in use as Art Gallery	Post-Medieval	351700	492180
5455	Nether Bridge, Kendal	Medieval Bridge, grant of pontage for repair in 1376, doubled in width in 1772 and again in 1906. Original bridge is 12ft Wide	Medieval	351670	491930
16718	Gilling Grove, Pack horse bridge	A possible medieval packhorse bridge of soil and stone construction which crosses the weir at Gilling grove just west of Windyrigg	Medieval	351226	492190
16740	Fibula finds, Kendal	A romano-british dragonesque Fibula eary 2 nd C AD, exact provenance unknown. Another bow fibula sold at same sale, found in Cumbria	Roman	352000	492000
19789	Bowling Fell Public Park, Kendal	Bowling Fell is part of the Kendal Fell common Land since Late Norma period. It contains the earthworks of a Norman Motte and Bailey castle, a recreation area, probable 18 th C tree planting, an 18 th C obelisk and later landscaping.	Post-Medieval	351290	492389
40388	Kirkland Mill	A Mill named by Hoggarth (1853) as an Iron Foundry and as a Woolen Mill on the First Ed Os Map 1858.	Post-Medieval	351407	492082

HER Record No	Name	Summary	Period	Easting	Northing
		By 1873 no longer appears on Maps			
40389	Anchorite Mill/KirkBarrow Mill	Mill formerly standing at the north end of Anchorite House. A spinning Mill in 1798, then later used for making Iron Wire, then as a Bone Mill. It is marked on the First Ed OS map as "Bone Mill". The second storey was demolished in the early 20 th C with the Mill Wheel sold for scrap during WWII.	Post-Medieval	351395	491975
40390	Kirkbarrow House, Cross Lane	Kirkbarrow house was possibly a significant residence built either in the late 16 th or very early 17 th C. The first deed is dated 1579 suggesting the house was built shortly after. It underwent major renovations over its life time and was demolished in 2001. Also row of cottages, Brockbeck cottages may have been associated with Kirkbarrow house and may have been built on the site of a barn and small malt kiln documented between 1652 and 1853.	Post-Medieval	351505	492070
40391	124 Highgate House	A partially excavated stone lined circular structure was found under the carpark at the rear of 124 Highgate House. Exact date unknown but interpreted as a stone lined cess pit or well	Medieval	351463	492351
40837	147 Highgate	A stone lined culvert	Medieval/Pos	351510	492320

HER Record No	Name	Summary	Period	Easting	Northing
		feature with associated well or sump under the south wall of the existing buildings. Exact date is unknown but it predates the existing building (17 th C)	t-Medieval		
40863	Bridge End Tannery, Nether Bridge	Former site of Tannery first shown on Todd's Map of 1787, also labelled Tannery on Wood's map of 1833. The buildings are shown on the 2 nd Ed OS map of 1911, however no mention is made in the trade directories after 1849. Excavation found a number of tannery pits and walls possibly related to the Tannery	Post-Medieval/Modern	351690	491910
40864	Netherfield Shoe Factory, Lound Rd	The factory was established in 1825 by Tommy Wilson and consists of three long rectangular buildings, shown on Wood's Map of 1833. Excavation undertaken found remains of 19 th C walls. Upstanding buildings show 18 th C construction with later modifications	Post-medieval	351710	491840
40865	K Shoes, Lound Rd	A group of buildings and documentation relating to the K Shoes factory. The buildings were constructed in 1825, with later modification. In 1848 the Somervell Brothers Partnership changed from leather merchants to Shoes production and within 15	Post-Medieval	351750	491800

HER Record No	Name	Summary	Period	Easting	Northing
		years were Kendal's largest employer. Production ceased in 2003. The upstanding remains date to the 18 th C with later modifications. The main offices and factory have been demolished.			
40866	Change Bridge, Kendal	Canal Change bridge, built c.1816-18 by John Fletcher for the Lancaster – Kendal Canal. It is believed to be the only surviving Change bridge in Cumbria	Post-Medieval	352010	491740
40867	1-5 Ivy Bank apartments, Garden Road	Bridge cottage shown on Hoggarth's map of 1853, adjacent to Wharf and change bridge for Lancast-Kendal Canal. By 1858 a coal depot had been built. These buildings are now labelled 1-5 Ivy Bank apartments suggesting refurbishment of original structure.	Post-Medieval	351990	491740
40868	Lound Wharf, Kendal	Site of a rectangular wharf just to the North of the change Bridge. Most likely constructed at the same time as the canal which opened in 1819. It was infilled along with the canal in 1960's, as a result the wharf was found to be very well preserved.	Post-medieval	351990	491770
40869	Turnpike House, Lound Rd, Kendal	This site is shown on Jefferey's map of 1770 as a rectangular building covering half the road to the south-east of Nether Bridge. It is shown on Speed's map (1611) and	Post-medieval	351730	491880

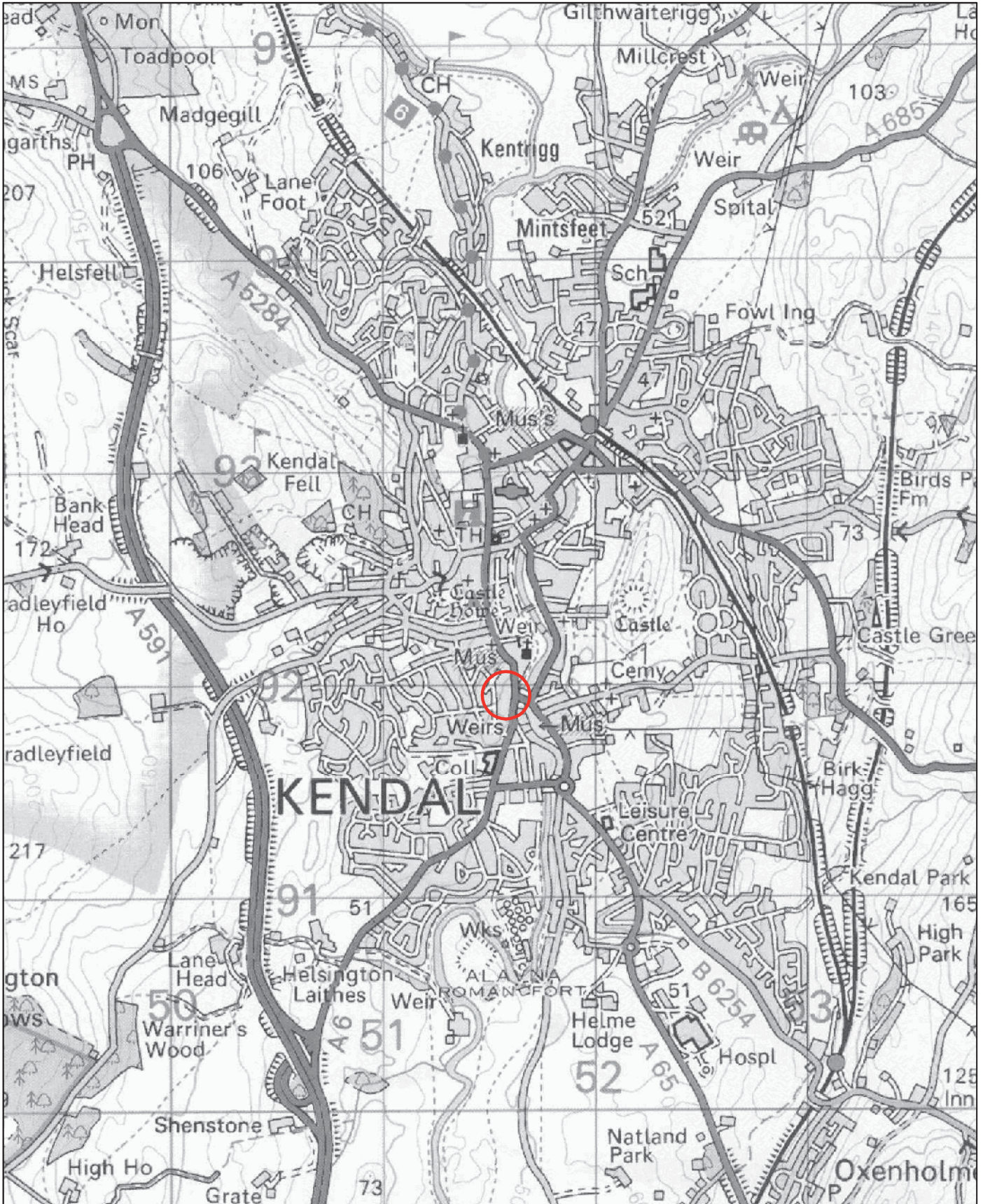
HER Record No	Name	Summary	Period	Easting	Northing
		Todd's map (1787). The building has disappeared by Wood's map of 1833. Toll Gate returns are noted for 1812, 1819 and 1822 by Curwen (1900).			
42560	Pendant Find Kendal	A heart shaped 3 dimensional pendant with HIS marked on one side of the raised centre with beaded border. Dated between 1350 and 1500	Medieval	351500	491500
42600	Vessel Find, Kendal	A group of 20-40 clay objects dumped in a pit in garden. Possible kiln furniture dumped in rubbish pit. Dated between 1700 and 1900 AD	Post-medieval	351846	492341
43461	Lewthaite and Townley's Yard. Cross Lane, Kendal	Map evidence of yard and warehouse in existence before 1770. The yard was used as a wool stapler's warehouse in the 19 th C, then as a bakery, and as builders/joiners workshop since the mid 20 th C.	Post-medieval	351500	492110
43462	Brockbeck Cottages, Cross Lane, Kendal	Former row of cottages dating from at least 1770. The cottages may have been associated with Kirkbarrow House and could have been built on the site of a barn and small malt kiln. The north east end of the row was demolished between 1585 and 1899 with the remaining cottages demolished in the 1960's. Map evidence suggests two buildings at the north of the row, with a	Post-medieval	351500	492090

