



Land off Oxenholme Road, Kendal,

Cumbria

Archaeological Desk-based Assessment and Walkover Survey



Oxford Archaeology North

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Oakmere Homes

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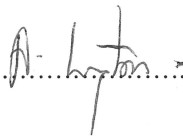
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SUMMARY

Following a proposal by Oakmere Homes to develop land to the western side of Oxenholme Road, Kendal (SD 52704 90376), an archaeological desk-based assessment was recommended by the development control officer at Cumbria Historic Environment Service (CHES). Oxford Archaeology North (OA North) were subsequently commissioned to undertake the desk-based assessment and walkover survey by Harrison Pitt Architects, on behalf of Oakmere Homes.

Until the later twentieth century the character of the local area was dominated by agriculture, with dispersed farmsteads and field systems that appear to pre-date the widespread enclosures of the late-eighteenth and early-nineteenth centuries characterising this part of Natland. Deer parks dating to the medieval and post-medieval periods are known to have been present in Natland, Kendal, and Oxenholme and field names indicative of such parks occur immediately to the north of the proposed development area (Site **01**). It is not known, however, whether these field names refer to one or more of the known local deer parks, or might indicate a previously unidentified park in the vicinity of the study area.

Eight heritage assets (Sites **01-04** and **07-10**) and two previous archaeological investigations (Sites **05-06**) were identified within the study area. Oxenholme Farmhouse (Site **04**) is a listed building of *national importance*, and the putative deer park (Site **01**) is of uncertain importance, due to its uncertain location and extent. Charity Field (Site **02**) and the lead weight findspot (Site **03**) have been developed and are of negligible importance. The remaining heritage assets (Sites **07-10**), which comprised a field boundary, gatepost, quarry, and a culvert, were considered to be of *low local importance*. With the exception of the field names relating to deer hunting (Site **01**) and a charity school (Site **02**), and the findspot of the lead weight (Site **03**), all of these sites comprised elements of the agricultural landscape and all are likely to date to either the post-medieval or industrial periods. Four sites (Site **07-10**) lie within the proposed development area and are likely to be affected by the development. The extent of the putative deer park (Site **01**) is unknown, but Oxenholme Road could follow the line of the eastern boundary of such an enclosure.

In order to reduce the impact of any proposed development, mitigation has been proposed in the form of topographic and photographic surveys, and a watching brief. This will allow any heritage assets to be preserved by record and will also present an opportunity to collect artefactual dating evidence. It should be noted, however, that the suggested mitigation would need to be agreed with Cumbria Historic Environment Service.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Harrison Pitt Architects for commissioning the project on behalf of Oakmere Homes. Thanks are also due to Jo Mackintosh at Cumbria HER in Kendal, and the staff of the County Record Office in Kendal for their assistance with this project.

The desk-based assessment was undertaken by Alastair Vannan and the walkover survey by Kelly Clapperton. The drawings were produced by Marie Rowland. The project was managed by Alan Lupton, who also edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Following a proposal by Oakmere Homes to develop land to the western side of Oxenholme Road, Kendal (SD 52704 90376) (Fig 1), an archaeological desk-based assessment was recommended by the development control officer at Cumbria Historic Environment Service (CHES). Oxford Archaeology North (OA North) were subsequently commissioned to undertake a desk-based assessment and walkover survey by Harrison Pitt Architects, on behalf of Oakmere Homes.
- 1.1.2 The desk-based assessment comprised a search of both published and unpublished records held by the County Record Office in Kendal, the Cumbria Historic Environment Record (CHER), and the archives and library held at OA North. A walkover survey was conducted of the land subject to the development proposals, in order to relate the landscape and surroundings to the results of the desk-based assessment. The sections of the National Planning Policy Framework (NPPF, DCLG 2012) relating to heritage assets were considered during the assessment. The desk-based research and walkover survey were undertaken in October and November 2012 and this report briefly sets out the results.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The study area is situated to the south-east of the historic town of Kendal, at the western side of Oxenholme Road. Kendal is situated to the west of the River Kent within the old county of Westmorland, which is now Cumbria. The proposed development site consists of an agricultural field that is sub-divided by a natural stream. The site is bounded to the west by Westmorland General Hospital and to the north by housing development. Oxenholme Road defines the eastern side of the site, with agricultural fields lying to the south. The site lies at a height of between approximately 60m and 70m (aOD).
- 1.2.2 The local solid geology comprises Silurian slates, Kirkby Moor Flags and some Carboniferous Limestone (Moseley 1978). The overlying drift deposits include glacial material, such as gravel and boulder clay (Countryside Commission 1998).

2. METHODOLOGY

2.1 INTRODUCTION

- 2.1.1 This desk-based assessment was carried out in accordance with the relevant Institute for Archaeologists and English Heritage guidelines (IfA 2011, *Standard and Guidance for Archaeological Desk-based Assessments*; IfA 2010 *Code of Conduct*; English Heritage 2006, *Management of Research Projects in the Historic Environment* (MoRPHE)) and generally-accepted best practice.

2.2 DESK-BASED ASSESSMENT

- 2.2.1 The principal sources of information consulted were historical and modern maps of the study area and information held by the CHER, as well as published and unpublished secondary sources. A study area with a radius of 250m, extending from the proposed development area, was examined in detail in order to provide an understanding of the potential impact of the proposed works on any identified surrounding heritage assets. All heritage assets identified within the study area have been included in the Gazetteer of Sites (*Section 5*) and plotted onto the corresponding Figure 2. The results were analysed using the set of criteria used to assess the national importance of an ancient monument (DCMS 2010). Sources consulted include:
- 2.2.2 ***Cumbria Historic Environment Record Sites and Monuments Record (HER)***: the HER was consulted to establish the sites of archaeological interest already known within the study area. The HER is a database of all known sites of archaeological interest in Cumbria.
- 2.2.3 ***County Record Office (CRO), Kendal***: the County Record Office in Kendal was also visited to consult documents specific to the study area. Historic maps were consulted, along with a search for any relevant historical documentation. Secondary sources were also consulted.
- 2.2.4 ***Oxford Archaeology North***: OA North has an extensive archive of secondary sources relevant to the study area, as well as numerous unpublished client reports on work carried out both as OA North and in its former guise of Lancaster University Archaeological Unit (LUAU). These were consulted where necessary.

2.3 WALKOVER SURVEY

- 2.3.1 The walkover survey was undertaken by crossing the landscape in regular transects across the entire site. All field observations were recorded on *pro forma* sheets produced by OA North, and conducted to the standards of guidance produced by the IfA (2011), and accepted best practice. All features of archaeological interest were photographed with an appropriate scale, and

approximate locations marked upon a site plan provided by the client. A digital photographic archive was compiled of the site visit.

2.4 ARCHIVE

- 2.4.1 A full professional archive has been compiled in accordance with English Heritage guidelines (English Heritage 2006). The paper and digital archive will be deposited in the County Record Office (Kendal) on completion of the project.

3. BACKGROUND

3.1 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

3.1.1 **Introduction:** in addition to a detailed investigation of the closely defined study area, it is also necessary to present a general archaeological and historical background of the wider locale. This will allow the wider archaeological context of the site to be considered.

Period	Date Range
Palaeolithic	c500,000 – 10,000 BC
Mesolithic	10,000 – 4000 BC
Neolithic	4000 – 2400 BC
Bronze Age	2400 – 700 BC
Iron Age	700 BC – AD 43
Romano-British	AD 43 – AD 410
Early Medieval	AD 410 – AD 1066
Late Medieval	AD 1066 – AD 1540
Post-medieval	AD 1540 – c1750
Industrial Period	cAD1750 – 1914
Modern	Post-1914

Table 1: Summary of British archaeological periods and date ranges

3.1.2 **Prehistoric Period:** an account from the 1868 Westmorland Gazette describes the uncovering of a prehistoric burial, “...While workmen were digging a drain near the Howard Holme (close to the A6 at the south entrance of the town) they came firstly across a cist stone beneath which was a skeleton about 4 feet 6 inches long. Nearby in a separate burial was another skeleton of a mature human being between 5 feet 10 inches and 6 feet tall which was laid on its side facing east with its knee bent up...” (Bingham 1995, 30). There are other known finds from the Kendal area, including flints from No 45 Castle Drive (HER 2468), to the north of the proposed development site; two separate prehistoric axe finds (HER 2481, 2486); a stone mace (HER 2485); and a site, known from aerial photographs, of a barrow and cairn site at Bradleyfield Barrow, to the north-west (HER 4160). In the Iron Age, the area seems to have come under the control of the Brigantes tribe (Cunliffe 1991), and although there are no known remains of the Iron Age from within Kendal, Castlesteads

hillfort lies less than two kilometres to the south-east (Bingham 1995, 31). No prehistoric remains were identified within the study area.

