



Abbots Brow, Kirkby Lonsdale, Cumbria

Archaeological Desk- based Research Report



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**JMP Architects and
GE Vyner Brooks**

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CONTENTS

SUMMARY	2
ACKNOWLEDGEMENTS	4
1. INTRODUCTION	5
1.1 Circumstances of Project.....	5
1.2 Location, Topography and Geology	5
2. METHODOLOGY	6
2.1 Project Design.....	6
2.2 Desk-Based Assessment.....	6
2.3 Client Data.....	6
3. HISTORICAL BACKGROUND	7
3.1 Introduction	7
3.2 Place-name Evidence	7
3.3 Background.....	7
3.4 Map Regression Analysis	14
3.5 Previous Archaeological Work.....	20
3.6 Listed Buildings.....	20
4. GAZETTEER OF SITES	21
5. CONCLUSIONS.....	29
5.1 Archaeological Resource.....	29
5.2 Assessment of Significance.....	29
5.3 Recommendations.....	30
6. BIBLIOGRAPHY	31
6.1 Primary and Cartographic Sources	31
6.2 Secondary Sources	32
6.3 Web Sites.....	34
APPENDIX 1: PROJECT DESIGN.....	35
APPENDIX 2: LISTED BUILDINGS	42
ILLUSTRATIONS	47
Figures	47
Plates	47

SUMMARY

JMP Architects requested that Oxford Archaeology North (OA North) undertake an archaeological desk-based assessment ahead of a residential development of the gardens of Abbots Brow, Kirkby Lonsdale (SD 6122 7880). The proposed development affects an area considered to have archaeological potential and, accordingly, Cumbria County Council Historic Environment Service (CCCHES) have issued a planning condition for a desk-based study and a programme of evaluation. The first stage of the work was carried out in accordance with a verbal brief from Cumbria County Council and a project design submitted by OA North. The proposed development site comprises approximately 710m² of horticultural gardens within the centre of the town, to the immediate east of the parish church and in an area of known post-medieval and industrial activity.

The desk-based assessment was carried out in October 2010 and comprised a search of both published and unpublished records held by the Cumbria County Council Historic Environment Record (CCCHER) in Kendal, the Cumbria Record Office in Kendal, and the archives and library held at OA North.

The assessment identified a total of 28 sites of archaeological and historical significance within the study area, which comprised an area of 250m radius around the proposed development site. The majority of buildings along Market Street and Main Street are listed and lie within a Conservation Area. They largely date to the eighteenth and nineteenth century, although there are some that date to the sixteenth and seventeenth century, and St Mary's Church is of at least twelfth century date (Site 26).

There are no sites of prehistoric or Roman date within the study area, and the earliest reference to it is in the Domesday Book, where it is referred to as a church controlling a large area of upper Lunesdale. The exact nature and extent of the medieval town is uncertain; although it is not an example of a planned foundation, there is a regular layout of burgage plots along the main streets, which are generally well preserved. This area therefore has some potential for significant archaeological remains of medieval date. The site of the original Old Free Grammar School, constructed in 1591, is believed to be within the present study area (Site 27) and is shown as a building to the west of the manor house (Site 19) on the Ordnance Survey First Edition 25" to one mile map of 1862. A new school was built on the outskirts of the town in c 1849 and the old building demolished between 1862 and 1910.

The study area is off Mill Brow which was an area of former industrial activity as well as the site of the original late sixteenth century Queen Elizabeth's Grammar School (Site 27). Prior to the construction of a number of tanneries, as shown on the Ordnance Survey (OS) First Edition map (1862), there was a succession of mills in this area, four of which were originally corn mills. A corn mill (Site 09) is recorded on the proposed development site in Parson and Whites *Directory* of 1829 and associated with it was a nearby wheel pit (Site 24). There is an additional small, square building (Site 25), depicted to the north-west within the gardens of Lune Cottage, that may also have been associated with the corn mill. The western boundary wall of the Old Manor House (Site 19) abuts the eastern perimeter of the proposed development area, as does the eastern boundary wall of the former Mill Brow Tannery (Site 09) and a woollen mill (Site 08).

Any future redevelopment of the area, therefore, has considerable potential for revealing buried remains of the former post-medieval industrial buildings and the school buildings

across the site, and some potential for buried remains of medieval origin. The extent of any negative impact on these sites can only be established once the nature and depth of the sub-surface archaeological resource has been physically investigated. In accordance with the planning condition an archaeological evaluation is recommended to assess the below ground potential of the site.

ACKNOWLEDGEMENTS

OA North would like to thank Mike Brennan of JMP Architects Ltd for commissioning the project for his support. Thanks are also due to Jo Mackintosh at the Cumbria County Council Historic Environment Record (CCCHER) and the staff of the Cumbria Record Office in Kendal.

Vicki Bullock carried out the historical research and compiled the report. The illustrations were produced by Anne Stewardson. Jamie Quartermaine edited the report and also managed the project.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 JMP Architects Ltd (hereafter the client) has proposed the development of Abbots Brow, Kirkby Lonsdale (SD 6122 7880) for a residential development. The proposals affect an area considered to have archaeological potential and, accordingly, Cumbria County Council Historic Environment Service (CCCHES) have issued a planning condition for a desk-based study and a programme of evaluation. The work was carried out in accordance with a verbal brief from Cumbria County Council and a Project Design (*Appendix 1*) submitted by Oxford Archaeology North (OA North). JMP Architects Ltd commissioned OA North to undertake the work, which was carried out in October 2010.
- 1.1.2 The desk-based assessment comprised a search of both published and unpublished records held by the Cumbria County Council Historic Environment Record (CCCHER) in Kendal, the Cumbria Record Office in Kendal, and the archives and library held at OA North. This report sets out the results of the desk-based assessment in the form of a short document, outlining the findings, followed by a statement of the archaeological potential and significance, and an assessment of the impact of the proposed development.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 The proposed development site lies on the north side of Mill Brow and to the east of St Mary's parish church (Figs 1 and 2). The proposed development site comprises approximately 710m² of horticultural gardens within the centre of the town.
- 1.2.2 Kirkby Lonsdale is situated in the south-eastern corner of the medieval county of Westmorland, on the west bank of the River Lune. It is bounded on the north by the parishes of Sedbergh and Kendal, on the west by Kendal and Burton, on the south by Burton and Lancashire and by Yorkshire on the east (LUAU 2001). The soil in this area is a highly fertile loam, which has been exploited through the ages for agriculture (*ibid*).
- 1.2.3 The River Lune lends its name to the parish of Lonsdale (the dale or vale of the Lune). It is thought that it is a derivation of the Gaelic *Al-ian* (meaning *White River*) which the Romans converted to *Alauna* of which Lune is a corruption (Bulmer 1905, 510).
- 1.2.4 The underlying solid geology of the area comprises Carboniferous limestone, forming an arc along the rim of Morecambe Bay producing a variety of brown earths and rendzinas known as the Warton Association (Hodgkinson *et al* 2000, 5). Some of the carboniferous limestone beds in the area have been found to be 'veined' with red, resulting in its extraction to be worked as 'false' marble. Similarly, the fissile sandstone found in the carboniferous series have been quarried and utilised locally as roofing slates and flagstones (Marr 1909, 94). The overlying drift geology is made up of deposits of a mixture of sand, gravel and clay deposits (Lawes Agricultural Trust 1983).

2. METHODOLOGY

2.1 PROJECT DESIGN

- 2.1.1 A verbal brief was provided by CCCHES, on the basis of which OA North submitted a Project Design, which was approved by CCCHES (*Appendix 1*). The work was undertaken in accordance with the project design and it was consistent with the relevant standards and procedures of the Institute of Archaeologists (IfA), and generally accepted best practice.

2.2 DESK-BASED ASSESSMENT

- 2.2.1 The aim of the desk-based assessment is not only to give consideration to the potential for archaeological remains on the development site, but also to put the site into its archaeological and historical context. All statutory and non-statutory sites within a 250m radius of the development site were identified and collated into a gazetteer (*Section 4*) and their locations were plotted on Figure 2. The principal sources of information consulted were historical and modern maps of the study area, although published and unpublished secondary sources were also reviewed. The study has focused on the proposed development area, although information from the immediate environs has been summarised in order to place the results of the assessment into context.
- 2.2.2 ***Cumbria County Council Historic Environment Record (CCCHER)***: the Historical Environment Record maintained CCCHES, Kendal, holds records of archaeological sites within the county, as both paper and digital information. A record, including grid reference and description, was obtained for the various sites within the defined area and for the immediate environs and the locations were plotted on a gazetteer plan (Fig 2).
- 2.2.3 ***Cumbria Record Office, Kendal (CRO(K))***: the County Record Office in Kendal was visited to consult historic maps of the study area, including the Kirkby Lonsdale Tithe Map and Schedule and relevant Ordnance Survey (OS) maps. A search was also made for any relevant historical documentation.
- 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 CLIENT DATA

- 2.3.1 The client provided plans of the proposed development, which were consulted when considering recommendations for further work.

3. HISTORICAL BACKGROUND

3.1 INTRODUCTION

- 3.1.1 The following section presents a summary of the historical and archaeological background of the general area. This is presented by historical period, and has been compiled in order to place the study area into a wider archaeological context.

Period	Date Range
Palaeolithic	30,000 – 10,000 BC
Mesolithic	10,000 – 4000 BC
Neolithic	4000 – 2,200 BC
Bronze Age	2,200 – 700 BC
Iron Age	700 BC – AD 43
Romano-British	AD 43 – AD 410
Early Medieval	AD 410 – 1066
Late Medieval	1066 – 1540
Post-medieval	1540 – c1750
Industrial Period	c1750 – 1901
Modern	Post-1901

Table 1: Summary of British archaeological periods and date ranges

3.2 PLACE-NAME EVIDENCE

- 3.2.1 The name *Cherchebi* first appeared in the Domesday Book (1086) (Faull and Stinson 1986) and the name *Kirkabi Lauenesdale* appeared in a charter of 1308 (Smith 1964-5). The first part of the name has the meaning ‘village with a church’, the head of a large ecclesiastical parish. The affix is the name of the valley ‘Lonsdale’, the valley of the river Lune (*ibid*).