HER Record No	Name	Summary	Period	Easting	Northing
		watching brief finding evidence of demolition and a flagged surface.			
43480	Kendal Gasworks	Site of a former Gas works built in 1825 on a Greenfield site between the Lancaster Canal and Parkside road. The portico of the meter house has been re-erected at Abbot Hall museum	Post-medieval	351850	491950

APPENDIX 2: CONTEXT TABLE

Context Number	Context Type	Description
100	Deposit	Black Asphalt Surface
101	Geological	Fluvial Sand/Gravels
102	Deposit	Mid-Brown Sub-Base
103	Deposit	Silt/Sandstone Rubble
104	Deposit	Black Silty Deposit
105	Deposit	Yellow Silty Deposit
106	Deposit	Exterior Cobbled yard
107	Deposit	Topsoil
108	Deposit	Sub-Base
109	Deposit	Rubble Layer
110	Structure	West Wall of Structure
111	Deposit	Flagged Surface
112	Deposit	Concrete Surface
113	Deposit	Tiled Surface
114	Deposit	Concrete Tile Bed
115	Deposit	Light Brown Sandy Clay
116	Geological	Natural Sandy Clay
117	Deposit	Dirty Sandy Silt
118	Structure	Rectangular Concrete Pit
119	Structure	East Wall of Pit
120	Deposit	Rubble Backfill (North)
121	Deposit	River Cobble Backfill
122	Deposit	South Cellar Cobbled Surface
123	Deposit	North Cellar Cobbled Surface
124	Deposit	Gravelly Clay
125	Structure	Central Partition Wall
126	Deposit	Silty Clay Deposit
127	Structure	South Wall of Cellar
128	Structure	East Wall of Cellar
129	Structure	South Cellar Abutment
130	Structure	East to West Aligned Wall
131	Deposit	Lowest Cobbled Surface
132	Structure	South Wall of Cellar (Step-line)
133	Structure	North Wall of Cobbles (123)
134	Structure	North Wall of Cobbles (131)
135	Structure	Northern Abutment
136	Structure	East Wall of Cobbles (131)
137	Deposit	Sandy Clay Deposit
138	Deposit	Gravel/Clay

APPENDIX 3: ILLUSTRATIONS



North Pennines Archaeology Ltd
2010

PROJECT: The Cock & Dolphin,
Kendal, Cumbria
SCALE: 1:25000 at A4
REPORT No: CP1133
FOR: Russell Armer Ltd
DRAWN BY: MDR
DATE: May 2010
FIGURE No: 1



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KEY:

 site location

Figure 1: Site location





North Pennines Archaeology Ltd
 2010
 The Cock & Dolphin,
 Kendal, Cumbria,

CLIENT:
 Russell Armer Ltd

SCALE: 1:500 at A4

DRAWN BY: MDR
 DATE: May 2010

KEY:
 outline of proposed development area
 trench locations



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REPORT No:
 CP1133

FIGURE:
 2

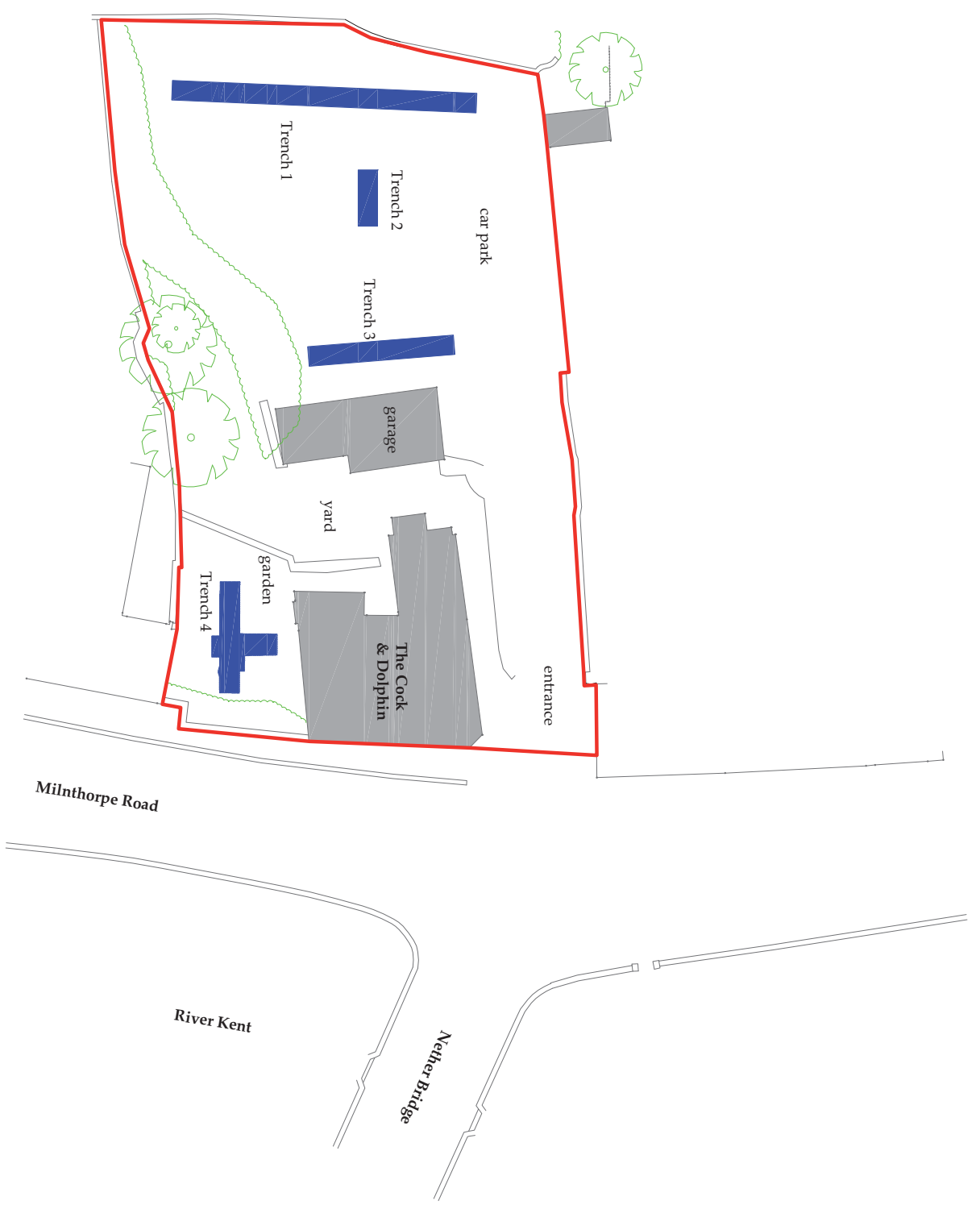
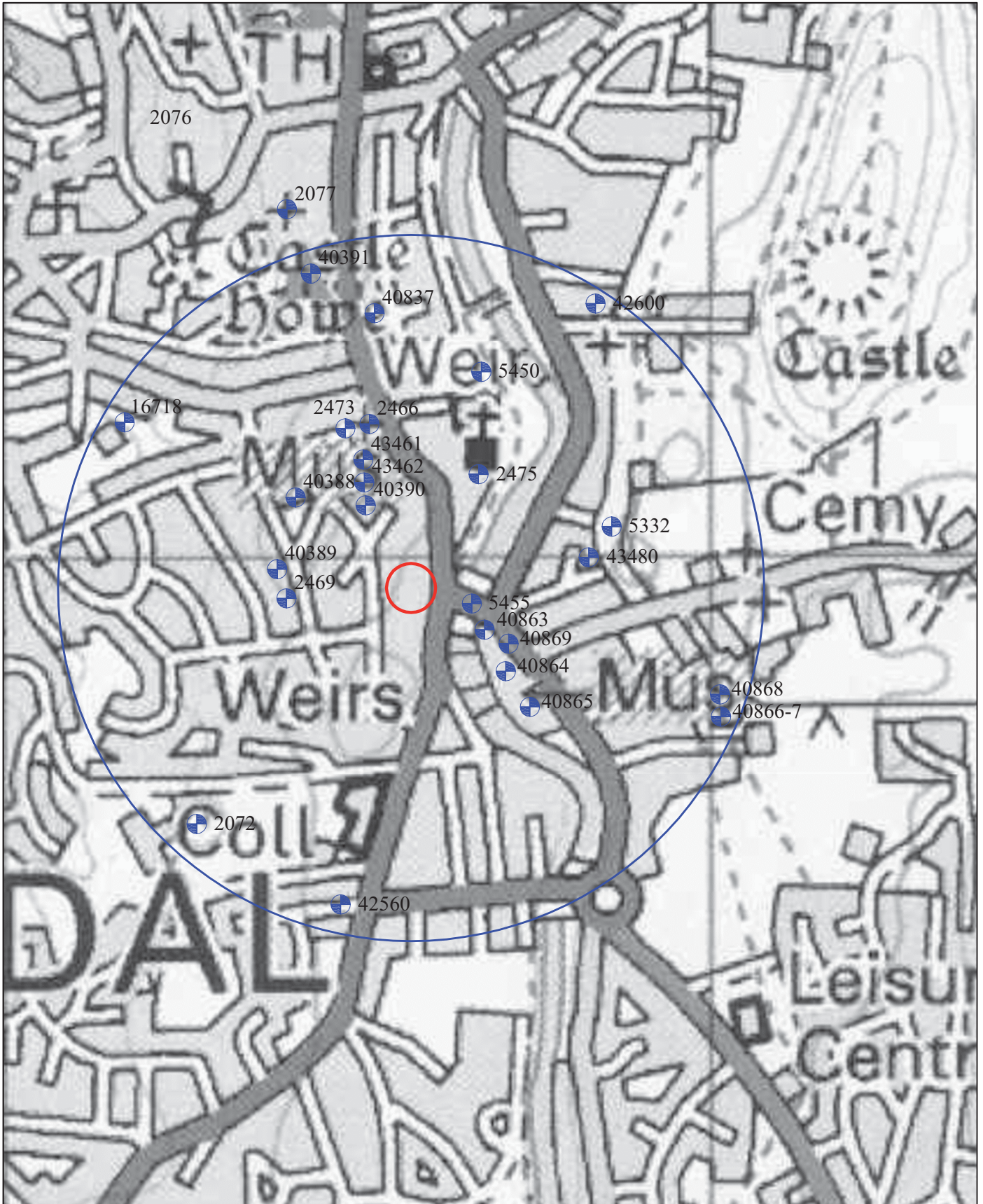


Figure 2 : Proposed development area showing evaluation trench locations








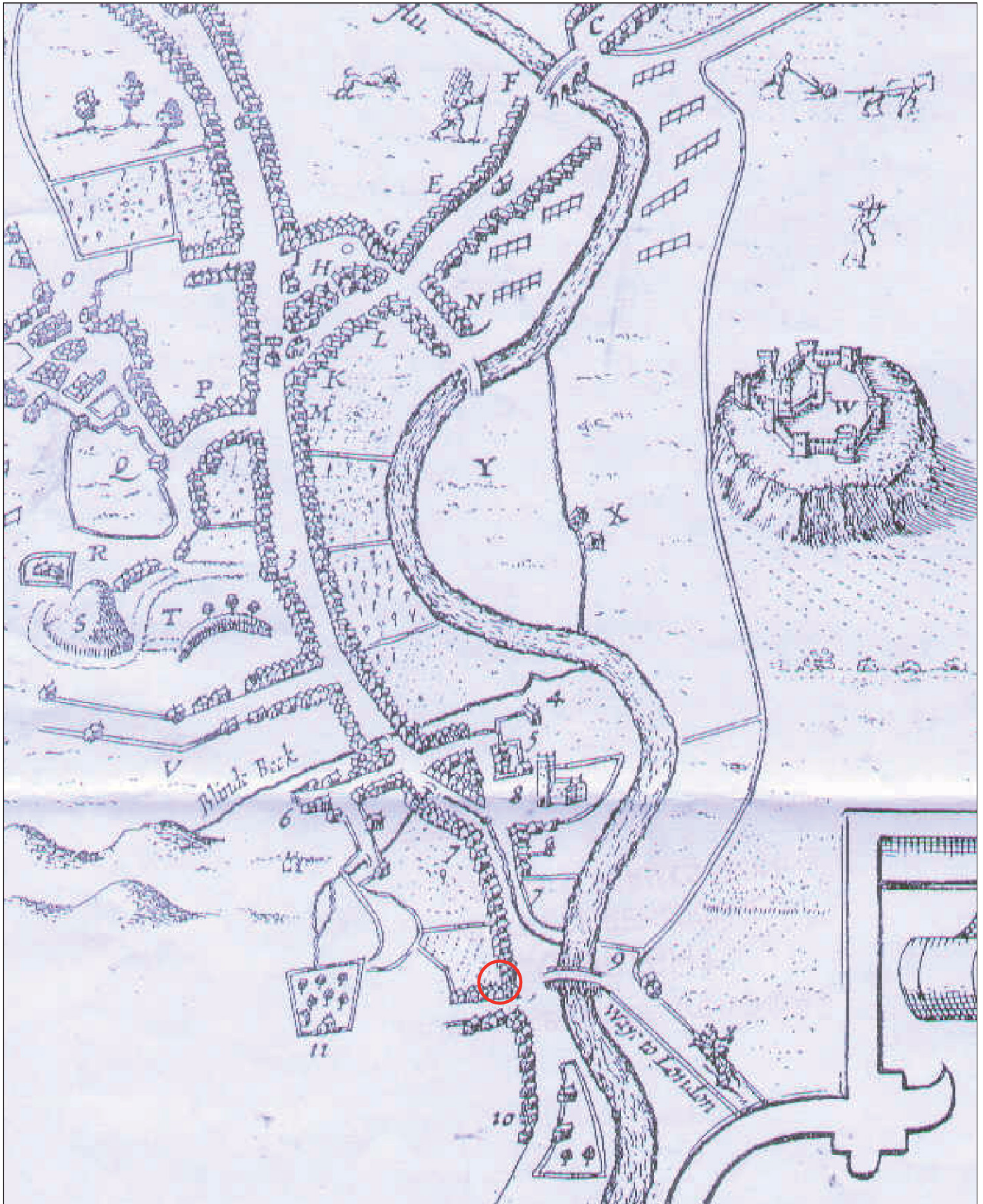
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Figure 3: HER sites within 500m of the proposed development area