- 3.1.3 **Romano-British Period:** a Roman military presence in the vicinity is attested by the 3.27 acre fort at Watercrock, approximately 1.1km to the west of the study area, and excavations have revealed evidence for an associated extramural settlement to the south and east (Potter 1977). Various accounts of Roman finds from Kendal have been recorded (Shotter 2000, 277; Bingham 1995, 40) but it appears that Kendal was not an area of particularly intensive Roman occupation. There is evidence of occupation during this period from casual finds and it has also been suggested that a Roman road was routed past Kendal, running north/south to the west of the town, and almost certainly connected to Watercrock. The alleged route was described by Whellan (1860) as ending up in 'High Street in Kentmere'. The HER (2080) locates the road running approximately 2km to the west of the study area. No Roman remains were identified within the study area.
- 3.1.4 **Early Medieval Period:** as is the case throughout Cumbria, evidence for early medieval activity in the locale of Kendal is extremely limited. Once the administration of the Roman occupation was finally rescinded c AD 410, the Britons reverted to autonomous rule, with the Kendal area perhaps forming part of the British Kingdom of Rheged (Kirkby 1962). From the early-mid seventh century onwards the expanding kingdom of Northumbria began to influence the area, and a fragment of an Anglian cross discovered in Trinity Church is one of the few tangible pieces of evidence relating to this period (Collingwood 1904). This in itself is enough to suggest, however, that a pre-Norman church existed on the site (*ibid*) and suggests that Kirkland, at the southern end of the town, formed the early medieval focus of what was to become Kendal.
- 3.1.5 **Medieval Period:** the settlement of Kirkland was recorded in Domesday, in 1086, as *Chechebi*. This relates to the medieval name of Kirkby Kendal and suggests that this is the area where the mother church developed (Faull and Stinson 1986). The settlement became the centre of a Norman barony in the later eleventh century (Winchester 1979). There are two castles in Kendal; Castle Howe, to the west of the Kent, is the remains of an earthwork motte and bailey probably dating to the twelfth century (Winchester 1979). Kendal Castle (HER 6420/SM 23704), to the east of the Kent, has earthworks and masonry dating to the thirteenth century onwards (Howard-Davis forthcoming; Pevsner 1967, 256-7). By 1390, there were 52 burgage plots and the layout of the town was clearly defined with a pre-urban nucleus around the church and Castle Howe. To the north of this, the three main streets of Highgate, Stricklandgate, and Stramongate developed, with regular burgage plots lining the streets. Industries began to emerge during the medieval period, particularly fulling and dyeing, demonstrating the importance of the cloth industry in Kendal by the thirteenth century (Munby 1985).
- 3.1.6 The area to the south of Kendal, where the study area is situated, lay outside the historic core of Kendal and within the manor of Natland (Nicolson and Burn 1777, 164-5). Natland was first mentioned in 1170-80 as *Natalund*, which appears to come from the Old Norse *Lundr* and the personal name *Nate*,

and to mean Nate's Wood (Smith 1967, 112). The manor of Natland formed part of the Marquis Fee and was held by the Strickland family of Sizergh (Nicolson and Burn 1777, 164-5). The nearby village of Oxenholme was first mentioned in 1274 as *Oxinholme*, from the Old English *oxa*, and Old Norse *holmr*, meaning a water meadow where oxen pastured (Smith 1967, 121). These areas were clearly of a predominantly rural character during the medieval period and no medieval sites or remains have been identified within the study area.

- 3.1.7 **Post-Medieval Period:** industrial activity increased during the post-medieval period, although outbreaks of the plague in the sixteenth century led to a serious decline in both population and economic activity (Phillips 1994, 136-40). Despite this, known industries, such as building, tanning, and wool continued (Marshall 1975). By the eighteenth century, the 'yard system' developed within Kendal, which involved the construction of multiple houses on a single burgage plot and infilling the land behind the street frontages in a linear fashion (*ibid*). The nineteenth century saw many changes to Kendal, including the extension of the Lancaster Canal in 1819, the diversification of industries associated with the town, including gunpowder (Marshall 1975, 220), and an increasing bias in the population as more women than men lived there. Some aspects remained the same, in particular the mixed yet separated nature of the population, with wealthier people occupying the street frontages, and the working classes in the back buildings of the 'yards' behind (*op cit*, 228).
- 3.1.8 Prior to 1777, and probably during the seventeenth century, large portions of the manor of Natland, which became the township and chapelry of Natland, were sold by Sir Thomas Strickland to tenants as freehold (Nicolson and Burn 1777, 164-5). Although a 30 acre park known as Natland Wood Park was present within the manor, and an enclosed park was shown in this area on Saxton's map of 1579, this was described as 'long ago disemparked' by 1777 (*ibid*). It seems likely that the field names of Deer Hunt and Deer Hunt Meadow (Site 01), to the north of the proposed development area, relate to Natland Park, although it is possible that another, previously unrecorded park lay within the study area. The name of the park survives in Natland Park Farm, to the west of Burton Road. By the time of the production of the Natland corn rent plan in 1836 (CRO(K) WQ/R/C/12) none of the land in the immediate vicinity of the study area was owned by the Sticklands.
- 3.1.9 By 1801, a field in the area now occupied by Westmorland Hospital was shown as Sandys/Hospital and Charity Field on an estate plan and associated preparatory sketch of the Natland Beck estate (CRO(K) WD/CR/11/102). No buildings were shown in this area on this map and it is possible that the land was used to raise charitable funds, rather than being the site of a charitable institution. Indeed, this field was also named as Charity Field on the corn rent plan of 1836 (CRO(K) WQ/R/C/12) and was recorded as a meadow owned by the Charity School, but tenanted by James Webster. The fields within the proposed development area were owned by William and Christian Wilson by 1836 (CRO(K) WQ/R/C/12) and were used as meadow and pasture. Two of the fields in the immediate vicinity of the proposed development area had

unusual names: Priest Bank and Palace Dale, but the origins of these field names are unclear.

- 3.1.10 The rural character of the study area endured into the twentieth century and the Ordnance Survey (OS) map of 1938 provided the first indications of the encroachment of the suburban landscapes, with residential ribbon development having been depicted along the eastern side of Oxenholme Road, to the north-east of the proposed development area. Although development increased around Oxenholme, Natland, and southern Kendal during the twentieth century, the irregular triangular area defined by Oxenholme Road, Burton Road, and the railway line to the south-east, within which the proposed development area lies, remained entirely rural in character until the 1980s, when the Westmorland Hospital and a superstore were built (OS 1978-81; OS 1978-91). Residential development during the last decade has infilled the land to the north of the proposed development area.

3.2 MAP REGRESSION ANALYSIS

- 3.2.1 *Antiquarian maps:* several antiquarian maps were produced that provided detailed early surveys of Kendal, such as those published by Speed in 1611, Todd in 1787, Wood in 1833, and Hoggarth in 1853. However, these maps focused on the urban extent of Kendal and, as the study area lies within a formerly rural landscape that lay to the south of the urban fringes, along the road between Kendal and Oxenholme in the former township of Natland, it was not depicted on any of these detailed plans.
- 3.2.2 Commercial maps of the broader area, at county level, were produced, although these did not supply any intensive detail of the study area. Saxton's map of 1579 (Plate 1), Speed's map of 1611, Blaeu's map of 1645, and Ellis's map of 1765 (Plate 2) all showed an enclosed park with an apparent lodge building in the interior within Natland (*Watlande*), to the east of the River Kent. Ellis's map was the first of these to depict the road network running southwards from Kendal, including Oxenholme Road. The map produced by Greenwood and Greenwood in 1830 was one of the most detailed of these county maps, although this showed only enough detail to identify the Oxenholme and Burton roads and the presence of dispersed farms along these routes.

owned by WWC Wilson Esq. The area now occupied by Westmorland Hospital was labelled as Sandys/Hospital and Charity Field (Site 02).



Plate 3: extract from the Natland Beck estate plan of 1801, showing the area occupied by the hospital labelled as Sandys/Hospital

- 3.2.4 **Natland Corn Rent plan of 1836:** the Kendal Corn Rent Act commuted tithes in this area and the associated plan for Natland depicted the study area (Plate 4; CRO(K) WQ/R/C/12). This map was the earliest to show the whole of the area between Oxenholme Road and Burton Road in detail and, in addition to showing the two roads, depicted accurately the field system and the stream that forms a tributary of Natland Mill Beck (now Natland Beck) and subdivides the study area.