3.3 BACKGROUND

- 3.3.1 **Neolithic:** within the North West the evidence for prehistoric activity is often sporadic and based upon chance finds. The geological and topographical nature of the Kirkby Lonsdale area, which gave rise to fertile loams, proved attractive to early agriculture; however, there is little evidence of Neolithic settlement in the area (LUAU 2001). Finds are restricted to isolated findspots, and stone axes in particular (Pearson 1930, 8). Manby (1965) demonstrated the possibility of a number of routes of axe dispersal out from the production sites in the Lake District on the basis of the distribution of dispersed polished axes. These, for the most part, were relatively unworn, suggesting loss in transit, rather than at point of use. Two of his routes are relevant to Kirkby Lonsdale, one through the Aire Gap and one through the Craven Gap, both of which would have potentially taken axes near to Kirkby Lonsdale. It is therefore not surprising that a number of Group VI stone axes have been found in the vicinity (Clough and Cummins 1988). Moorhouse (1907) similarly reports seven

stone implements found in the area, including axes and net-sinkers. In addition, a small polished Group VI stone axe or adze was found in 1968, on the surface near the footbridge over Barbon Beck (Fell 1971, cited in Hartley 2006, 4); Similarly a polished jadeite axe was found in the 1950s in the Kirkby Lonsdale area (HER 4644), and, according to Fell (1978), is the first imported jadeite axe to be discovered in Cumbria.

- 3.3.2 **Bronze and Iron Ages:** the only other prehistoric find of note from Kirkby Lonsdale is an early Bronze Age copper alloy dagger (HER 19426; Portable Antiquities Database LVPL656). In the wider area there is a stone circle *c* 180m to the south-east of Langthwaite Gill Plantation which is 2.9km to the north-east of the study area (SM CU55); it has 20 low-lying stones and a diameter of *c* 18m; it has the character of a Bronze Age type of stone circle.
- 3.3.3 Higham (1983) notes that there is a paucity of prehistoric farm complexes or settlement enclosures in this immediate area, but there is a large complex of fields and settlements at Eller Beck *c* 2.5km to the east of Kirkby Lonsdale (SM 32848). The prehistoric landscape comprises funerary cairns, two hut circle settlements with associated cairnfields, and later probable coaxial field system, with later Romano-British, medieval and post-medieval activity and occupation superimposed. The monument includes earthwork and buried remains and is located on either side of Eller Beck, adjacent to an area of approximately 20ha of ancient and semi-natural woodland. The oldest features in the area are considered to be five large late prehistoric burial cairns dated to the late Neolithic/early Bronze Age (2400-1500 BC) (Miles 1989; Higham 1986). Four other funerary cairns, dating to the later Bronze Age (*c* 1500-600 BC), lie close to the edge of the valley of the Leck Beck. Two hut circle settlements are thought, by analogy with field systems elsewhere in northern England, to date to the late Bronze Age or early Iron Age (*c* 1000-300 BC). A major reorganisation of the landscape occurred in the later Iron Age/Romano-British period (*c* 300 BC-400 AD) (HER 16948) attested by a series of parallel boundaries formed by stone banks and lynchets that were built to divide the land into a series of strips. The monument indicates extensive use of the upland area during the later prehistoric and period.
- 3.3.4 In the wider area, *c* 1.5km to the south-west of the study area, there is a scheduled monument at Sellet Bank (SM 23762), which includes a defended enclosure located on a gently sloping plateau on the eastern slope of Sellet Bank overlooking the Lune valley and is believed to be of Iron Age or Romano-British date. Defended settlements are a rare monument type and were an important element of the later prehistoric settlement pattern of the northern uplands.
- 3.3.5 **Romano-British Period:** the Roman occupation of the North West, in the last quarter of the first century AD, established forts at Lancaster, Overburrow, some 2.5km to the south of Kirkby Lonsdale, and Watercrook near Kendal. These policed a network of roads acting as communication and supply routes from the south and east (LUAU 2001). One such road crosses the river near to Kirkby Lonsdale (Marr 1909, 95) leading in a north-westerly direction to the fort at Watercrook, south of Kendal, where it joins the road from Lancaster (*op cit*, 124). A significant Roman site in the vicinity of Kirkby Lonsdale is the fort at Overburrow, of which little is known, although it appears to have been occupied until the later years of the Roman rule (Shotter 1997, 96).

- 3.3.6 Roman finds in the Kirkby Lonsdale area includes a Roman altar found at Abbots Brow *c* 1694 (Site **02**). The altar was probably not associated with the military and was probably of a date earlier than the reign of Septimus Severus (193-211 AD). Additionally, a findspot (HER 19100) from Kirkby Lonsdale of a Roman coin was recovered in 1927 and was dated to the reign of Galerius in the fourth century (Shotter 1989, cited in Hartley 2006, 5). The Portable Antiquities Database records a copper alloy coin dating from the reign of Trajan (98-117 AD) was found in 1998 in the Kirkby Lonsdale district (LVPL523 and HER 19401).
- 3.3.7 **Early Medieval Period:** little is known of early medieval society in the North West, although it seems that, following the removal of Roman rule, a number of independent kingdoms developed (Higham 1986, 250-1). It is presumed that by the seventh century, however, the area was part of the great kingdom of Northumbria, although this collapsed into anarchy in the ninth century under the pressure of Scandinavian raiding and subsequent settlement (*op cit*, 308).
- 3.3.8 Most evidence for activity in this period is dependent on place names, and Kirkby Lonsdale seems to be pre-Norman in origin, its name suggesting that it was a centre of the early church (Mills 1976, 23). The area from the ninth century onwards lay at the interface between the expanding kingdoms of Strathclyde, to the north, and England to the south (LUAU 2001).
- 3.3.9 **Medieval Period:** Kirkby Lonsdale is unusual in Cumbria in that it is mentioned in the Domesday Book of 1086, demonstrating that by this period it was within the bounds of England, unlike the land holdings to the north (Faull and Stinson 1986). The entry suggests that the general area was rural with only a small hamlet at this location. The reference also highlights the importance of the church; indeed the settlement is known as Cherchebi (*Section 3.2*) and it seems to form one of a group on the Cumbria/Lancashire border serving large geographical areas (the implication is that the church at Kirkby Lonsdale served much of Upper Lunesdale).
- 3.3.10 **Kirkby Lonsdale Church:** St Mary's Church lies behind Market Street, to the east of Queen's Square and is a Grade I listed building (Site **26**). The church is constructed of ashlar and rubble with a slate roof and lead gutters and comprises a nave and chancel with axial west tower of four storeys, two north aisles and one south aisle. The outer north aisle is gabled and the tower (partly eighteenth century) and walls were crenelated in the nineteenth century. The church is described by Pevsner as possessing an 'interesting and promisingly mixed exterior' (Pevsner 1967, 260). The nave of St Mary's Church is only 4m wide and has on the north side a massive arcade of roll moulded arches of *c* 1110-1115 with round piers and incised trellis patterns set on either side of a compound pier (Slater 1998). This ambitious scheme seems to have been abandoned and work then resumed later in the later twelfth century with the erection of the south arcade, the west tower and the west doorway. Pevsner (1967, 260) suggests that the church must have been intended to have a wider nave and been on an altogether different scale. In *c* 1200 the arcades were continued eastwards, and this part possibly replaced the earlier church which existed before *c* 1110, and which had remained in use whilst the new works remained incomplete (Slater 1998).
- 3.3.11 There are windows on the west face of the tower that could potentially be construed as eleventh century, and may be indicative of pre-Norman works (Rachel Newman pers comm); however, it is not perceived as being an Anglo-Saxon church in the definitive work on such architecture by Taylor and Taylor (1978). Chipendall

- (1937) suggests the work of 1115 was built to the west of a smaller preceding church. He considers that the Lord of the manor, who was also ordained as priest, probably endowed the earlier church. It is mentioned in the Domesday Book that a small Saxon church stood on the site of the old Middleton Chapel (in the North East of the current building) and in 1093, documents mention that Ivo de Taillebois, first Baron of Kendal, gave the church at *Cherkeby Lannesdale* and lands joined to it, to the Abbey of St Mary in York (Hartley 2006, 7).
- 3.3.12 The original aisles were widened in the fourteenth century (Slater 1998), and further alterations took place in the sixteenth and seventeenth centuries. In 1619 St Mary's Church was thoroughly restored and the chancel was refitted (Pearson *et al* 1996). In the mid-1800s the church again underwent refurbishment and the foundations of all the pillars, which were defective, were underpinned and fresh foundations were inserted (Ware 1874).
- 3.3.13 *Cockpit Hill Motte*: Cockpit Hill Motte (Site **01**) is a Scheduled Monument (SM 353) situated on a bluff above the steep bank of the river Lune, to the north of the church and is one of a line of motte and bailey fortifications located along the line of the Lune, notably at Lancaster, Halton, Hornby (Castle Stead), Arkholme, Melling, Thurland, Burton-in-Lonsdale and Kirkby Lonsdale (Higham 1991). It would appear, therefore, that the Lune Valley served as an important border in the eleventh century. Despite the obvious motte there is no trace of a bailey associated with it, and Curwen (1913) had considered that the motte had been formed by cutting deep trenches across the high end of a ridge and the earth being piled into the centre to raise the level of the motte.
- 3.3.14 It was in the reign of William Rufus that the Manor of Kirkby Lonsdale was given to Ivo de Taillebois, Baron of Kendal, who sometime between AD 1090 and 1097 gave the '*Cherkeby Lownesdale*' church, lands and common rights to the Abbey of St Mary at York (Pearson 1930, 12). Members of the De Kirkby family held the original manor, last of whom was John de Kirkby, parson of Kirkby Lonsdale. In 1240 the church at Kirkby Lonsdale was given by licence of Pope Gregory to the convent of St Mary, York. Part of the manor of Kirkby Lonsdale remained in the hands of the Abbey until the Dissolution of the Monasteries.
- 3.3.15 At the east corner of the churchyard is Abbott Hall, which had belonged to the abbey and may have been where the abbots held their courts (Nicholson and Burn 1777). The Elizabethan historian Camden in *Britannia* describes the building, as being then a large structure; it was the only building in the town that he mentioned. It was part of the property that, at the time of the Reformation, passed from the Abbey of St Mary at York to Trinity College, Cambridge (Pearson *et al* 1996).
- 3.3.16 In 1227 a grant was obtained from King Henry III by John de Kirkby, parson of the church, for a market and fair, which, after some dispute, was restored with a confirmatory grant during the twentieth year of his reign (Chipendall 1937). The creation of the market resulted in the nucleation of the settlement, and the success of the town reflected its position as a parish centre and focus for agricultural produce from the area (Site **06**; LUAU 2001).
- 3.3.17 *Devils Bridge*: the Devils Bridge lies to the south-east of Kirkby Lonsdale, and is a Scheduled Monument (CU 180) which dates to the fifteenth or sixteenth century; however, grants of pontage were issued in both 1275 and 1365 indicating the presence of a much earlier structure at the site. In addition, between Kirkby

Lonsdale and Lupton was the site of a leper hospital (HER 4128), which was first referred to in a grant of 1240 and again in a charter of c 1300. The hospital was still in use in 1467 when Robert Kirkby is referred to as a warden of the hospital of St Leonard of Teyneshead (Hartley 2006).