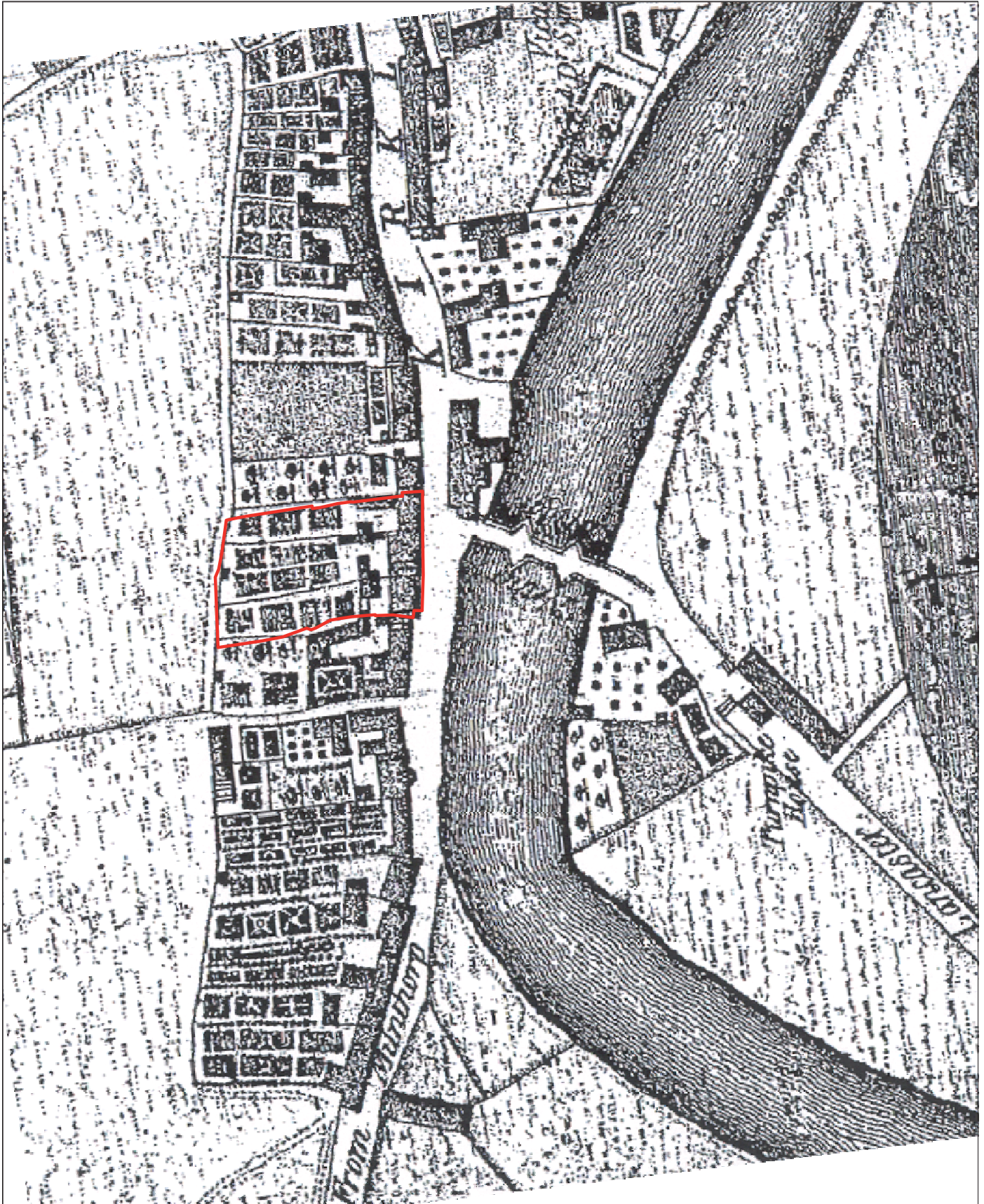
 <p>North Pennines Archaeology Ltd 2010</p>	<p>PROJECT: The Cock & Dolphin, Kendal</p> <p>SCALE: Not to scale</p> <p>REPORT No: CP1133</p> <p>CLIENT Russell Armer Ltd</p> <p>DRAWN BY: MDR</p> <p>DATE: May 2010</p> <p>FIGURE: 4</p>	<p>KEY:</p> <p> approximate location of proposed development area</p>	 <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 4 : Extract from Speed's 1611 Map of Kendale






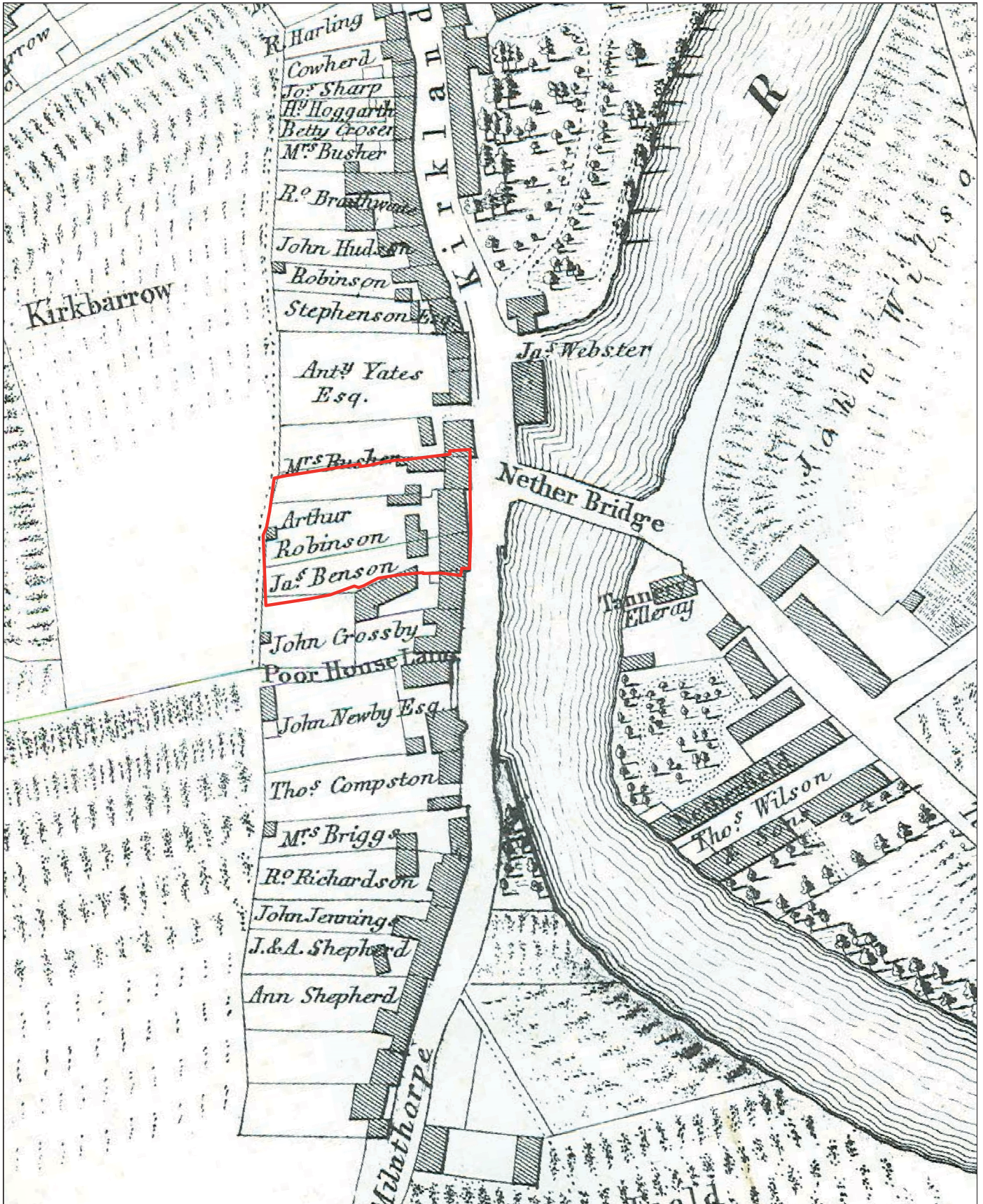
 <p>North Pennines Archaeology Ltd 2010</p>	<p>PROJECT: The Cock & Dolphin, Kendal</p> <p>SCALE: Approximately 1:1500 at A4</p> <p>REPORT No: CP1133</p> <p>CLIENT Russell Armer Ltd</p> <p>DRAWN BY: MDR</p> <p>DATE: May 2010</p> <p>FIGURE: 5</p>	<p>KEY:</p> <p> outline of proposed development area</p>	 <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 5 : Extract from Todd's 1787 Plan of Kendal