Plate 4: extract from the Natland Corn Rent map of 1836, showing the proposed development area occupied by fields 149, 150, and 141

- 3.2.5 The fields were numbered and additional information, such as ownership and land use was provided in an accompanying apportionment. The fields occupied by the proposed development area were owned by William and Christian Wilson and were used as meadow and pasture. Although field names can provide indications of earlier land use, the associated field name of Palace Dale (field 150) is somewhat enigmatic. The field (field 149) forming the western side of the proposed development area had initially been erroneously annotated 'Priest Bank', but this had been crossed out. Possible associations with the former park at Natland might be inferred from surrounding field names (Site **01**), such as Hunt Deer (field 158) and Hunt Deer Meadow (field 151). Charity Field (Site **02**; field 155) was named on this map, in the area now occupied by the hospital and was a meadow owned by the Charity School. A trackway was depicted running into the western side of the proposed development area (field 149) from Burton Road. The character of the area was entirely rural and the irregularity of the fields within the study area, in both size and shape, attests to their gradual development as a result of piecemeal land enclosure and sub-division, rather than the pre-planned schemes of enclosure of the late eighteenth and early nineteenth centuries. These field systems are, therefore, likely to be of some antiquity.
- 3.2.6 ***Helm Lodge estate plan of 1838:*** the Helm Lodge estate plan (CRO(K) WD/CR/4/201/171) showed the western portion of the study area, but did not depict the proposed development area, which was annotated as being in the ownership of Christopher Wilson Esq. The western portion of the study area fell within the Helm Lodge estate at this time.
- 3.2.7 ***Oxenholme estate plan of 1850:*** this estate plan (Plate 5; CRO(K) WDB/35/109) showed the land under the ownership of William Wilson, which

included the proposed development area and other fields to the north and east. This map shows the continuity of ownership of the proposed development area during the first half of the nineteenth century by the Wilson family. The field names were annotated on the map and those included within the proposed development area were given as Mount Field, Palace Dale, and Great Meadow. An apparent quarry was depicted as a sub-ovoid area of stippling straddling the boundary between Mount Field and Palace Dale. A trackway led to this area from Oxenholme Road, passing through Palace Dale. The trackway that had previously run from Burton Road into Mount Field was depicted terminating further south, within Priest Bank.



Plate 5: extract from the Oxenholme estate plan of 1850 showing the fields within the proposed development area as Mount Field, Palace Dale, and Great Meadow

- 3.2.8 **Ordnance Survey first edition mapping of 1858-60 at 25": 1 mile:** the OS mapping of 1858-60 (Fig 3) presented a very similar depiction of the study area to the corn rent map of 1836. Most of the fields were depicted being exactly the same shape and size, although some minor boundaries had been removed and some of the fields had been further sub-divided. There was no indication of the quarry pit shown on the Oxenholme estate plan of 1850 (CRO(K) WDB/35/109), although a short stretch of the associated trackway was shown.
- 3.2.9 **Ordnance Survey Second Edition map of 1898 at 25": 1 mile:** the map of 1898 (Fig 4) presented few changes from that of 1858-60. There had been some slight changes to field boundaries, including the removal of the boundary that had previously run north-west/south-east through the centre of the proposed development area. The character of the study area remained conspicuously rural.

- 3.2.10 **Ordnance Survey map of 1938 at 25": 1 mile:** the map of 1938 (Fig 5) presented a very similar depiction of the study area as the preceding OS maps. However, some slight changes to field boundaries were discernible, including the addition of an east/west boundary that forms the southern edge of the proposed development area. This was the first OS map to depict urban development within the immediate vicinity of the study area, with residential ribbon development along the eastern side of Oxenholme Road, and the addition of a large property named Brookdale to the north of the study area.

3.3 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

- 3.3.1 A desk-based assessment, evaluation and watching brief were undertaken in association with Birds Park Service Reservoir and Pipeline by OA North in 2003 and 2004 (Site **05** and **06**). The desk-based assessment used a study area that included part of the current study area and identified two possible sites of archaeological interest (Sites **01** and **02**). The evaluation and watching brief did not identify any sites of archaeological interest within the present study area.

4. WALKOVER SURVEY

4.1 INTRODUCTION

- 4.1.1 The proposed development area currently comprises two fields, the smallest, Field 1, to the south-east, and Field 2 forming the remainder (Fig 1). Access was available to the whole of the proposed development area.
- 4.1.2 **Field 1:** is topographically flat, situated at the base of the main hill to the west, and bounded to the north by Field 2, and Oxenholme Road to the east (Fig 1). A small stream runs along the eastern side, which has been culverted south from the main gate, and seems to run directly to a small farm building located to the south, out with the development site (Plate 6). The culvert was constructed from reused concrete blocks and pillars. The line of the feature is still visible, suggesting that it was culverted at a recent date. The remainder of the field comprises fruit bushes, and a horse paddock to the north-west. No features of archaeological significance were observed.



Plate 6: Culvert in Field 1 looking south-east

- 4.1.3 **Field 2:** is bounded to the north by a modern housing estate; to the north-east by Oxenholme Road; to the west by Westmorland General Hospital; and to the south by Field 1, and a hill located outside the development area. The stream runs north-west/south-east along the eastern side. The field comprises undulating terrain, with the highest point to the south, and was probably formed by moraines and drumlins laid down in the post-glacial period. The vegetation consists of rough pasture, with pockets of thistles, nettles and reeds. Adjacent to the main road the land is relatively flat before dipping south to the stream, it then rises again, reaching a small plateau, before ascending to the

highest point, where it flattens. On the first plateau beyond the stream, a possible small quarry pit was observed (Site **07**; Plate 7). It consisted of a shallow scoop along the ridge, which did not fit into the general pattern of the topography. Certainly the bedrock seems to be close to the surface, as outcrops were identified eroding out of the stream bank.



Plate 7: View of the quarry pit, looking south-west

- 4.1.4 Across the site three old sandstone gateposts were observed, one *in situ*, the other two discarded. The *in situ* post (Site **08**) was located in the south-west corner of the field, marking a current entrance onto the hill behind (Plate 8). This seemed to be part of a substantial, and early, field boundary (Site **09**) that bounds the western side of the proposed development. The gatepost is likely to be old, as the top has broken off, and is worn. The field boundary (Site **09**) included hawthorn, which had been laid to form a, now overgrown, hedge (Plate 9), and oak, sitting atop a tumbled drystone wall, comprising sandstone cobbles and boulders. The raised level of some of the horizontal laid branches of the hedge is suggestive of the former height of associated stone or slab walling. The former line of the boundary could be traced up and along the crest of the hill to the south of the site (Plate 10). The two other gateposts were located at opposite sides of the field. One was observed lying adjacent to the boundary for the modern housing estate to the north, and the second was one of several large fragments of rock that had been dumped on either side of the stream, next to the boundary with Field 1. At this point the stream had been culverted again (Site **10**), to allow the wall to be built and was shown as being culverted beneath a track at least as early as the OS mapping of 1858-60. The culvert was constructed from sandstone cobbled sides, and had roughly dressed sandstone capping slabs (Plate 11). No further features of archaeological interest were observed.