- 3.3.18 ***Post-medieval and Industrial periods:*** as a result of the dissolution of religious houses by Henry VIII, the vicarage and lands of Kirkby Lonsdale were granted in 1553 by Queen Mary to Trinity College, Cambridge, where it remained until the nineteenth century (Mannex 1849, 349). A grammar school (Site 27) was founded in Kirkby Lonsdale in 1591 by Edward Godsalve of Newton in Whittington who gave £100 to be disposed of towards a free-school at the discretion of Mr. Bland, rector of Whittington. John Warrener, haberdasher of London, in his will dated 6 February, 1584/5, left £10 to the New School. On 23 July, 1591, Queen Elizabeth issued her charter to the School appointing as Governors, John Williamson, vicar of Kirkby Lonsdale, Edmund Middleton, Esq, Christopher Baynbridge, clerk, William Middleton, Thomas Ward, Bryan Manser, Arthur Middleton, and Christopher Middleton, gentlemen, and others, yeomen. The next benefactor was Dame Elizabeth Curwen, relict of Sir Nicholas Curwen and heiress to Thomas Carus of the Biggins, who on 4 March, 1609/10, conveyed to the Governors a messuage and tenement called the School-house and three acres of land. In 1628 Henry Wilson of Underley rebuilt the Schoolhouse, left several bequests to it in his will and erected a stone to that effect which has been transferred to the present building. In the mid-nineteenth century the school moved to a different part of town. In about 1846 the head master's house was built in Biggins Lane and by 1850 the new school house was completed (Curwen 1926, 278).
- 3.3.19 By the eighteenth century the medieval market centre had grown into a small town, evident from a grouping of buildings along the line of Main Street, Market Street and Mitchelgate. Jeffrey's map of 1770 (Plate 1) depicts a tollgate at the Devil's Bridge, and was probably constructed during 1752 when a Turnpike Trust was established for the road from Kendal, through Kirkby Lonsdale to Keighley. The toll was responsible for raising funds to encourage the development of industry in the area (Rollinson 1996, 97).
- 3.3.20 Many buildings in the town date from the seventeenth and eighteenth centuries and, within the vicinity of the present study area, there was considerable industrial activity serving the surrounding rural community (Fig 2) (*Section 3.5.6*). The site of the old market (known as the 'little market') is marked by an ancient market cross (Plate 9) and was, following the construction of a new market in 1822, devoted to the sale of fish and fuel (Mannex 1849, 349). Prior to this it had been the main market site for the sale of livestock and produce since the medieval period (LUAU 2001). In 1821, the New Road out of the market place was constructed and, with only this exception, the road network has remained largely unchanged since the medieval period.

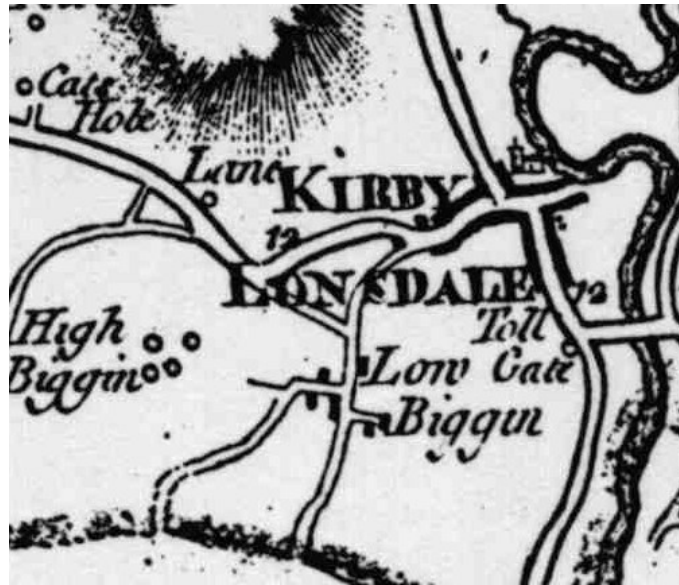


Plate 1: Extract of Jeffrey's Map of 1770

- 3.3.21 The surrounding fields probably reflect ancient enclosure, suggested by the names, which include elements such as hey, croft and fold, all of which are indicative of enclosure (LUAU 2001). In a deed dating to the late 1600s, Sir John Lowther renewed the leases of two watermills and a kiln in Kirkby Lonsdale, and those undertaking the lease promised to keep the dam below the mills in good repair (Pearson *et al* 1996). A document of 1738 shows that Lord Viscount Lonsdale signed the contract for the erection of two new water corn mills and drying kiln in the place of an old mill (*op cit*). Defoe remarked in his travel book published 1724-7 that '*The manufacture which the people are employed in here, are chiefly woollen cloths, at Kirby Launsdale*'.
- 3.3.22 The Old Manor House was constructed *c* 1700 but incorporates older work. The house is of two storeys, rubble with ashlar dressing, a slate roof and gable chimneys (Site 19). The building also had a bone mill (Site 10) attached to the house, which was later used as a printing works (Hartley 2006). Mr Justice Carus had purchased the manor of Kirkby Lonsdale in *c* 1557 (Chipendall 1930), and at that time the manor house was situated on Mill Brow. It was a small building which had previously been used by the monks who attended to the manorial affairs for the Abbey of St Mary, but it was found to be not large enough for the family seat. Carus built a larger house on the south side of Market Street (*op cit*), and at the back of the hall was an extensive garden; the hall is now the Kings Arms Hotel.
- 3.3.23 Below the upper tan yard, and on the north side of Mill Brow, was a succession of mills, four of which were originally corn mills; these included a bark grinding and saw mill with a water wheel, as well as tanneries (Sites 04 and 07), a woollen mill (Site 08), corn mills (Sites 09 and 12), a textile mill (Site 11), and a curriery (Site 14). A workhouse, which was situated opposite the Old Manor House (Site 19), later became a textile mill (Site 11). In 1854 an advertisement appeared in *The Lancaster Gazette* (Section 3.3.28; Plate 3) offering a number of properties for sale on Mill Brow, including the corn and bone mills and printing works. In 1850 the Kirkby Lonsdale Gas Company was established and a gas works erected (Site 13), and in 1861 a rail link between the west coast main line and Ingleton provided by Kirkby Lonsdale with railway communications.

- 3.3.24 **Modern period:** the Poor Law Commissioners condemned the workhouse (Site 12), and in 1910 it became a hostel or 'lodging-house' for the homeless. The building was later used as a laundry. The upper and lower tanyards were in use until c 1900, and there was a continuity of manufacture with corn, bark and saw mills evident as well as those for wool carding and fulling and establishments for the manufacture of blanket, carpet and snuff (Hartley 2006). Some recent development has taken place since the mid-twentieth century within the Kirkby Lonsdale area, although this has largely been small-scale housing development.
- 3.3.25 **Trade Directories:** the earliest trade directory for Kirkby Lonsdale was published in 1790 (Extract of *The Universal British Directory*, 1790) and records a market every Thursday in Kirkby Lonsdale, with three annual fairs and indicates that '*there are no manufactories carried on here*' although the principal inhabitants included two ropers and a rope-maker, a currier, tallow-chandler and a Skinner. By 1849, Kirkby Lonsdale was holding five annual fairs and had a new market place which was opened in 1823 (Mannex 1849, 348). The old market cross (Plate 9) stood in 'Little Market' in 1849, which was devoted to the sale of 'fish and fuel' (*ibid*). Mannex states that the mills were singularly situated on a declivity, and above one another in order to receive the fall of water (*ibid*). It also has Joseph Wilkinson listed as a Skinner on Mill Brow and curriers and leather cutters are listed on Main Street and Swinemarket. Kelly's *Post Office Directory* of 1858 lists John Askew as a corn miller and William Craston, as a bone manure manufacturer, on Mill Brow (Kelly & Co 1858, 40). Kelly's 1873 *Directory* has additional listings for Mill Brow including a leather merchant, shoemaker and a saddler.
- 3.3.26 Bulmer's *Directory of Westmorland*, 1885 has details of the Kirkby Lonsdale Gas Works, erected by a company that was established in 1850. There were two holders, through which 2,500,000 cubic feet of gas passed in that year. It was situated on Mill Ayre; John Greenbank was the secretary and John Bell the engineer and manager (Bulmer (ed) 1885, 661). A 'Tanner and Currier' is entered in the commercial listings for Mill Brow in the 1885 Bulmer's directory. No tanneries are listed in Bulmer's *Directory* of 1905 and none are shown on the Ordnance Survey 1910 Edition map. The 1905 *Directory* does, however, list carriers on Mill Brow as well as a blacksmith and a laundry
- 3.3.27 **Newspapers:** an article in *The Lancaster Gazette and General Advertiser, for Lancashire, Westmorland, &c., Saturday, July 15, 1826, Issue 1309* states that the headmaster of the Grammar School was Rev J Dobson. An article also in *The Lancaster Gazette* 1832; *Issue 1635*, describes the election of the Rev William Stephen Dobson MA to the Head-Mastership of the Free Grammar School vacant on the resignation of his father who held the post for nearly half a century, having been appointed in 1785. The same paper carried an article in 1841 (*Issue 2040*) stating that a Mr J Braithwaite was the Principal of the Grammar School, and, in the advert for an assistant at the school, describes the situation as 'airy and healthful, the School detached and commodious'. Again, the *The Lancaster Gazette* carried an article in 1845 (*Issue 2275*) that contained the following article describing the replacement of the Old Grammar School:

KIRKBY LONSDALE.—The ancient grammar school at Kirkby Lonsdale has every prospect of being restored to its former notoriety and usefulness. There are old pupils living who remember how the master's house was filled with boarders, as well as the benefits of the school largely enjoyed by the sons of the inhabitants in the parish and neighbourhood, however it has now dwindled down into a state of comparative inutility. The trustees have happily succeeded in appointing an efficient and experienced master, and who, from being a native of the town, will feel a peculiar interest in endeavouring to restore it to its former celebrity. A subscription has been raised for attaching a master's house to the school. It is already in progress, and will stand on land belonging to the school, beautifully situated on a good elevation above the town, on the road leading to Biggins. The present ill-conditioned school-house will also be superseded by a commodious schoolroom attached to the master's dwelling.

Plate 2: Extract of nineteenth century newspaper article, 1845

- 3.3.28 In 1854 an advertisement in *The Lancaster Gazette* (Issue 3483) offered the sale of various plots on Mill Brow, which gives an indication of the extent and variety of industrial activity in this area of Kirkby Lonsdale including a corn and flour mill, bone mill, saw mill, printing machine house and bark mill:

LOT 2.—All that valuable **CORN & FLOUR MILL**, with Water Wheel, new Water Troughs, Machinery in excellent repair, and other requisites of a Corn and Flour Mill, situate at the foot of **Mill Brow**, in **Kirkby Lonsdale** aforesaid, and now in the tenure or occupation of Mr. Thomas Dixon.

There is a constant and plentiful supply of water from a dam on the western side of the town which, being of considerable elevation, affords excellent water power.

LOT 5.—All that desirable **BONE MILL**, with Water Wheel and Troughs belonging thereto; also the Saw Mill over the same, together with a commodious Warehouse attached thereto, and adjoining the old School Yard, in the Mill Brow aforesaid, now in the occupation of Messrs. W. Cranton and J. Metcalfe.

These Mills are so constructed that the same Water Wheel can impel the Machinery of one or both, separately or together, and the stream of water referred to in Lot 2 amply provides the requisite power.

LOT 6.—All that large and commodious **DWELLING-HOUSE**, also situate in the Mill Brow aforesaid, and adjoining the last-mentioned Lot, together with the Yard behind the same; and also the Cottages adjoining the said Dwelling-house, now in the occupation of Samuel Brough and his Under-Tenants.

LOT 7.—All that **BUILDING or PRINTING MACHINE HOUSE** erected by the late Mr. Foster, and used by him in connexion with his Printing Establishment at Kirkby Lonsdale; also the Bark Mill adjoining the same, together with the large Iron Water Wheel attached thereto, situate in the Mill Brow aforesaid, and now in the possession of the Trustees of the said John Foster.

The valuable water power before mentioned is also made available for turning the Machinery of this Lot.

Plate 3: Extract of advertisement in *The Lancaster Gazette*, 1845

3.4 MAP REGRESSION ANALYSIS

- 3.4.1 **Introduction:** the development of the buildings within the study area and the proposed development area may be traced reasonably well from the available cartographic sources. This allows the pertinent details of the site's evolution to be discerned, which may be enhanced from other sources of primary documentation,

notably entries within commercial trades' directories. Several cartographic sources, held in the Cumbria Record Office, Kendal, were examined including the Kirkby Lonsdale Tithe map. 'Kirkebie Lonesdale' is shown on Saxton's Map of 1576 (Plate 4).



Plate 4: Extract of Saxton's map of 1576

- 3.4.2 On Jansson's Map of 1646 'Kirkbye Landall' is depicted as a market town shown with buildings and towers and the suggestion of a wall or fence palings (Plate 5).



Plate 5: Extract of Jansson's map of 1646

- 3.4.3 By the eighteenth century, the growth of the medieval market centre into a small town is evident from a grouping of buildings predominantly along the line of Main Street, Market Street and Mitchelgate (Plate 1). Only the church and the Tollgate are marked as individual buildings on the Jeffery's map of 1770. Place names of area in the town are often indicative of function, their size, their location, (Beck Head, Mill Brow, Horsemarket and Market Place), or of topographical features such as Lune Fields, Cress Brook, and Lune Cottage. The surrounding fields were

probably the result of ancient enclosure. An Inclosure Award of 1810 (CRO(K) WQR/I 48) shows the Mill Area of Kirkby Lonsdale, where there are a number of probable mill buildings adjacent to the river (Plate 6).

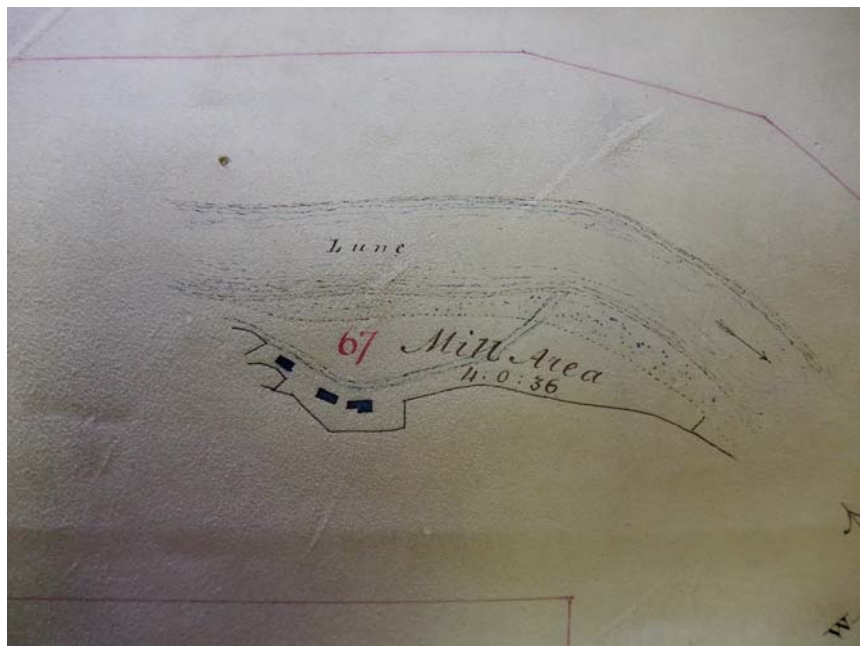


Plate 6: Mill Area, Kirkby Lonsdale as shown on an extract of the Kirkby Lonsdale Inclosure Award, 1810 (CRO(K) WQR/I 48)

- 3.4.4 **Kirkby Lonsdale Tithe map, 1849 (Fig 3):** Kirkby Lonsdale centre is not depicted on the map, however, part of the assessment area is shown in the accompanying schedule as Plot 522 'Mill Area', with Plots 523 and 524 as 'Island' and 'Gravel' all under the ownership of Kirkby Lonsdale Township. A transcript of the Kirkby Lonsdale tithe award (CRO(K)WDR/9/231,1848) refers to 'Mill Area' as 'common and waste ground' bounded on the westerly, northerly and southerly sides by 'ancient enclosed land'. The Award states that the land is to be used as public quarries and for getting gravel in order to repair the roads over the commons and other public roads 'within the manor'. The respective tenants and farmers should have 'free liberty' of getting the stone and gravel, but were not at liberty to use it elsewhere or to sell it. Mill Area was also to be used as a public 'watering place' for cattle belonging to tenants or farmers of the manor. Mill Ayre Mill (Site 05) lies downstream of the site of the Mill Brow tannery (Site 04), and on the tithe map a building is shown on the site and a tail race from the tannery passes through this area.
- 3.4.5 Plot 528 'Brow' is woodland and Plot 521 is listed as 'Figure of Seven' under the ownership of Mrs Carus. Plot 518 is listed as 'Croft and Ropewalk', owned by JB Pearson and A Pearson. The land around the church and vicarage was owned by the church of Kirkby Lonsdale, Mrs Carus owned both Lunefield House and the land around the house, the land around the Island was common land and the Pearson family owned the croft and ropewalk to the north of Lunefield.
- 3.4.6 **Ordnance Survey First Edition 25" to one mile map, 1862 (Fig 4):** within the proposed development area is a building (Site 27) on the north side of Mill Brow, with a longer, narrow building attached, and which is believed to be the Old Grammar School. To the rear is an empty plot of land with trees depicted and to the north of this is a larger detached building, and probably corresponds with the

former corn mill building (Site **09**). This building is recorded as being on this site and is mentioned in Parson and White's *Directory* of 1829, situated in the corner of Abbots Brow kitchen garden, immediately overlooking the old manor house (Site **19**). The wheel pit for the mill was in the north-east corner of the kitchen garden, with the race discharging behind the old manor (Site **19**). There are two small, square buildings depicted to the north, within the gardens of Lune Cottage (Sites **24** and **25**). Mill Brow Bone Mill (Site **10**) was situated below the Old Manor House (Site **19**) and was also mentioned in Parson and White's *Directory* of 1829, although it is not named on this map. Mill Brow tannery is shown, with tan pits, but is not named (Site **07**). The workhouse (Site **11**) is shown, as are the gas works (Site **13**) and two tanneries north-west and south-east of the gas works (Site **04** and Site **28**). These are also shown on a plan of the gas works area from a plan of 1858 (CRO(K) WPC/7/145 (Plate 7)).