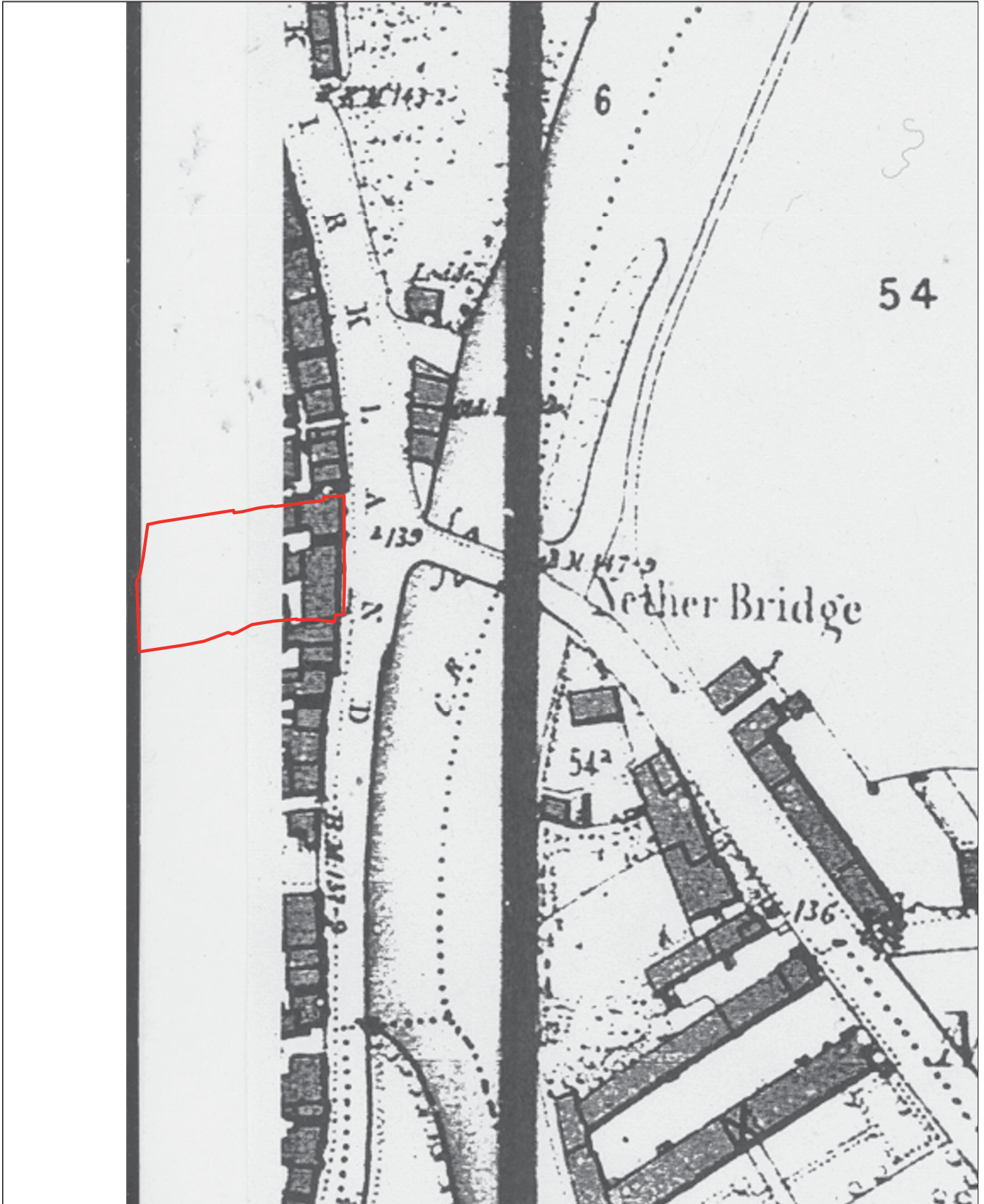
 <p>North Pennines Archaeology Ltd 2010</p>	<p>PROJECT: The Cock & Dolphin, Kendal</p> <p>SCALE: Approximately 1:1500 at A4</p> <p>REPORT No: CP1133</p> <p>CLIENT Russell Armer Ltd</p> <p>DRAWN BY: MDR</p> <p>DATE: May 2010</p> <p>FIGURE: 6</p>	<p>KEY:</p> <p> outline of proposed development area</p>	 <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 6 : Extract from Wood's 1833 Plan of Kendal



North Pennines Archaeology Ltd
2010

PROJECT: The Cock & Dolphin, Kendal
SCALE: Approximately 1:1500 at A4
REPORT No: CP1133
CLIENT Russell Armer Ltd
DRAWN BY: MDR
DATE: May 2010
FIGURE: 7

KEY:

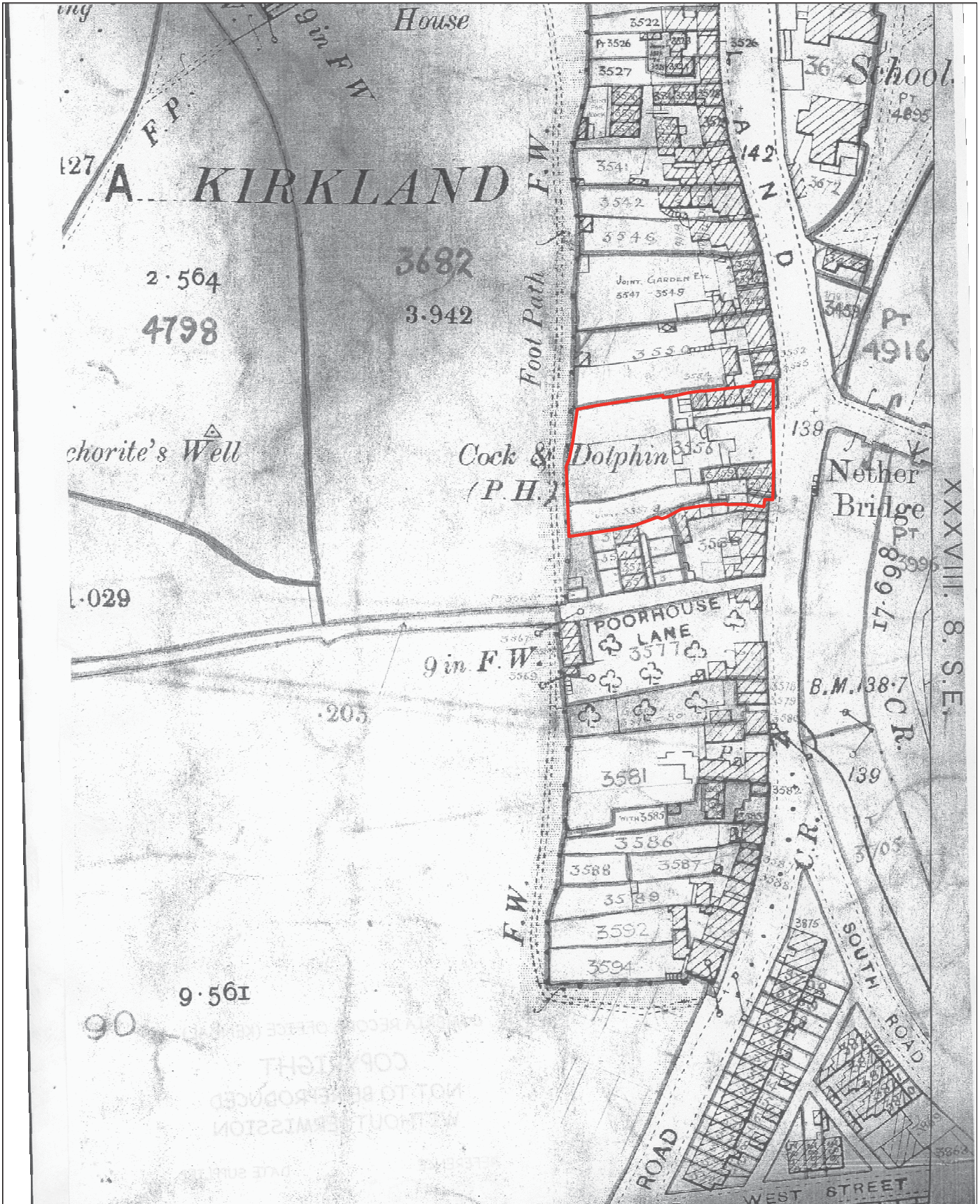


outline of proposed development area



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Figure 7 : Extract from the 1st Edition Ordnance Survey Map of c.1859






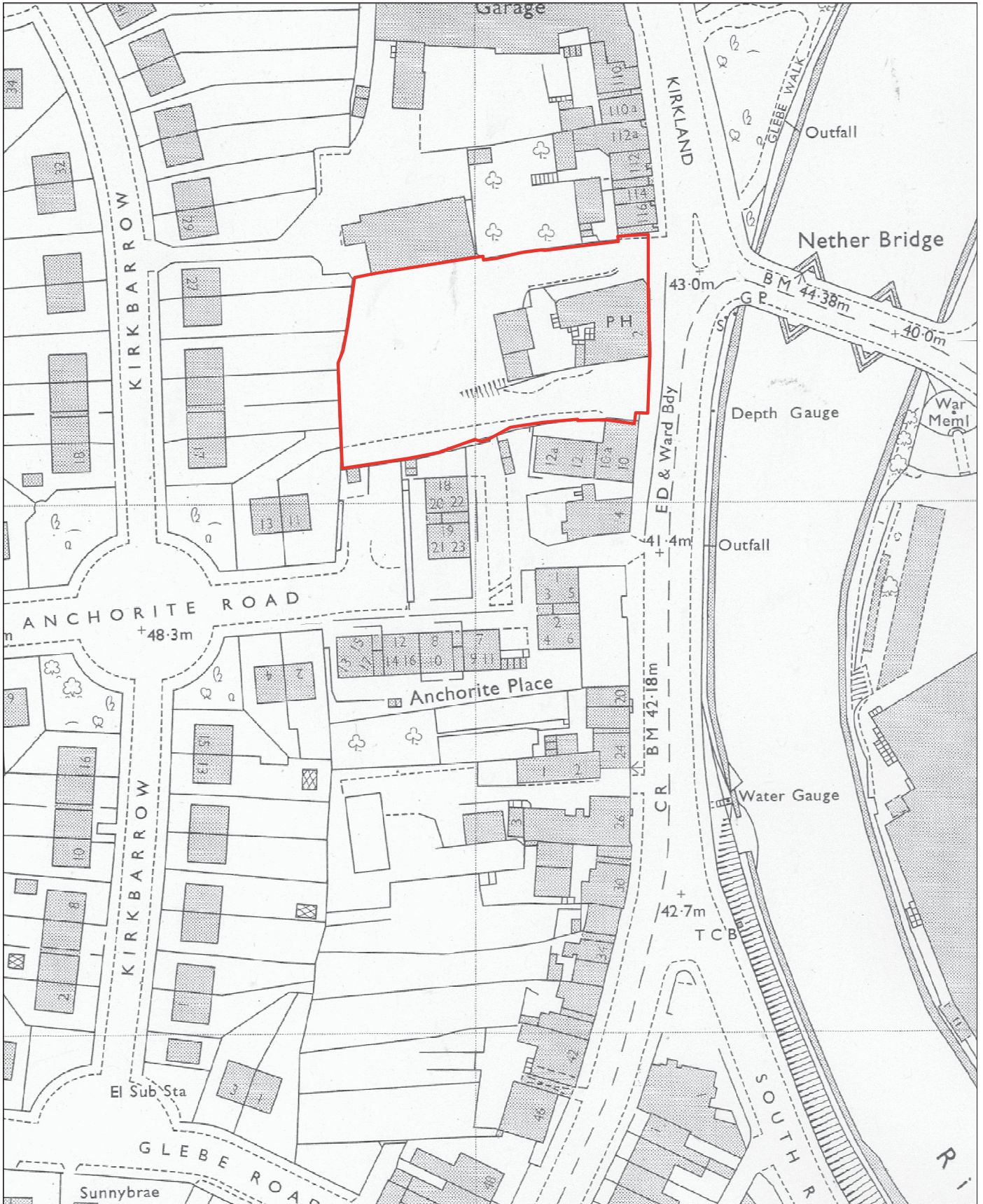
 <p>North Pennines Archaeology Ltd 2010</p>	<p>PROJECT: The Cock & Dolphin, Kendal</p> <p>SCALE: 1:1500 at A4</p> <p>REPORT No: CP1133</p> <p>CLIENT Russell Armer Ltd</p> <p>DRAWN BY: MDR</p> <p>DATE: May 2010</p> <p>FIGURE: 8</p>	<p>KEY:</p> <p> outline of proposed development area</p>	 <p>Reproduced 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 8 : Extract from the 2nd Edition Ordnance Survey Map of 1897