Plate 8: View of *in situ* gatepost (Site 08), looking north-west



Plate 9: View of the laid hedge at Site 09, looking south-west



Plate 10: View across the proposed development site, with the line of the former field boundary (Site **09**) visible on the hill behind, looking south



Plate 11: View of the culverted stream (Site **10**) in Field 2, looking south

5. GAZETTEER OF SITES

Site number	01
Site name	Putative deer park from fieldnames
NGR	SD 5253 9056
Site type	Field name
Period	Medieval/Post-Medieval
HER No	6420
Sources	HER; Natland Corn Rent Map of 1836 (WQ/R/C/12); Saxton 1579; Speed 1611; Blaeu 1645; Ellis 1765
Description	The HER records two fields named Hunt Deer and Hunt Deer Meadow, which were recorded on the Natland Corn Rent map of 1836, as possibly being associated with the deer park at Kendal Castle (HER 6420), or High Park, Oxenholme (HER 40810), and records the fieldnames within the overall entry for Kendal Castle. However, it is possible, given the location of the fields within Natland, that they relate to Natland Park, which lay to the west of Burton Road and is represented in the modern landscape by Natland Park Farm. This park was shown on maps by Saxton 1579, Speed 1611, Blaeu 1645, and Ellis 1765. However, Oxenholme Road and Burton Road clearly represent early features within the landscape, which are abutted by, and therefore pre-date, the field systems between them. It is, therefore, possible that these two roads formerly comprised the sides of an enclosure, such as a previously unidentified deer park. The roads close together at the northern end, forming an impression of enclosed space at this end. A field boundary to the north-west of the railway line runs the full distance between the roads and is abutted by many adjacent field boundaries, demonstrating that it is an early boundary. It is possible that this represented the southern extent of such an enclosure.
Assessment	The location and extent of the deer park inferred by the field names has not been definitively identified and it is possible that part of the putative park could lie within the proposed development area and be affected by development.
Site number	02
Site name	Charity Field
NGR	SD 52410 90370
Site type	Field name
Period	Post-Medieval/Industrial
HER No	40811
Sources	HER; Natland Beck Estate Plan of 1810 (CRO(K) WD/CR/11/102); Natland Corn Rent Map of 1836 (CRO(K) WQ/R/C/12)
Description	The HER records that a field was indicated on the Natland Corn Rent map of 1836 as apparently being the site of a Charity School, although no buildings were depicted. This field was called Sandys Hospital and Charity Field on an estate plan of 1801, although no buildings were depicted, and Charity Field on the Natland Corn Rent map of 1836. In 1836 the field was owned by Charity School, but leased as a meadow by James Webster. It appears likely that the site was used in the nineteenth century as a source of income for a charitable institution, but may never have been the site of such an institution.
Assessment	The site lies beyond the proposed development area and will not be affected.
Site number	03
Site name	Lead Weight Findspot
NGR	SD 52600 90600
Site type	Findspot
Period	Post-Medieval/Industrial (c 1700-1900)
HER No	42646
Sources	HER

Description	A flat circular lead weight or possibly a large token. While the reverse/underside is undecorated and worn, the obverse carries markings and possible lettering. There is a flat circle within a circle with writing underneath, possibly forming three letters. It dates to between c AD1700 and 1900.
Assessment	The site lies beyond the proposed development area and will not be affected.

Site number	04
Site name	Oxenholme Farmhouse
NGR	SD 53030 90275
Site type	Building
Period	Post-Medieval (seventeenth century)
Listed Building No	75473
Sources	HER
Description	This farmhouse has now been sub-divided into Oxenholme and Raysholme. Oxenholme Farmhouse comprises the former north wing, and Raysholme comprises the former central block and south wing. It probably dates to the seventeenth century, with later additions and alterations.
Assessment	The building lies within beyond the proposed development area and is unlikely to be affected by the development.

Site number	05
Site name	Birds Park Service Reservoir and Pipeline
NGR	SD 53059 90228
Site type	Event
Period	-
HER No	5/03/1122
Sources	HER
Description	An archaeological desk-based assessment and evaluation were undertaken in 2003. Sites 01 and 02 were identified during the desk-based assessment.
Assessment	N/a

Site number	06
Site name	Birds Park Service Reservoir and Pipeline
NGR	SD 53059 90228
Site type	Event
Period	-
SMR No	5/04/1263
Sources	HER
Description	A watching brief was undertaken during the topsoil stripping of a pipeline easement between Birds Park Reservoir and Oxenholme Farm. No archaeological features were observed during the watching brief, although several sherds of post-medieval pottery was recorded within the topsoil.
Assessment	N/a

Site number	07
Site name	Quarry
NGR	SD 52724 90384
Site type	Quarry
Period	Post-Medieval/Industrial
HER No	-
Sources	Walkover Survey; Oxenholme Estate Map of 1850 (CRO(K) WDB/35/109)
Description	A quarry pit was identified during the walkover survey and was depicted as a stippled area accessed by a trackway on an estate plan of 1850.
Assessment	The quarry lies within the proposed development area and is likely to be affected by the development.

Site number	08 (part of Building 6)
Site name	Gatepost
NGR	SD 52609 90259
Site type	Gatepost
Period	Post-Medieval/Industrial
HER No	-
Sources	Walkover survey; Natland Corn Rent Map of 1836 (CRO(K) WQ/R/C/12)
Description	A single remaining gatepost was observed during the walkover survey at the south-west corner of Field 2. This area was shown as the access point for a trackway from Burton Road on the Natland Corn Rent Map of 1836.
Assessment	The gatepost lies within the proposed development area and is likely to be affected by the development.

Site number	09
Site name	Field Boundary
NGR	SD 52570 90323
Site type	Boundary
Period	Post-Medieval/Industrial
HER No	-
Sources	Walkover survey; Natland Corn Rent Map of 1836 (CRO(K) WQ/R/C/12)
Description	A field boundary consisting of a ruined stone wall topped by an overgrown laid hawthorn hedge and other tree species was observed at the western side of the proposed development area during the walkover survey. The boundary was shown on the Natland Corn Rent map of 1836.
Assessment	The boundary lies within the proposed development area and is likely to be affected by the development.

Site number	10
Site name	Culvert
NGR	SD 52809 90381
Site type	Culvert
Period	Post-Medieval/Industrial
HER No	-
Sources	Walkover survey; Oxenholme Estate Map of 1850 (CRO(K) WDB/35/109)
Description	During the walkover survey, a stream running north-west/south-east across the proposed development area was observed to have been culverted under a track and wall. This culvert was indicated on the Oxenholme estate map of 1850.
Assessment	The culvert lies within the proposed development area and is likely to be affected by the development.

6. ASSESSMENT OF THE SIGNIFICANCE OF THE REMAINS

6.1 INTRODUCTION

6.1.1 Eight sites, or heritage assets (Sites **01-04** and **07-10**), have been identified within the study area, in addition to two previous archaeological events, or investigations (Sites **05** and **06**). Sites **01-06** were identified from the HER and Sites **07-10** were identified during the walkover survey. Four of the heritage assets are located within the proposed development area and, therefore, might be affected by development (Sites **07-10**). The location and extent of the deer park inferred by the field names Hunt Deer and Hunt Deer Meadow (Site **01**) are unknown. These might refer to known parks beyond the study area, to the north-east and west, or possibly to a previously unrecorded park, or an earlier phase of the known parks, lying within the study area. There is one listed building (Site **04**) within the study area, but no scheduled monuments.

Period	No of Sites	Site
Neolithic/ Bronze Age	0	-
Iron Age	0	-
Romano-British	0	-
Early Medieval	0	-
Late Medieval	?1	Fieldname indicative of a medieval deer park (Site 01)
Post-medieval	0	
Post-medieval/Industrial	6	Charity field (Site 02), lead weight (Site 03), quarry (Site 07), gatepost (Site 08), field boundary (Site 09), culvert (Site 10)
Industrial	1	Oxenholme Farmhouse (Site 04)
Modern	0	-
Undated	0	-

Table 2: Number of sites by period

6.1.2 In National Planning Policy Framework (NPPF), the Department of Communities and Local Government (DCLG) states that for proposed developments meriting assessment the ‘*significance of any heritage assets affected, including any contribution made by their setting*’ should be understood in order to assess the potential impact (Section 12.128, NPPF, DCLG 2012). Therefore, the following section will determine the nature and level of the significance of this archaeological resource, as detailed in *Sections 3 to 5*. This is an iterative process, beginning with the guideline criteria outlined in Table 2, below. In general terms, the recording of a heritage asset, *eg* SMR, SM or listed building, and any subsequent grading thereafter, by its nature, determines its importance. However, this is further quantified by factors such as the existence of surviving remains or otherwise, its rarity, or

whether it forms part of a group. There are a number of different methodologies used to assess the archaeological significance of heritage assets, but that employed here (*Section 6.2*) is the ‘Secretary of State’s criteria for scheduling ancient monuments’ (Annex 1; DCMS 2010).