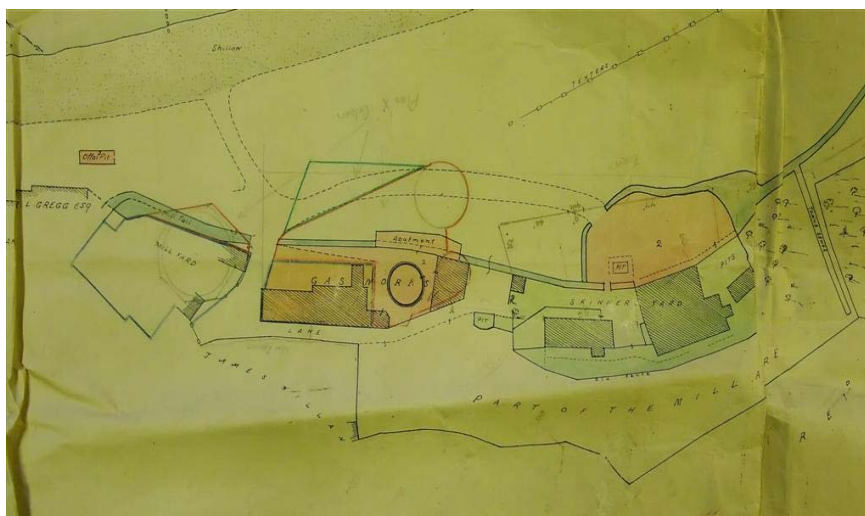


Plate 7: Extract of a plan of Kirkby Lonsdale Gas Works and Mill Area, 1858 (CRO(K) WPC/7/145

- 3.4.7 A building shown immediately to the north of and adjacent to, Mill Ayre Mill (Site **05**) is a former curriery (Site **14**). The curriery was mentioned in Parson and White's trade directory of 1829. Sheep and goatskins were processed on the site to make parchment and vellum and the CCCHER record states that it may in fact have been housed in the same building as Mill Ayre Mill.
- 3.4.8 In the wider area, the new market place is shown, with the Royal Hotel, and the Independence Chapel (Site **15**) is shown on Back Lane. The old market is shown as 'Coal Market' and 'Horse Market' and Cockpit Hill (Site **01**) is shown to the north-west of the proposed development area.
- 3.4.9 *Ordnance Survey 6" to one mile map, Edition of 1910-11 (Fig 5)*: the large building to the north of Mill Brow (Site **09**), and the two small square buildings to the north (Sites **24** and **25**) are no longer shown. The former textile mill and workhouse had been partially demolished (Site **11**) and is annotated as 'Casual Ward'. A number of the buildings and tan pits of Mill Brow tannery (Site **07**) on the north side of Mill Brow have been removed, although some sections of wall may have remained extant. The tanneries on Mill Ayre are no longer marked (Sites **04**, and **28**), although the gas works remained (Site **13**). A weighing machine is shown in the former coal market, associated with the old weighing house (Site **07**; formerly Mill Brow Tannery). Lune Cottage (Site **23**) is shown as 'Abbots Brow' (Plate 8).

- 3.4.10 Outside the immediate context of the proposed development, the area between Mitchelgate and New Road was infilled with housing, and there was an increase in public and social amenities which was evident in the form of banks, clubs, public houses, an Institute, court house and a drill hall.
- 3.4.11 **Ordnance Survey 50 inch to one mile map, published 1910 (Plates 8 and 9):** this map was also consulted and the scale allowed even greater detail to be shown. The map was used in conjunction with the 1910 Valuation and, as a result, it was possible to identify the names of owners and occupiers of relevant properties and a description of the properties. Table 2 (below) lists the plot numbers of properties adjacent to the present study area, with their owners/functions as detailed in the Valuation Schedule.

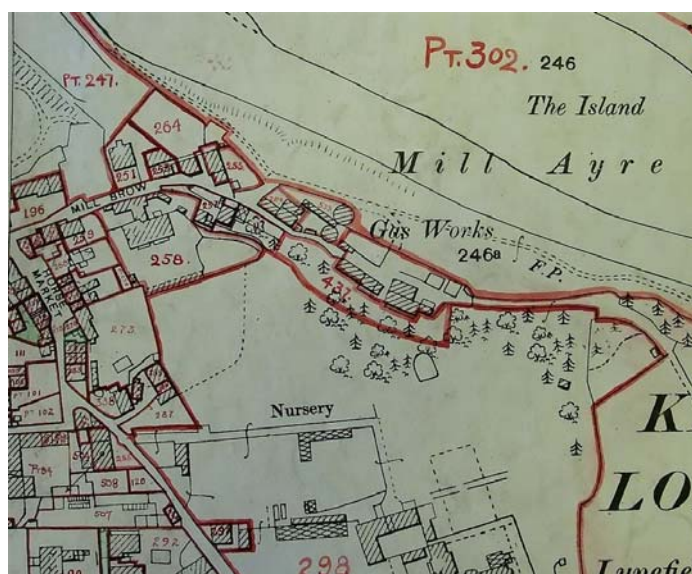


Plate 8: Extract of the Ordnance Survey 1910 Valuation map showing Mill Brow, Kirkby Lonsdale

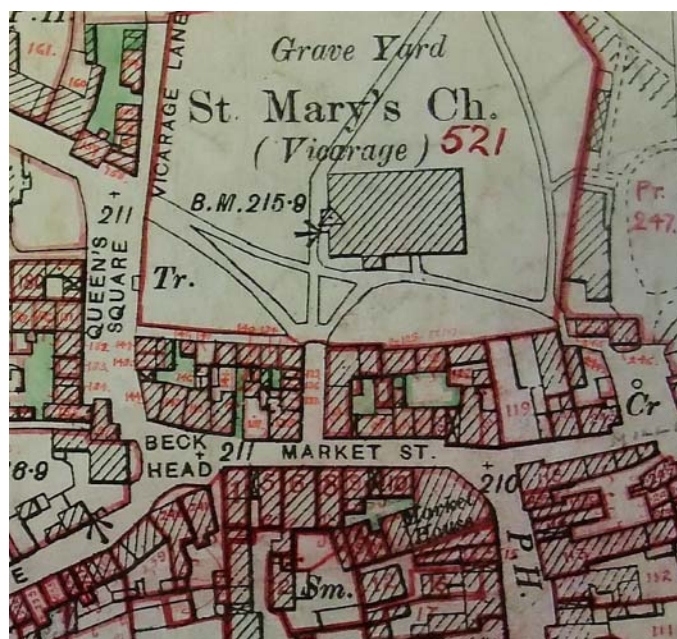


Plate 9: Extract of the Ordnance Survey 1910 Valuation map showing Market Street, Kirkby Lonsdale

No of Assessment	Occupier	Owner	Description of Property	Street Name
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247	Pearson, Alex	Pearson, A	House and Grounds	12 The Cross
245	Haworth Mr Thom.	Pearson, A	House	8 The Cross
244	Baines Lawrence	Pearson, A	Workshop and Yard	The Cross
246	Fishwick, Mr E	Pearson, A	House	10 The Cross
242	Carlis ?, John	Dean James	House and Shop	4 Mill Brow
243	William Lawrence	Dean James	House and Shop	6 Mill Brow
196	Kirkby Lonsdale U.D.C	Bentinck, Lady Thom.	Weighing Machine	Mill Brow
251	Read, E	Jackson Th	House	14 Mill Brow
252	Read, E	Bentinck, Lady Th	Washhouse	11 Mill Brow
253	Read, E	Jackson, Th	Workshop	11 Mill Brow
254	Kirkby Lonsdale Gas Co	Themselves and Kirkby Lonsdale U.D.C	Gasworks and house	Mill Brow
255	Kirkby Lonsdale Gas Co	Themselves	Washhouse and Sawmill	Mill Brow
256	Kirkby Lonsdale Gas Co	Themselves	Old Pottery	Mill Brow
257	Bradley, Robert	Wilson, John	House	13 Mill Brow
258	Garnett, John	Bentinck, Lady Th	House	9 Mill Brow
259	Major Richard	Proctor, Oliver?	Haberdashery?	Mill Brow
260	Kendal Union	Bentinck Lady Th	Bagsaul-ward?	7 Mill Brow
262	Kendal Union	Bentinck Lady Th	Coal Yard	Mill Brow
263	Kendal Union	Bentinck Lady Th	High Tan Yards	Mill Brow
264	Kendal Union	Bentinck Lady Th	Low Tan Yards	Mill Brow
265	John Tallow	Proctor Oliver	House	5 Mill Brow
266	Garnett Gep?	Proctor Oliver	House	2 Horsemarket
267	Carling Watson	Proctor Oliver	House	1 Horsemarket
437	Bentinck Lady Th	Kirkby Lonsdale U.D.C	Land	Mill Ayre
523	Kirkby Lonsdale Gas Co	Kirkby Lonsdale Gas Co		

Table 2: List of owners and occupiers of premises and properties on Mill Brow from the 1910 Valuation plan and schedule

3.5 PREVIOUS ARCHAEOLOGICAL WORK

- 3.5.1 An archaeological assessment and evaluation was undertaken by Lancaster University Archaeology Unit (now OA North) during March and April 2001 at the former Hartley's Garage, New Road, prior to redevelopment (HER 19784). The desk-based study established that there were two principal landscapes, one of agricultural land use, the other associated with the urban landscape of Kirkby Lonsdale (LUAU 2001). The evaluation trenching produced no features of archaeological significance. The levelling process for the construction of the garage, within the west part of the site, appears to have deposited levelling layers above the natural geology. Any archaeological horizons that may have existed before the garage must have been truncated during its construction. The levelling deposits increased dramatically towards the east of the site, again directly overlaying the natural sub-soil. One fragment of worked marble was found in an unstratified context (*ibid*). In 2002, a watching brief was undertaken by BJN Edwards during the construction of an extension to Kirkby Lonsdale Methodist Church Hall (Edwards 2002).
- 3.5.2 English Heritage initiated a series of Extensive Urban Surveys intended to provide an up-to-date view of the archaeological resource in the county's towns and to identify areas of archaeological importance. The study of the historic core of Kirkby Lonsdale was defined by the extent of the built settlement shown on the Ordnance Survey First Edition map. The subsequent report was used extensively during the desk-based research (Hartley 2006).