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2010

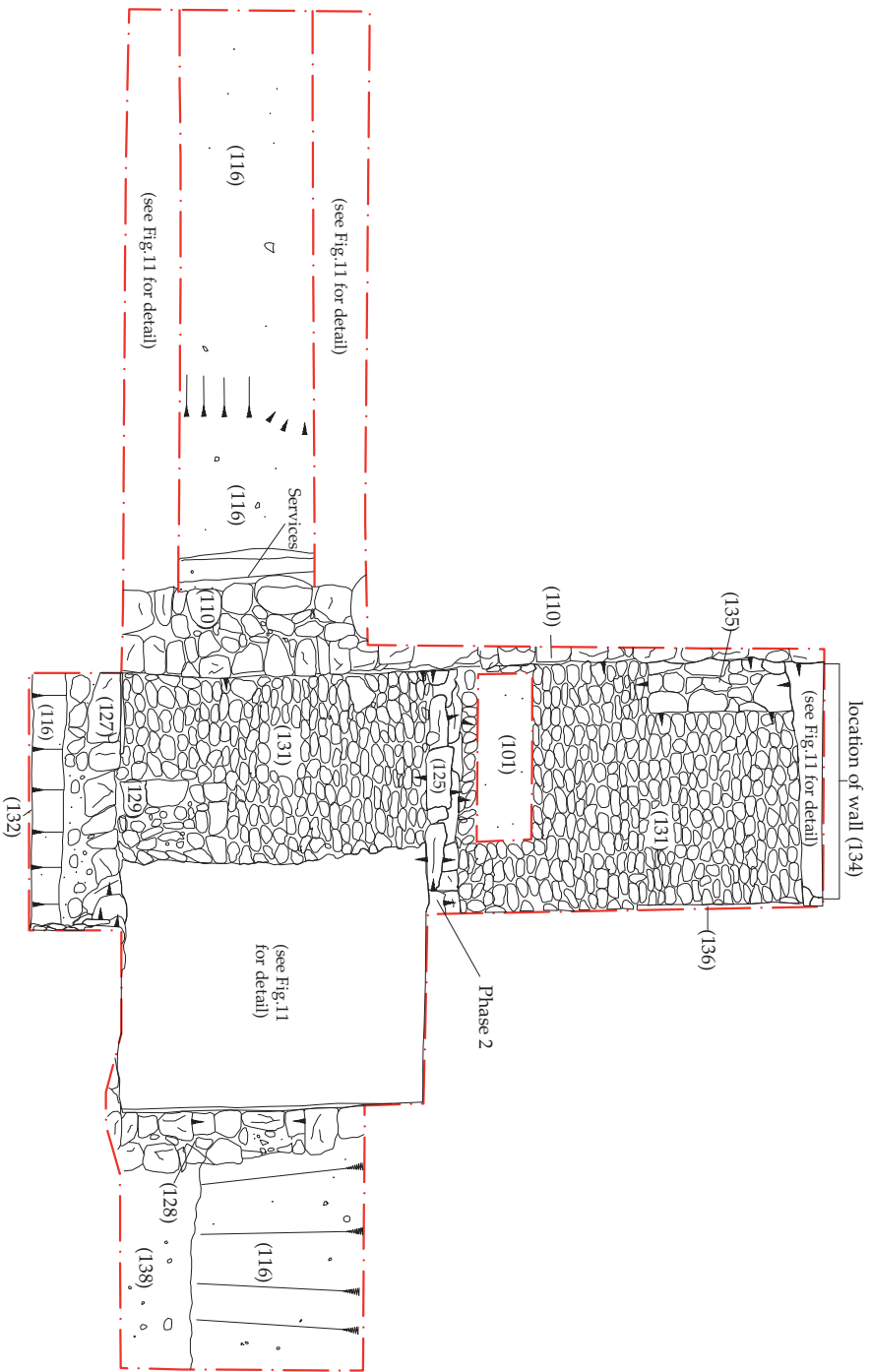
PROJECT: The Cock & Dolphin, Kendal
SCALE: 1:1000 at A4
REPORT No: CP1133
CLIENT: Russell Armer Ltd
DRAWN BY: MDR
DATE: May 2010
FIGURE: 9

KEY:
 outline of proposed development area



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Figure 9 : Extract from the 1975 Edition Ordnance Survey Map



North Pennines Archaeology Ltd
2010
The Cock and Dolphin,
Kendal, Cumbria

CLIENT:
Russell Armer Ltd

SCALE: 1:50 at A4

DRAWN BY: DJ

DATE: May 2010

KEY:

- limit of excavation
- (110) context number



REPORT No:
CP1133

FIGURE:
10

Figure 10: Plan of Trench 4 (Phase 1 & Phase 2)



North Pennines Archaeology Ltd
 2010
 The Cock and Dolphin,
 Kendal, Cumbria

CLIENT:
 Russell Armer Ltd

SCALE:
 1:50 at A4

DRAWN BY: MH/DJ
 DATE: May 2010

KEY:

- limit of excavation
- context number



REPORT No:
 CP1133

FIGURE:
 11

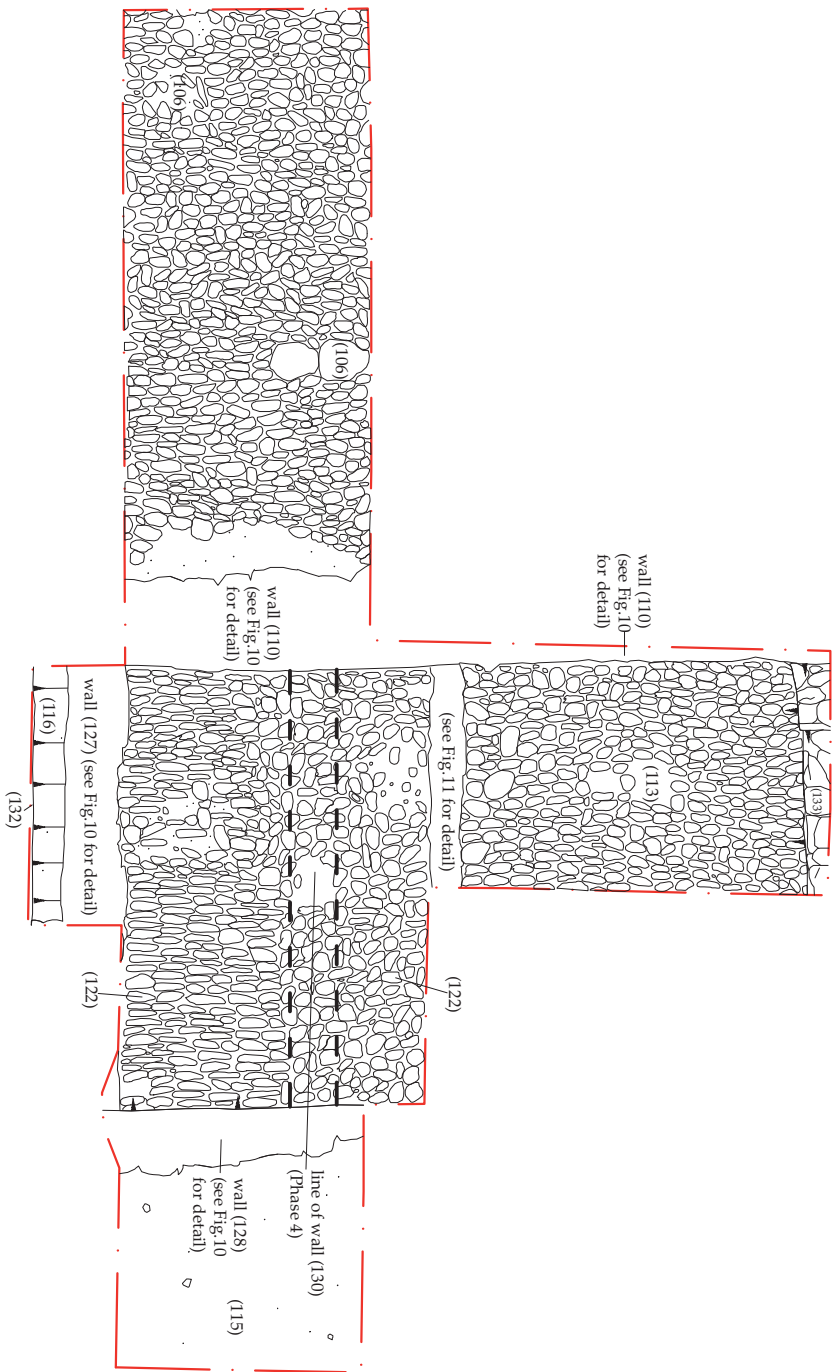
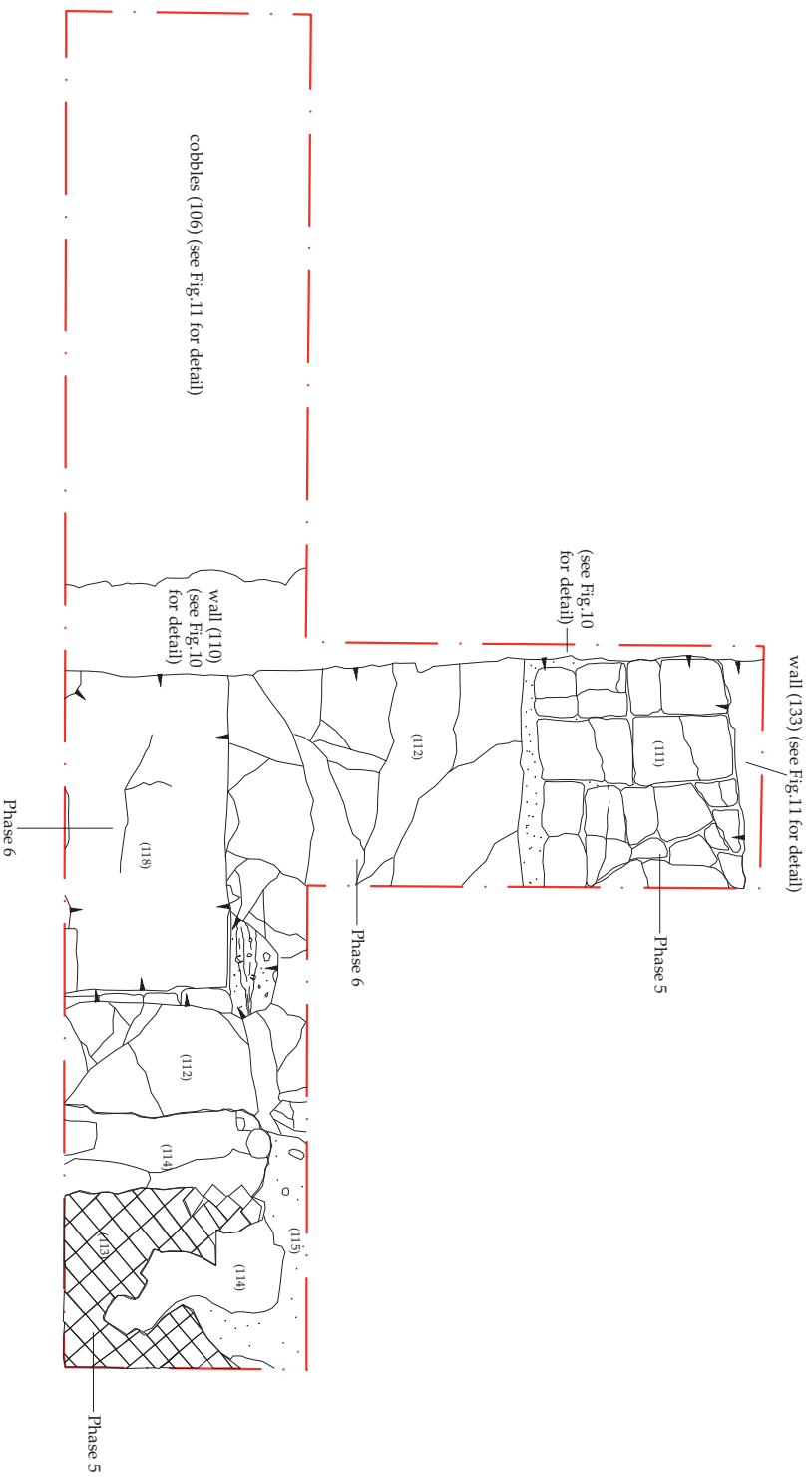