Importance	Examples of Heritage Asset
National	Scheduled Monuments (SMs), Grade I, II* and II Listed Buildings
Regional/County	Conservation Areas, Registered Parks and Gardens (Designated Heritage Assets) Sites and Monuments Record/Historic Environment Record
Local/Borough	Assets with a local or borough value or interest for cultural appreciation Assets that are so badly damaged that too little remains to justify inclusion into a higher grade
Low Local	Assets with a low local value or interest for cultural appreciation Assets that are so badly damaged that too little remains to justify inclusion into a higher grade
Negligible	Assets or features with no significant value or interest
Uncertain	As-yet-undetected sub-surface remains

Table 3: Guideline criteria used to determine Importance of Heritage Assets

6.2 QUANTIFICATION OF IMPORTANCE

- 6.2.1 The gazetteer sites previously listed (*Section 5*, above) were each considered using the criteria for scheduling ancient monuments, with the results below. This information will contribute to the overall assessment of the importance of each heritage asset.
- 6.2.2 **Period:** most of the sites (Sites **02-04** and **07-10**) date to the post-medieval or industrial periods and relate to the use of the local area for agriculture, with the quarry (Site **07**) representing small-scale extraction. Sites of this type that date these periods are not of particular significance at a local or regional level. A field name (Site **01**) appears to reference the presence of a deer park of possible medieval origin. However, there is little current evidence to suggest that related remains lie within the immediate vicinity of the site.
- 6.2.3 **Rarity:** sites of the date and period of Sites **02-04** and **07-10** are not particularly rare. Although surviving remains of a medieval deer park would be rarer, there is little evidence to suggest the presence of any such remains within the study area.
- 6.2.4 **Documentation:** this report includes a preliminary search of documentation from the most accessible resources and provides documentary evidence, particularly in the form of historic mapping, relating to all of the sites. It is possible that there are further associated documents.
- 6.2.5 **Group Value:** the only site that might have value as part of a group is the field name relating to a deer park (Site **01**). This was recorded in the HER as

possibly being related to Kendal Castle, although it is more likely that it relates to the nearby Natland Park.

6.2.5.1 **Survival/Condition:** Oxenholme Farm (Site **04**), the quarry (Site **07**), the field boundary (Site **09**), and the culvert (Site **10**) are all in good condition.

6.2.6 **Fragility/Vulnerability:** the quarry (Site **07**), the gatepost (Site **08**), the field boundary (Site **09**), and the culvert (Site **10**) will all be vulnerable to intrusive ground disturbance.

6.2.7 **Diversity:** none of the sites exhibits a diverse range of characteristics.

6.2.8 **Potential:** the potential exists for sub-surface remains associated with the quarry (Site **07**), the field boundary (Site **09**), and the culvert (Site **10**). Although sub-surface remains might exist in association with the deer park inferred by field names (Site **01**), there is little current evidence to suggest that such a deer park lay within the study area, with the most likely associated park being Natland Park, to the west of Burton Road, and the identified deer park extents associated with Kendal Castle lying to the north-east. It remains a possibility, however, that a previously unrecorded park might have existed beyond the extents of the known parks.

6.3 STATEMENT OF IMPORTANCE

6.3.1 Using the guideline criteria outlined in Table 3, together with further quantification (*Section 6.2*), and informed professional judgement, each of the sites listed in the gazetteer has been assessed for importance as a heritage asset of archaeological interest (Table 4). Oxenholme Farmhouse (Site **04**) is a listed building of *national importance*, and the putative deer park (Site **01**) is of uncertain importance. Charity Field (Site **02**) and the lead weight findspot (Site **03**) have been developed and are of negligible importance. The remaining heritage assets (Sites **07-10**) were considered to be of *low local importance*. The archaeological events (Sites **05** and **06**) were not assessed.

Site No	Site name	Importance
01	Putative deer park from field name (Hunt Deer and Hunt Deer Meadow)	Uncertain
02	Field name (Charity Field)	Negligible
03	Lead weight findspot	Negligible
04	Oxenholme farmhouse	National
05	Archaeological event (desk-based assessment)	N/a
06	Archaeological event (evaluation)	N/a
07	Quarry	Low local
08	Gatepost	Low local
09	Field boundary	Low local
10	Culvert	Low local

Table 4: Importance of each gazetteer site

7. IMPACT ASSESSMENT

7.1 IMPACT

7.1.1 Heritage assets are an ‘*irreplaceable resource*’ (DCLG 2012). Therefore, it has been the intention of this study to identify the archaeological significance and potential of the study area, and assess the impact of proposed development, thus allowing the policy stated in NPPF (DCLG 2012) to be enacted upon. Assessment of impact has been achieved by the following method:

- assessing any potential impact and the significance of the effects arising from the proposals;
- reviewing the evidence for past impacts that may have affected the archaeological sites;
- outlining suitable mitigation measures, where possible at this stage, to avoid, reduce or remedy adverse archaeological impacts, or suggestions for further investigation where necessary.

7.1.2 The impact is assessed in terms of the importance, or sensitivity, of the site to the magnitude of change or potential scale of impact during the proposed scheme. The magnitude, or scale, of an impact is often difficult to define, but will be termed substantial, moderate, slight, or negligible, as shown in Table 5, below.

Scale of Impact	Description
Substantial	Significant change in environmental factors; Complete destruction of the site or feature; Change to the heritage asset resulting in a fundamental change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Moderate	Significant change in environmental factors; Change to the heritage asset resulting in an appreciable change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Slight	Change to the heritage asset resulting in a small change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Negligible	Negligible change or no material changes to the heritage asset. No real change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.

Table 5: Criteria used to determine Scale of Impact

7.1.3 The scale of impact, when weighted against the importance of the heritage asset, produces the impact significance. This may be calculated by using the matrix shown in Table 6, below.

Resource Value (Importance)	Scale of Impact Upon Heritage Asset			
	Substantial	Moderate	Slight	Negligible
National	Major	Major	Intermediate/ Minor	Neutral
Regional/County	Major	Major/ Intermediate	Minor	Neutral
Local/Borough	Intermediate	Intermediate	Minor	Neutral
Local (low)	Intermediate / Minor	Minor	Minor/ Neutral	Neutral
Negligible	Neutral	Neutral	Neutral	Neutral
Uncertain	Unknown	Unknown	Unknown	Unknown

Table 6: Impact Significance Matrix

- 7.1.4 **Previous disturbance:** the extent of any previous disturbance to buried archaeological horizons is an important factor in assessing the potential impact of the development scheme. The proposed development area appears to have been occupied by agricultural fields since at least as early as the post-medieval period. Although the land use of these fields in 1836 was described as meadow and arable, it is possible that prior to, or since, that date the fields were cultivated and, therefore, subject to ploughing. Disturbance has clearly affected the area occupied by the quarry (Site 07).

7.2 SIGNIFICANCE OF IMPACT

- 7.2.1 Following on from the above considerations, the significance of effects has been determined based on an assumption that there will be earth-moving and other modification/additional works associated with the development.

Site No.	Site name	Nature of Impact	Scale of Impact	Impact Significance
01	Putative deer park from field names (Hunt Deer and Hunt Deer Meadow)	Although the field names relate to areas beyond the proposed development area, the extent and character of any associated remains is unknown	Unknown	Unknown
02	Field name (Charity Field)	The site lies beyond the proposed development area and will not be affected	None	None
03	Lead weight findspot	The findspot site lies beyond the proposed development area and will not be affected	None	None

Site No.	Site name	Nature of Impact	Scale of Impact	Impact Significance
04	Oxenholme farmhouse	Although the exact details of the development are not yet known, housing development adjacent to the farmhouse is likely to negate much of the visual impact on the farmhouse	Unknown/negligible	Unknown/neutral
05	Archaeological event (desk-based assessment)	N/a	N/a	N/a
06	Archaeological event (evaluation)	N/a	N/a	N/a
07	Quarry	Disturbance as a result of intrusive ground works	Substantial	Intermediate / Minor
08	Gatepost	Disturbance as a result of intrusive ground works	Substantial	Intermediate / Minor
09	Field boundary	Disturbance as a result of intrusive ground works	Substantial	Intermediate / Minor
10	Culvert	Disturbance as a result of intrusive ground works	Substantial	Intermediate / Minor

Table 7: Assessment of the impact significance on each site during development

7.2.2 Table 7 indicates that the quarry (Site **07**), gatepost (Site **08**), field boundary (Site **09**), and culvert (Site **10**) are likely to be directly significantly affected by the proposed development. The extent and character of remains associated with the field names indicative of a deer park (Site **01**) are unknown and it is not possible to assess the likely impact of the development upon any such remains. If the field names reference the known Kendal Castle or, more likely, Natland Park, then the proposed development area is likely to lie beyond the park extents. If the field names refer to a previously unrecorded park then associated remains could exist within the proposed development area. In the absence of specific development details, any visual impact, as a result of changes to the setting of Oxenholme Farmhouse (Site **04**) can not be determined with confidence. However, the farmhouse lies to the east of a housing development, which will shield it from views towards the proposed development area. The proximity of this housing development to the farmhouse means that development within the proposed development site is likely to have little additional visual impact. The visual impact has, therefore, been assessed provisionally as neutral.