3.6 LISTED BUILDINGS

- 3.6.1 There are a number of Listed Buildings within the study area (*Appendix 2*), and the majority within Kirkby Lonsdale are along Market Street and Main Street. The majority date from the eighteenth and nineteenth centuries, although there are some dating to the sixteenth and seventeenth centuries. A Grade II listed building is located within the present study area (Site **19**), the Old Manor House with St Mary's Church (Site **26**) situated immediately outside the development boundary.

4. GAZETTEER OF SITES

Site number	01
Site name	Cockpit Hill Motte, Kirkby Lonsdale
NGR	361074 478974
HER No	2632
Stat Designation	Scheduled Monument 353
Constraints	
Site type	Motte
Period	Medieval
Sources	HER
Description	To the north of the vicarage, the motte was formed by cutting deep trenches across the high end of a ridge, the earth being thrown up into the centre so as to raise it considerably above the general level. The east part appears to be eroded and it has a comparatively flat plateau. Still standing to <i>c</i> 15-20 ft. A path cuts into it on the east side. The hollow in the top was used as a cockpit. The ditch is <i>c</i> 3m wide, where visible. There is a bare patch on the western corner where further erosion might occur. There is no evidence for an associated bailey.
Assessment	The site lies outside the proposed development area, and will not be affected.

Site number	02
Site name	Altar Find, Abbots Brow, Kirkby Lonsdale
NGR	361100 478900
HER No	4022
Stat Designation	–
Constraints	
Site type	Findspot
Period	Roman
Sources	HER
Description	According to Machell in <i>c</i> 1694 a Roman altar was found at Abbots Brow, Kirkby Lonsdale, which adjoins the east side of the churchyard. It was later used as a seat at ‘Widdow Morris House’ on High Street. It appears to have been non-military and was probably earlier than Septimus Severus (193-211 AD). Its present whereabouts are unknown.
Assessment	The site lies outside the proposed development area, and will not be affected.

Site number	03
Site name	Royal Hotel/Jackson Hall, Kirkby Lonsdale
NGR	361130 478630
HER No	5448
Stat Designation	Listed Building Grade II 75173;
Constraints	Conservation Area
Site type	Hotel/House/Inn
Period	Post-medieval
Sources	HER
Description	A mid-eighteenth century inn altered in the nineteenth century, but with a seventeenth century house behind and also a pre-1855 extension. Part of the building was formerly a private residence called Jackson Hall’ this became the Rose and Crown Inn, but New Road was driven across the northern part of the property after a fire in <i>c</i> 1820. A visit of Queen Adelaide in 1840 occasioned the change of the name and probably the additions. The building is extant and is in use.
Assessment	The site lies a distance outside the proposed development area, and will not be affected.

Site number	04
Site name	Mill Brow Tannery, Kirkby Lonsdale
NGR	361270 478820
HER No	17395
Constraints	Conservation Area
Site type	Tannery
Period	Post-medieval
Sources	HER
Description	Mill Brow Tannery lay beside the river Lune opposite The Island, and downstream of it is Mill Ayre (Site 05) upon which there is a leat. The Kirkby Lonsdale Tithe Map marks a building on the site, which is probably the tannery. A leat is marked flowing downstream through Mill Ayre. There were some ruined walls more or less in the given vicinity of the tannery visible in 2002, although the leat was no longer evident. A tannery is mentioned in Parson and White's Trade Directory of 1829. In 2005 six half round pits could still be seen at the foot of the retaining wall that marks the western edge of the site and corresponds to the former tanning pits.
Assessment	The former eastern boundary wall of the site lies within the proposed study area and may be affected by the proposed works.

Site number	05
Site name	Mill Ayre Mill, Kirkby Lonsdale
NGR	361400 478765
HER No	17396
Constraints	Conservation Area
Site type	Watermill
Period	Post-medieval
Sources	HER
Description	Mill Ayre lies beside the river Lune opposite The Island and downstream from the tannery (Site 04). The Tithe map shows a leat from the tannery passing across this area. Ayre means 'area' as the Tithe Schedule shows. The Tithe map also shows that the stream from the mill dam to the west of Kirkby Lonsdale used to enter the town at about NGR 360965 478770. This might well have continued through the town to supply the mills by the Lune. Kirkby Lonsdale Crown owned mills were sold in 1557. The mill buildings survive as private houses, no leat was evident in 2002.
Assessment	The site lies outside the proposed development area, and will not be affected.

Site number	06
Site name	Kirkby Lonsdale Medieval Town
NGR	361175 478697
HER No	19784
Constraints	Conservation Area
Site type	Town
Period	Medieval
Sources	HER
Description	The area of Kirkby Lonsdale Medieval town defined as a conservation area.
Assessment	The proposed development area lies within the area of Kirkby Lonsdale Medieval town and it is possible that previously unknown medieval features may be located within site boundary and may be affected by the groundworks.

Site number	07
Site name	Mill Brow Tannery/Old Weigh House, Kirkby Lonsdale
NGR	361190 478780
HER No	41354
Stat. Designation	Listed Building Grade II 75226
Constraints	Conservation Area
Site type	Tannery/Weigh House
Period	Post-medieval/Industrial

Sources	HER
Description	A tannery is mentioned in Parson and White's Trade Directory of 1829. The tannery had 52 pits containing solutions of different concentrations, and each hide spent two weeks in each pit, thus taking two years to complete the tanning process. The building generally known as the old weigh house was part of the tannery and flats now occupy the remainder. Hides were hung to dry in the upper storey; the luffer boards in the windows allowed control of the airflow through the building. The former weigh house is nineteenth century and is a one-storey building. In the paving of Swine Market may be seen curbs, which probably held a weighing platform.
Assessment	The site lies immediately to the west of the proposed development area, but should not be affected.

Site number	08
Site name	Mill Brow Woollen Mill, Kirkby Lonsdale
NGR	361220 478790
HER No	41355
Constraints	Conservation Area
Site type	Woollen Mill
Period	Post-medieval
Sources	HER
Description	A former three-storey woollen mill at Mill Brow mentioned in Parson and White's Trade Directory of 1829.
Assessment	The eastern boundary wall of the former woollen mill forms the western boundary of the proposed development site and will be affected.

Site number	09
Site name	Abbots Brow Corn Mill, Kirkby Lonsdale
NGR	361210 478810
HER No	41356
Constraints	Conservation Area
Site type	Corn Mill
Period	Post-medieval
Sources	HER
Description	A former corn mill mentioned in Parson and White's Trade Directory of 1829 situated on the corner of Abbot's Brow kitchen garden immediately looking over the Old Manor House. The wheelpit (Site 24) for this mill was in the north-east corner of the kitchen garden, with the tailrace discharging behind the Old Manor (Site 19). A large building is shown in this location on the OS 25" map (1862), and probably corresponds with the former Abbots Brow Corn Mill.
Assessment	The site lies within the proposed development area, and will be affected.

Site number	10
Site name	Mill Brow Bone Mill, Kirkby Lonsdale
NGR	361250 478810
HER No	41357
Constraints	Conservation Area
Site type	Bone Mill
Period	Post-medieval/Industrial
Sources	HER
Description	Immediately below the Old manor House (Site 19) and abutting its eastern boundary wall was a bone mill which is mentioned in Parson and White's Trade Directory of 1829.
Assessment	The site lies outside the proposed development area, and should not be affected.

Site number	11
Site name	Mill Brow Textile Mill, Kirkby Lonsdale
NGR	361245 478785

HER No	41358
Stat. Designation	Listed Building Grade II 75230
Constraints	Conservation Area
Site type	House/Textile Mill/Workhouse
Period	Post-medieval/Industrial
Sources	HER
Description	A former textile mill (now part of Mill Brow House) was originally the workhouse and was mentioned in Parson and White's Trade Directory of 1829.
Assessment	The site lies outside the proposed development area, and should not be affected.

Site number	12
Site name	Mill Brow Corn Mill, Kirkby Lonsdale
NGR	361290 478800
HER No	41359
Constraints	Conservation Area
Site type	Corn Mill
Period	Post-medieval
Sources	HER
Description	A former corn mill mentioned in Parson and White's Trade Directory of 1829. The tailrace for the corn mill can be seen in a culvert, which appears to be heading directly for the river. However, the stream was diverted to run parallel with the river, past the gas works (Site 13), towards a curriery (Site 14) and tannery (Site 28).
Assessment	The site lies outside the proposed development area, and will not be affected.

Site number	13
Site name	Mill Brow Gas Works, Kirkby Lonsdale
NGR	361320 478775
HER No	41360
Constraints	Conservation Area
Site type	Gas Works
Period	Industrial
Sources	HER
Description	A former gas works established in the 1850s and owned by the Kirkby Lonsdale Gas Company.
Assessment	The site lies outside the proposed development area, and will not be affected

Site number	14
Site name	Mill Brow Curriery, Kirkby Lonsdale
NGR	361350 478750
HER No	41361
Constraints	-
Site type	Curriery/House
Period	Industrial
Sources	HER
Description	The site of a former curriery, mentioned in Parson and White's Trade Directory of 1829. Here sheep and goatskins were processed to make parchment and vellum. The building later housed a haulier's business, and is now a holiday cottage. Openings for luffer boards can be discerned in the upper storey.
Assessment	The site lies outside the proposed development area and will not be affected.

Site number	15
Site name	St Joseph's Church, Salt Pie Lane, Kirkby Lonsdale
NGR	361230 478680
HER No	41776
Constraints	Conservation Area
Site type	Independent Chapel

Period	Post-medieval
Sources	HER
Description	An Independence Chapel marked on the OS map of 1862 and is named St Joseph's Church on modern OS maps.
Assessment	The site lies outside the proposed development area, and will not be affected.