Figure 11: Plan of Trench 4 (Phase 3 & Phase 4)



North Pennines Archaeology Ltd
2010
The Cock and Dolphin,
Kendal, Cumbria

CLIENT:
Russell Armer Ltd

SCALE: 1:50 at A4

DRAWN BY: MEH/DJ

DATE: May 2010

KEY:

 limit of excavation

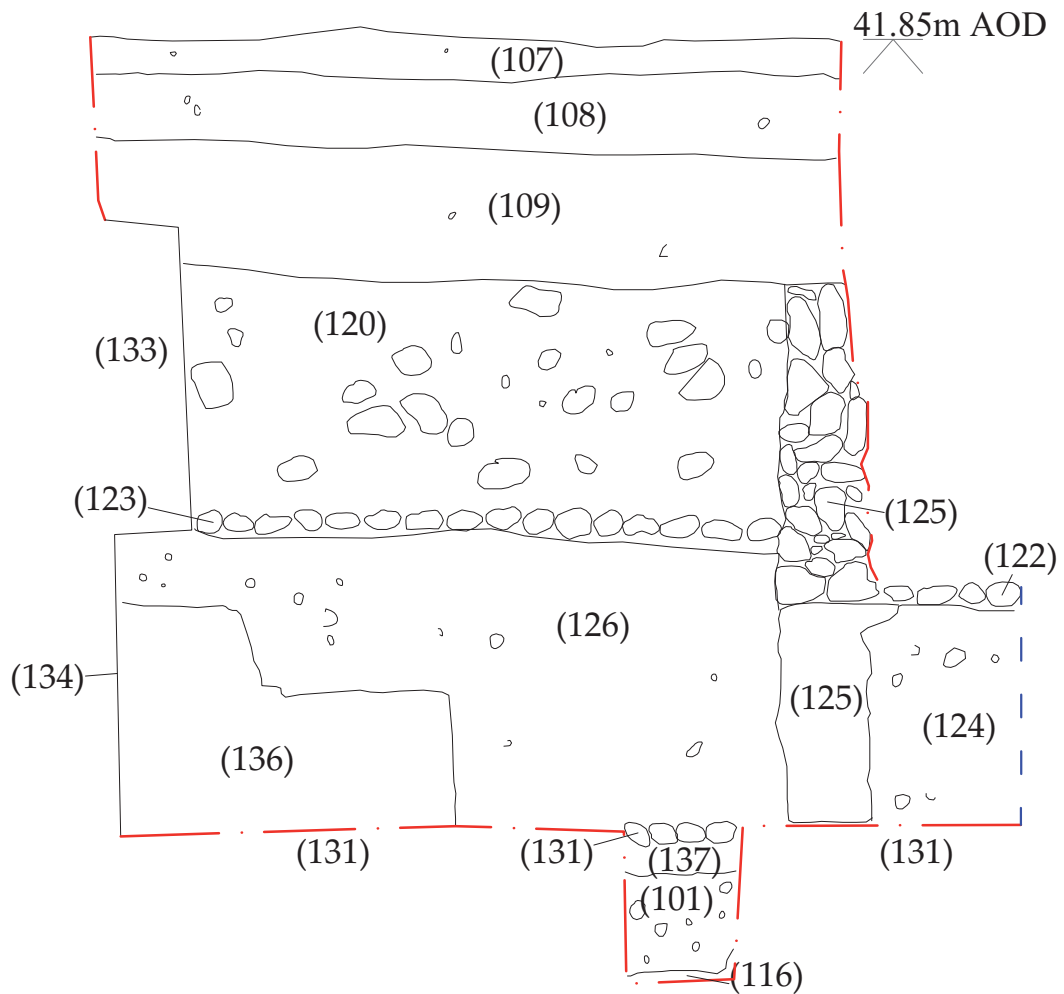
 (110) context number



REPORT No:
CP1133

FIGURE:
12

Figure 12: Plan of Trench 4 (Phase 5 & Phase 6)






 <p>North Pennines Archaeology Ltd 2010</p>	<p>PROJECT: The Cock and Dolphin, Kendal</p> <p>SCALE: 1:25 at A4</p> <p>REPORT No: CP1133</p> <p>CLIENT: Russell Armer LTD</p> <p>DRAWN BY: DJ</p> <p>DATE: May 2010</p> <p>FIGURE: 13</p>	<p>KEY:</p> <p> Edge of Excavation</p> <p> Edge of Recorded Section</p>	
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Figure 13 : West Facing Section through Trench 4 (Northern Quarter)