8. RECOMMENDATIONS

8.1 INTRODUCTION

- 8.1.1 A desk-based assessment is usually the first stage of an iterative process of investigating the archaeological resource within a proposed development area. Having identified the potential for archaeological remains, the importance of these remains, and the significance of the impact by the development, further investigation is often required to determine the exact nature, survival, extent, and date of the remains so that effective mitigation strategies can be proposed.
- 8.1.2 In determining proposals for mitigation, it is necessary to consider only those heritage assets identified in the desk-based assessment that are likely to be affected by the proposed development. Current planning policy draws a distinction between designated heritage assets and other remains considered to be of lesser significance; *‘great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be...substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens and World Heritage Sites, should be wholly exceptional’* (Section 12.132, NPPF, DCLG 2012). Therefore preservation *in situ* is the preferred course in relation to such sites unless exception circumstances exist.
- 8.1.3 It is normally accepted that non-designated sites will be preserved by record, in accordance with their significance and the magnitude of the harm to or loss of the site as a result of the proposals, to *‘avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposals’* (Section 12.129, NPPF, DCLG 2012). Non-designated heritage assets of archaeological interest will also be subject to the policies reserved for designated heritage assets if they are of equivalent significance to scheduled monuments (Section 12.132, NPPF, DCLG 2012).

8.2 PROPOSED MITIGATION

- 8.2.1 **Mitigation:** the proposed mitigation will enable the identified heritage assets that area likely to be directly impacted by the proposed development to be preserved by record. The quarry (Site 07), gatepost (Site 08), field boundary (Site 09), and culvert (Site 10) should all be subject to photographic and topographic survey to record their current forms prior to disturbance. The field boundary (Site 09) and culvert (Site 10) should be subject to a watching brief during intrusive works, in order to enable cross-sections of these heritage assets to be recorded. As the quarry (Site 07) appears to have been of early-eighteenth-century date, it is unlikely that additional significant information of archaeological interest would be obtained by further investigation of this heritage asset.

- 8.2.2 There is insufficient evidence to ascertain whether the location of the putative deer park (Site **01**) coincides with that of the proposed development area. The only likely remains of such a site would be of an enclosing fence, or pale, or of structures, such as a hunting lodge. The area adjacent to Oxenholme Road is the most likely portion of the proposed development area for evidence of a pale to be revealed and it is suggested that an archaeological watching brief should be undertaken within this area. The need for such a watching brief could be precluded if archaeological evaluation trenching were undertaken adjacent to Oxenholme Road. Without any indication of putative locations for a hunting lodge, or definite evidence for the location of the park, it would be disproportionate to undertake investigative works attempting to reveal remains of such a structure.

Site no	Description	Importance	Impact Significance	Mitigation
01	Putative deer park from field name (Hunt Deer and Hunt Deer Meadow)	Uncertain	Unknown	Watching brief adjacent to Oxenholme Road
07	Quarry	Low local	Intermediate/ Minor	Topographic and photographic survey
08	Gatepost	Low local	Intermediate/ Minor	Topographic and photographic survey
09	Field boundary	Low local	Intermediate/ Minor	Topographic and photographic survey; watching brief
10	Culvert	Low local	Intermediate/ Minor	Topographic and photographic survey; watching brief

Table 8: Summary of site-specific proposals for archaeological mitigation

9. CONCLUSIONS

9.1 DISCUSSION

- 9.1.1 Until the later twentieth century the character of the local area was dominated by agriculture, with dispersed farmsteads and field systems that appear to pre-date the widespread enclosures of the late-eighteenth and early-nineteenth centuries characterising this part of Natland. Deer parks dating to the medieval and post-medieval periods are known to have been present in Natland, Kendal, and Oxenholme and field names indicative of such parks occur immediately to the north of the proposed development area (Site **01**). It is not known, however, whether these field names refer to one or more of the known local deer parks, or might indicate a previously unidentified park in the vicinity of the study area.
- 9.1.2 Eight heritage assets (Sites **01-04** and **07-10** and two previous archaeological investigations (Sites **05-06**) were identified within the study area. Oxenholme Farmhouse (Site **04**) is a listed building of *national importance*, and the putative deer park (Site **01**) is of uncertain importance. Charity Field (Site **02**) and the lead weight findspot (Site **03**) have been developed and are of negligible importance. The remaining heritage assets (Sites **07-10**) were considered to be of *low local importance*. With the exception of the field names relating to deer hunting (Site **01**) and a charity school (Site **02**), and the findspot of the lead weight (Site **03**), all of these sites comprised elements of the agricultural landscape and all are likely to date to either the post-medieval or industrial periods. Four sites (Site **07-10**) lie within the proposed development area and are likely to be affected by the development. The extent of the putative deer park (Site **01**) is unknown, but Oxenholme Road could follow the line of the eastern boundary of such an enclosure.
- 9.1.3 In order to reduce the impact of any proposed development, mitigation has been proposed in the form of topographic and phototgraphic surveys, and a watching brief. This will allow any heritage assets to be preserved by record and will also present an opportunity to collect artefactual dating evidence. It should be noted, however, that the suggested mitigation would need to be agreed with Cumbria Historic Environment Service.

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11. ILLUSTRATIONS

11.1 LIST OF FIGURES

Figure 1: Site Location Map

Figure 2: Plan of Gazetteer Sites

Figure 3: Extract from the OS map of 1858-60

Figure 4: Extract from the OS map of 1898

Figure 5: Extract from the OS map of 1838

11.2 LIST OF PLATES

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Plate 2: extract from Ellis's map of 1765

Plate 3: extract from the Natland Beck estate plan of 1801, showing the area occupied by the hospital labelled as Sandys/Hospital

Plate 4: extract from the Natland Corn Rent map of 1836, showing the proposed development area occupied by fields 149, 150, and 141

Plate 5: extract from the Oxenholme estate plan of 1850 showing the fields within the proposed development area as Mount Field, Palace Dale, and Great Meadow

Plate 6: Culvert in Field 1 looking south-east

Plate 7: View of the quarry pit, looking south-west

Plate 8: View of *in situ* gatepost (Site 08), looking north-west

Plate 9: View of the laid hedge at Site 09, looking south-west

Plate 10: View across the proposed development site, with the line of the former field boundary (Site 09) visible on the hill behind, looking south