Site number	16
Site name	Powder Measure Find, Kirkby Lonsdale
NGR	361100 478700
HER No	42653
Constraints	Conservation Area
Site type	Findspot
Period	Post-medieval
Sources	HER
Description	A small lead-alloy powder measure dating from the post-medieval period (c 1590-1780). It is complete, but suffered damage and there is a small hole in one side.
Assessment	The site lies outside the proposed development area, and will not be affected.

Site number	17
Site name	Coin Find, Kirkby Lonsdale
NGR	361100 478700
HER No	42654
Constraints	Conservation Area
Site type	Findspot
Period	Medieval
Sources	HER
Description	A voided short cross penny of John I dating from c AD1199-1204/5. The silver coin was double-struck and as a result it is difficult to discern the features, but the beard seems to have four pellets on the right side, so is possibly a Class 4b. Obverse description: crowned bust facing with sceptre to left and obverse inscription 'HENRICVS [REX]' reverse inscription '[RIC]ARD ON[LVND]'.
Assessment	The site lies outside the proposed development area, and will not be affected.

Site number	18
Site name	Powder Measure Find, Kirkby Lonsdale
NGR	361100 478700
HER No	42656
Constraints	Conservation Area
Site type	Findspot
Period	Post-medieval
Sources	HER
Description	A small, octagonal cast copper-alloy powder measure dating from the post-medieval period c 1590-1780.
Assessment	The site lies outside the proposed development area, and will not be affected.

Site number	19
Site name	Old Manor House, No 14 Mill Brow, Kirkby Lonsdale
NGR	361243 478807
HER No	26725
Stat Designation	Grade II Listed Building No 75228
Site type	Old Manor House
Period	Post-medieval
Sources	HER
Description	the house dates from c 1700 incorporating older work. The house is of two storeys with a slate roof and gable chimneys. It has chamfered rusticated quoins and a five bay symmetrical facade. The windows are un moulded mullion transom and surround. The

	doorway has a shouldered architrave and triple keystone supporting a broken segmental pediment above which is a now empty recess. It has one three light mullioned window and traces of another which is now blocked, and two windows of similar type at the front. Interior: It has a four light closed string dogleg stair with square newels and turned balusters, the balusters though are lacking from the bottom flight. There are the remains of a large corbelled chimney-piece within the kitchen.
Assessment	The site lies adjacent to the proposed development area and may be affected visually by the development and indirectly by noise, dust, and vibration during construction works.

Site number	20
Site name	No 2 Horse Market, Kirkby Lonsdale
NGR	361204 478768
HER No	266645
Stat Designation	Grade II Listed Building No 75148
Site type	Cottage
Period	Post-medieval/Industrial
Sources	HER
Description	An eighteenth century cottage with two windows on Mill Brow.
Assessment	The site is opposite the proposed development area and may be affected visually by the work and indirectly by noise, dust and vibration during construction works.

Site number	21
Site name	Abbots Hall, No 10 Mill Brow, Kirkby Lonsdale
NGR	361176 478793
HER No	26722
Stat Designation	Grade I Listed Building No 75225
Site type	Hall
Period	Medieval/Post-medieval
Sources	OS First Edition 25" to one mile map, Westmorland Sheet 47.08, 1862/Pearson 1930
Description	Abbots Hall was described by the Elizabethan historian Camden in his ' <i>Britannia</i> ' as being a large building, and it is the only house he mentions in the town. Abbots Hall was formerly the courthouse and manorial office in Kirkby Lonsdale, where the agents of St Mary's Abbey dealt with the collection of tithes, minor ecclesiastical offences and local legal disputes. Trinity College still owned the house in 1813, when Francis Pearson bought Lune Cottage with two acres of land and, at the same time, Abbot's Hall and several parcels of land adjoining the estate, from the college. Abbot's Hall has been altered and extended over the years. There is a cobbled cellar, comparable to cellars in some of the older houses of the town.
Assessment	The site lies adjacent to the proposed development area, and may be affected.

Site number	22
Site name	Cross Cottage, 8 Mill Brow, formerly part of Abbot Hall, Kirkby Lonsdale
NGR	361168 478794
HER No	26721
Stat Designation	Grade II Listed Building No 75224
Site type	House
Period	Post-medieval
Sources	HER
Description	A two-storey house formerly part of Abbots Hall (Site 21), once battlemented, and on the third edition OS map, it was shown as an outshut to Abbot's Hall. By 1907 the house had become two separate cottages and the internal walls had become party walls between the two.
Assessment	The site adjacent to the proposed development area, and may be affected.

Site number	23
Site name	Abbots Brow, formerly Lune Cottage, Kirkby Lonsdale

NGR	361177 447882
HER No	-
Constraints	Conservation Area
Site type	House
Period	Post-medieval
Sources	Pearson, <i>Annals of Kendal</i>
Description	Adjoining Abbots Hall and formerly known as Lune Cottage. Dr. Francis Pearson brought the house in 1813.
Assessment	The site lies adjacent to the proposed development area, and may be affected by construction works.

Site number	24
Site name	Wheel pit, Abbots Brow Corn Mill, Kirkby Lonsdale
NGR	361232 478824
HER No	-
Constraints	Conservation Area
Site type	Wheel pit
Period	Post-medieval
Sources	OS First Edition 25" map 1862
Description	Wheel pit of former Abbots Brow Corn Mill (Site 09) situated to north-east of former mill with tail race discharging behind the Old Manor (Site 19). It corresponds in position with a small building shown on the OS 1862 25" map.
Assessment	The site lies adjacent to the proposed development area, and may be affected by construction works.

Site number	25
Site name	Structure, Abbots Brow Kirkby Lonsdale
NGR	361217 429970
HER No	-
Constraints	Conservation Area
Site type	Mill building?
Period	Post-medieval
Sources	OS First Edition 25" map 1862
Description	A structure to the north-west of former Abbots Brow Corn Mill (Site 09) possibly associated with the former Abbots Brow Corn Mill (Site 09). It is depicted on the 1862 25" map but not on the 1910 6" map.
Assessment	The site lies adjacent to the proposed development area, and may be affected by construction works.

Site number	26
Site name	St Mary's Church, Kirkby Lonsdale
NGR	361119 478226
HER No	-
Stat. Designation	Grade I Listed Building (NMR 44016)
Site type	Church
Period	Medieval
Sources	National Monuments Record (NMR); Pevsner 1967, 260; Slater 1998; Chipendall 1937; Hartley 2006
Description	St Mary's Church was constructed in the twelfth century with additions and alterations into the nineteenth century. It is believed, on the basis of documentary evidence, to be on the site of an earlier Saxon church although is not confirmed. The church is constructed of ashlar and rubble with a slate roof and lead gutters and comprises a nave and chancel with axial west tower of four storeys, two north aisles and one south aisle. The church is described by Pevsner as possessing an 'interesting and promisingly mixed exterior'. The nave of St Mary's Church is only four metres wide and has on the north side a massive arcade of roll moulded arches of c 1110-1115 with round piers and incised trellis patterns set on either side of a compound pier (Slater 1998). This ambitious scheme seems to have been

	<p>abandoned and work then resumed later in the twelfth century with the erection of the south arcade, the west tower and the west doorway. Pevsner (1967, 260) suggests that the church must have been intended to have a wider nave and been on an altogether different scale. There are windows on the west face of the tower that could potentially be construed as eleventh century, and could potentially be pre-Norman (Rachel Newman pers comm). Chipendall (1937) suggests that the work of 1115 was built to the west of a smaller preceding church. It is mentioned in the Domesday book that a small Saxon church stood on the site and in 1093, documents mention that Ivo de Taillebois, first Baron of Kendal, gave the church at <i>Cherkeby Lonnesdale</i> and lands joined to it, to the Abbey of St Mary in York (Hartley 2006, 7).</p>
Assessment	The site lies adjacent to the proposed development area, and may be affected by construction works.

Site number	27
Site name	Old Grammar School, Mill Brow, Kirkby Lonsdale
NGR	36123 47878
HER No	-
Constraints	Conservation Area
Site type	Former School
Period	Post-medieval
Sources	OS First Edition 25" map 1862
Description	A structure at the southern edge of the proposed development, shown as a building on the OS 25" map (1862). It is believed to be the site of the Queen Elizabeth's Grammar School constructed in 1591. Curwen (1926) in a footnote refers to the school house being 'on Mill Brow just west of the manor-house, Abbot's Brow'. A new grammar school was constructed on the outskirts of the town in c 1849 and the building was demolished between 1862 and 1910.
Assessment	The site lies within the proposed development area, and will potentially be affected by construction works.

Site number	28
Site name	Tannery, Mill Ayre, Kirkby Lonsdale
NGR	36137 47873
HER No	-
Constraints	Conservation Area
Site type	Tannery
Period	Post-medieval
Sources	OS First Edition 25" map 1862
Description	A tannery on the south side of Mill Ayre, shown as a building on the OS 25" map (1862) and labelled as a tannery.
Assessment	The site is to the east of the proposed development area, and will not be affected by construction works.

5. CONCLUSIONS

5.1 ARCHAEOLOGICAL RESOURCE

- 5.1.1 In total, 28 sites of archaeological and historical significance were identified as a result of the desk-based research. Twenty-two of these are recorded on the HER, a further six sites were identified following documentary and cartographic analysis. Two sites of archaeological and historical significance were identified within the proposed development area - Abbots Brow Corn Mill (Site **09**) and a former building fronting on the Mill Brow (Site **27**), which probably corresponds with the Old Grammar School. Site **09** was a former corn mill mentioned in Parson and White's Trade Directory of 1829, situated on the corner of Abbot's Brow kitchen garden immediately looking over the Old Manor House (Site **19**), and corresponds approximately with the location of a large building depicted on the OS 25" First Edition map (1862) (Fig 4). The wheelpit (Site **24**) for this mill was in the north-east corner of the kitchen garden, with a tailrace discharging behind the Old Manor house (Site **19**); this seems to correspond with a small rectangular building shown on the 1862 OS map. A watercourse is depicted on the 1862 OS map running along the northern side of Mill Brow, and a building is shown on the map (Site **27**) which is believed to be the site of the Old Grammar School. Another small square building is shown to the west of the mill. The mill is not shown on the 1912 Edition of the OS map (Fig 5).
- 5.1.2 Remains of the former corn mill (Site **09**), the possible features associated with it (Site **24** and **25**) and Building **27** (the Old Grammar School), are within the proposed development area and may be affected by the construction works.
- 5.1.3 The western boundary wall of the Old Manor House (Site **19**) abuts the eastern perimeter of the proposed development area and may be affected by the construction works. The eastern boundary walls of Mill Brow Tannery (Site **07**) and a former woollen mill (Site **08**) lie adjacent to the western perimeter of the proposed development site and may also be affected by construction works.