Plate 11: View of the culverted stream (Site 10) in Field 2, looking south

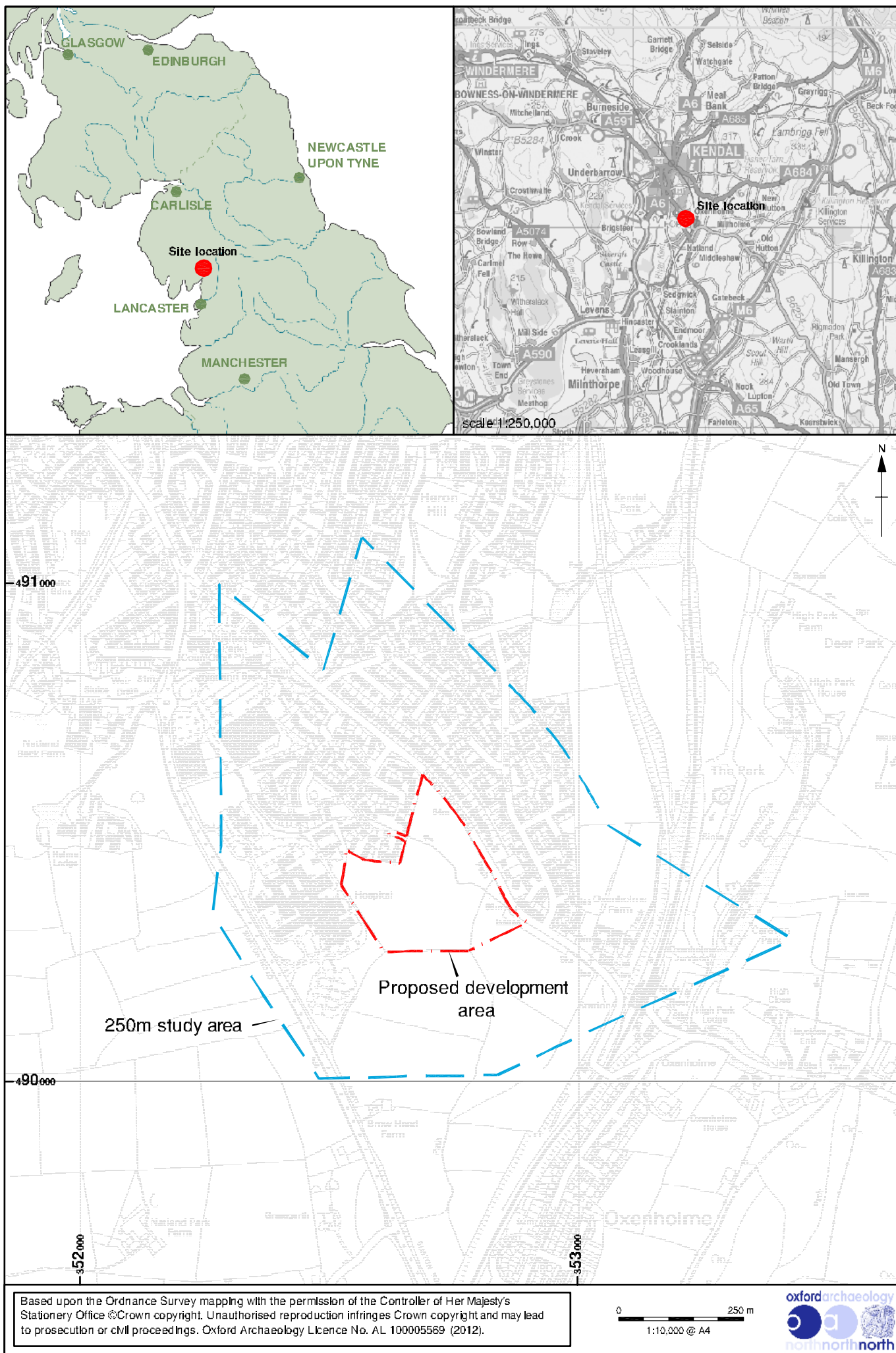
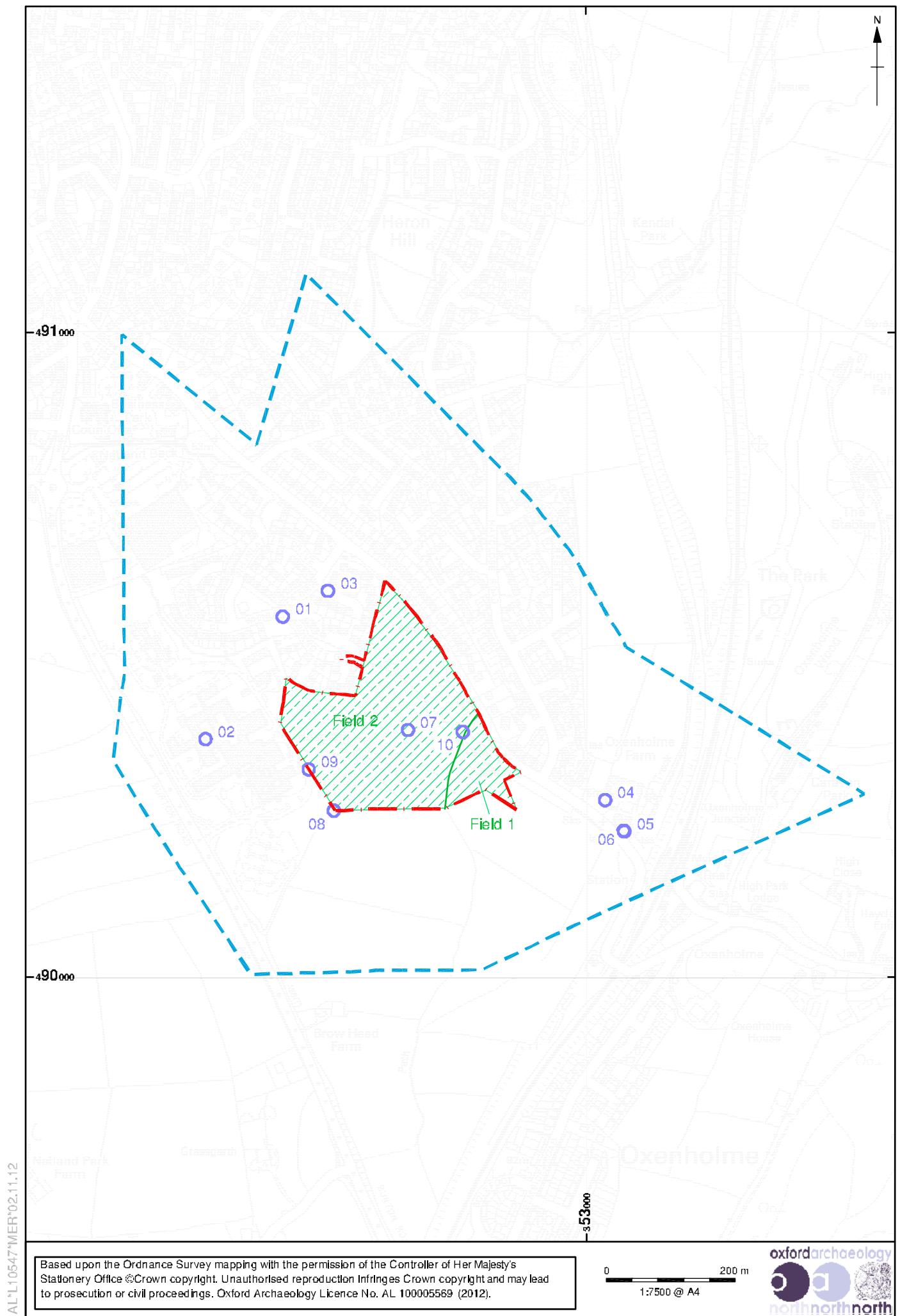


Figure 1: Site location



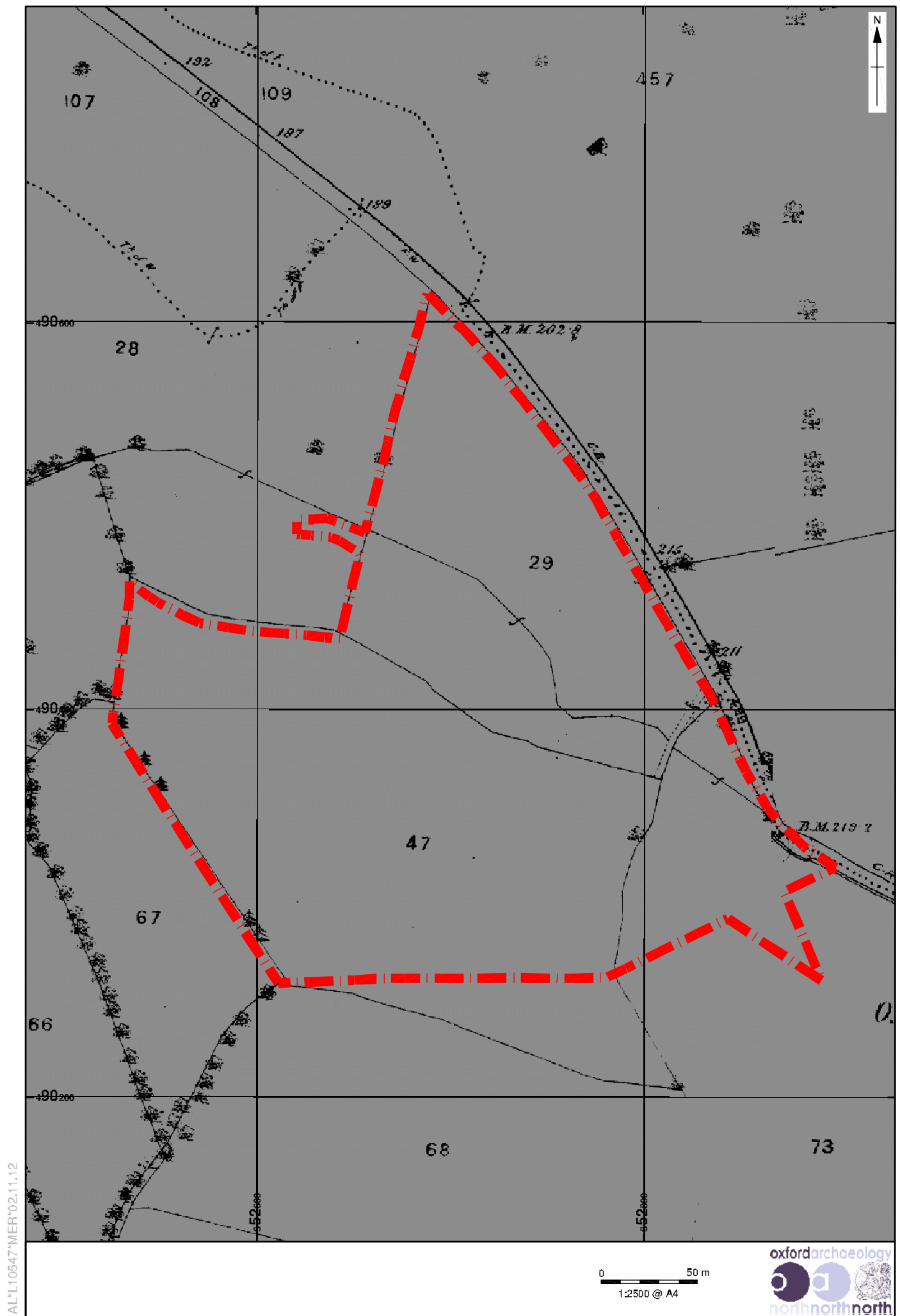
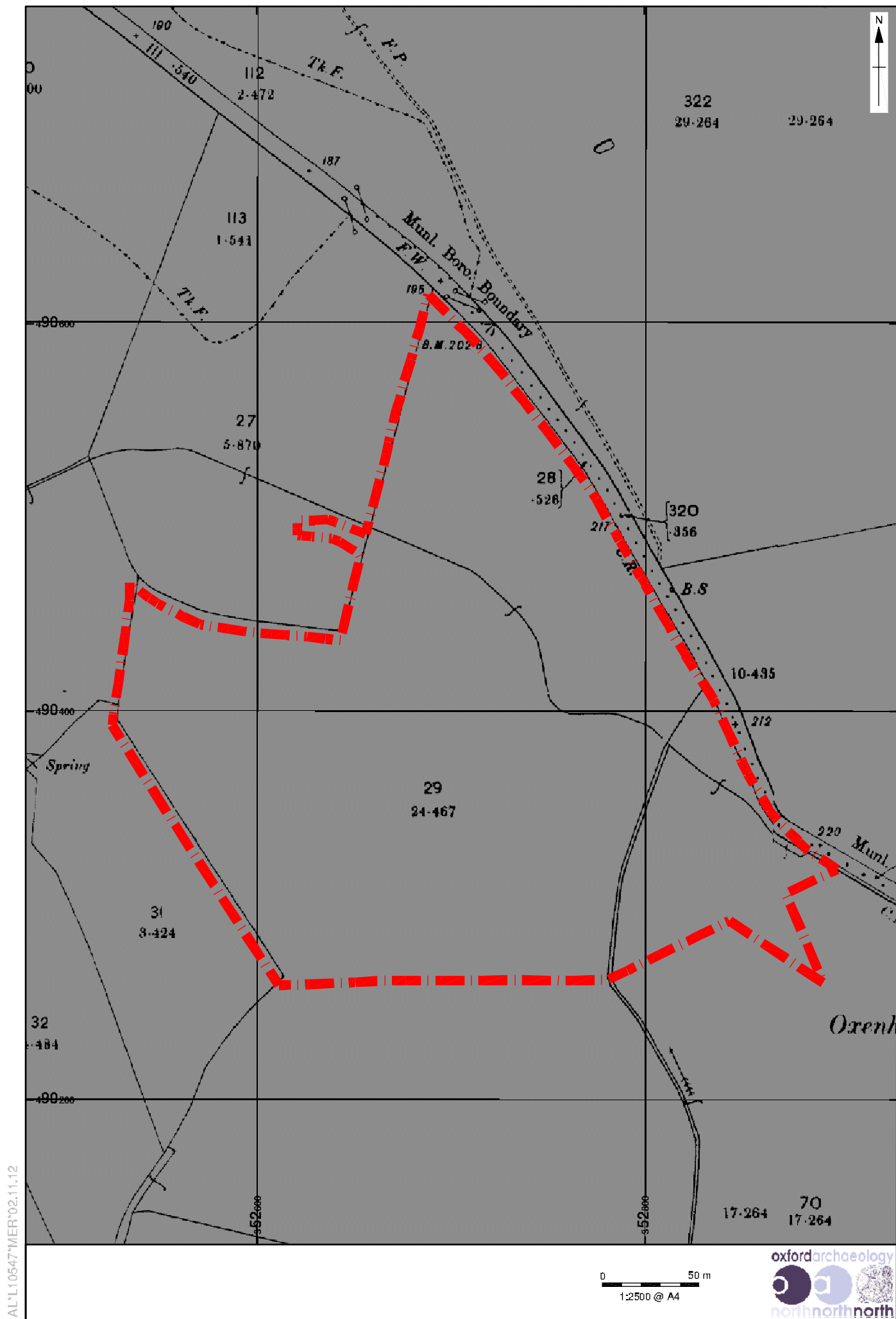


Figure 3: Ordnance Survey map of 1858-60, First Edition 1:2500



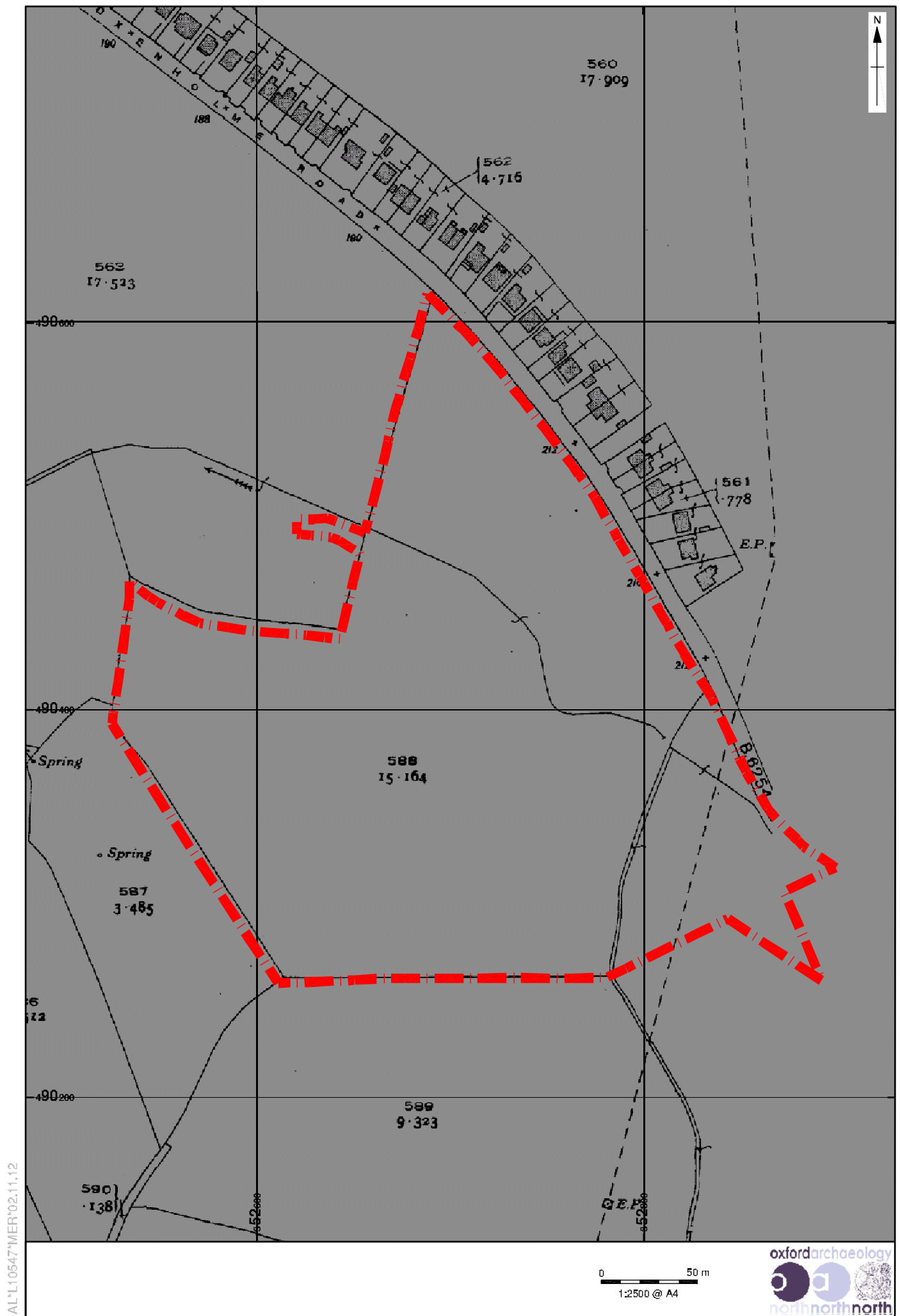


Figure 5: Ordnance Survey map of 1938, 1:2500