5.2 ASSESSMENT OF SIGNIFICANCE

- 5.2.1 The character of Kirkby Lonsdale is defined by its street plan, typical of a medieval town, with medieval church (Site **26**), narrow burgage plots at right angles to the main streets, market places and remains of a motte. It also has areas that were primarily industrial, that add to its character (Hartley 2006, 29). The proposed development area falls within an area of High Archaeological Importance (*op cit*, 31) that may contain archaeological evidence about the origins and development of Kirkby Lonsdale, including social, economic, industrial and commercial details. There is plentiful documentary evidence for the presence of corn and fulling mills in the North West, but very little excavation or archaeological investigation of such structures (Newman 2006, 136).
- 5.2.2 Current legislation draws a distinction between archaeological remains of national importance and other remains considered being of lesser significance. Those perceived to be of national importance may require preservation *in-situ*, whilst those of lesser significance may undergo preservation by record, where high local or regional significance can be demonstrated.

- 5.2.3 **Buried remains:** no sites have been identified within the proposed development area that may be considered as being of national importance and therefore merit preservation *in-situ*. However, the study area has the potential to contain *in-situ* buried remains of Regional/County and Local/Borough importance, which may be directly negatively impacted by groundworks associated with the proposed redevelopment. The extent of any negative impact can only be established once the nature and depth of the sub-surface archaeological resource has been physically investigated. In 1776 a serious fire in Kirkby Lonsdale broke out and caused extensive damage. It is not thought, however, that much damage, if any, was done to below ground archaeology. Standing structures and artefacts lying on the surface may have been destroyed but large items at ground level, such as sill beams for timber houses, may, in fact, have gained enhanced preservation: if these were charred, then they may have survived when they would normally have rotted *in situ* (Hartley 2006, 16).
- 5.2.4 **Standing Buildings:** there are numerous standing buildings of historical interest within and immediately outside the study area including the medieval St Mary's Church (Site 26) that will require archaeological mitigation should they be directly impacted by any future scheme of development. In addition, those buildings of Regional/County importance not directly impacted by the development should be assessed for in-direct impact, which may also require mitigation.

5.3 RECOMMENDATIONS

- 5.3.1 A programme of trial trenching examining 5% of the proposed development area (710m²), should be implemented as part of a mitigation strategy and is in accordance with the requirements of CCCHES (*Appendix 1*). This equates to approximately two 10m x 1.8m trenches. This programme of trial trenching will establish the presence or absence of any known or previously unsuspected archaeological deposits and, if established, will then test their date, nature, depth and quality of preservation. In this way, it will sample adequately the threatened available area.

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APPENDIX 1: PROJECT DESIGN

**ABBOTS BROW Kirkby Lonsdale,
CUMBRIA**

**ARCHAEOLOGICAL DESK-BASED ASSESSMENT
AND EVALUATION PROJECT DESIGN**



Oxford Archaeology North

October 2010

JMP Architects and GE Vyner Brooks
Grid Reference: SD 6122 7880

1. INTRODUCTION

1.1 PROJECT BACKGROUND

- 1.1.1 JMP Architects (hereafter the 'client') has requested that Oxford Archaeology North (OA North) submit proposals for an archaeological desk-based assessment and evaluation ahead of the development of Abbots Brow, Kirkby Lonsdale (SD 6122 7880) for a residential development. The proposed development affects an area considered to have archaeological potential and, accordingly, Cumbria County Council Historic Environment Service (CCCCHES) have issued a planning condition for a desk-based study and a programme of evaluation. The present project design is in accordance with a verbal brief from Cumbria County Council. The proposed development site comprises approximately 710 sq m of horticultural gardens within the centre of the town and to the immediate east of the parish church.
- 1.1.2 Kirkby Lonsdale seems to be pre-Norman in origin, its name suggesting that it was a centre of the early church (Mills 1976, 23). Kirkby Lonsdale is unusual in Cumbria in that it is mentioned in the Domesday Book of 1086, demonstrating that by this period it was within the bounds of England, unlike the land holdings to the north (Faull and Stinson 1986, 14). The settlement was called *Cherchebi* (Pearson 1930, 11) referring to a church, and was one of a group on the Cumbria/Lancashire border serving large geographical areas. The church at Kirkby Lonsdale is largely a Norman building (Pevsner 1967, 260-2) although recently it has been suggested that the tower may be pre-Conquest (W Alp pers comm).
- 1.1.3 It was in the reign of William Rufus that the Manor of Kirkby Lonsdale was given to Ivo de Taillebois, Baron of Kendal, who sometime between AD 1090 and 1097 gave the '*Cherkeby Lownesdale*' church, lands and common rights to the Abbey of St Mary at York (Pearson 1930, 12). The original manor was held by members of the de Kirkby family, the last of whom was John de Kirkeby, parson of Kirkby Lonsdale.
- 1.1.4 In 1227, John de Kirkeby was granted a charter for a market every Thursday and a fair yearly on the 'eve, day and morrow of the Nativity of the Blessed Virgin' (Bulmer 1905, 511). However, this charter was awarded during the minority of Henry III and was not subsequently confirmed, but was then restored with a confirmatory grant in 1292 by Edward I. The creation of a market resulted in Kirkby Lonsdale becoming a nucleated settlement with many of the attributes of urban life, becoming a centre of trade and manufacture; the success of Kirkby Lonsdale was at least in part due to its position as a parish centre acting as the natural focus for agricultural produce from the area (*op cit*, 125).
- 1.1.5 At the dissolution of religious houses by Henry VIII, the vicarage and lands of Kirkby Lonsdale were granted by Queen Mary to Trinity College, Cambridge in 1553, to which the institution still belonged in the nineteenth century (Mannex 1849, 349). This tenurial upheaval does not seem to have upset the continuing prosperity of Kirkby Lonsdale. Indeed, many of the buildings in the town centre date from the seventeenth and eighteenth centuries.
- 1.2 OXFORD ARCHAEOLOGY NORTH
- 1.2.1 The company, both as Oxford Archaeology North and under the former guise of Lancaster University Archaeological Unit (LUAU), has considerable experience of sites of all periods, having undertaken a great number of small and large scale projects throughout Northern England during the past 25 years. Evaluations, assessments, watching briefs and excavations have taken place within the planning process, to fulfil the requirements of clients and planning authorities, to very rigorous timetables. OA North has undertaken a large volume of work in and around Cockermouth.
- 1.2.2 OA North has the professional expertise and resources to undertake the project detailed below to a high level of quality and efficiency. OA North is an Institute of Field Archaeologists (IFA) registered organisation, registration number 17, and all its members of staff operate subject to the IFA Code of Conduct.

2 OBJECTIVES

- 2.1 The following programme has been designed to identify any known surviving archaeological deposits in and immediately around the development area and to assess the subsoil deposits within the development area in order to determine the presence, extent, nature, quality and significance of

any archaeological deposits that may be threatened by the proposed residential development. To this end, the following programme of archaeological work has been designed. The results of each stage will influence that which ensues and will provide information as to whether further mitigation works are required prior to, or during, ground works associated with the development. The required stages to achieve these ends are as follows:

- 2.2 **Desk-based assessment:** to provide a desk-based assessment of the site to identify the archaeological potential prior to any development (in accordance with the IFA standards (1999)).
- 2.3 **Archaeological Evaluation:** to implement a programme of trial trenching examining 700m² of the proposed development area, which equates to about 5% of the entire development area.
- 2.4 **Report and Archive:** a written report will assess the significance of the data generated by this programme within a local and regional context. It will present the results of the evaluation and would make an assessment of the archaeological potential of the area, and any recommendations for further work.

3 METHOD STATEMENT

3.1 DESK-BASED ASSESSMENT

- 3.1.1 **Introduction:** a desk-based assessment is usually undertaken as the first stage of a programme of archaeological recording. Prior to development of the site, further intrusive investigation may be required. It is not intended to reduce the requirement for evaluation, excavation or preservation of known or presumed archaeological deposits, but it will provide an appraisal of archaeological constraints and a guide to any requirement for further archaeological work.
- 3.1.2 The following will be undertaken as appropriate, depending on the availability of source material. The level of such work will be dictated by the time scale of the project.
- 3.1.3 **Documentary and Cartographic Material:** this work will include consultation of the Cumbria Historic Environment Record (CCCHER, formerly the Sites and Monuments Record) in Kendal, as well as the County Records Office, Kendal. Data from these sources will inform a review of all known and available resources of information relating to a study area within an appropriate radius centred on the site of the proposed development. The aim of this is to give consideration not only to the application site, but also its setting in terms of historical and archaeological contexts. These include:
 - published and unpublished documentary sources
 - data held in local and national archaeological databases
 - printed and manuscript maps
 - place and field-name evidence
 - evidence for township, ecclesiastical and other ancient boundaries
 - aerial photographs in both national and local collections
 - other photographic/illustrative evidence
 - local museum catalogues and artefactual evidence
 - geological/soil surveys
- 3.1.4 **Cumbria HER, Kendal:** the CHER is a database of known archaeological sites within the County. It also holds an extensive library of published materials and aerial photographs for consultation.
- 3.1.5 **Cumbria County Record Office, Kendal:** the office in Kendal holds the main source of primary documentation; both maps and documents for Kirkby Lonsdale and its immediate surroundings.
- 3.1.6 **Map regression analysis:** a cartographic analysis will be undertaken as it has the potential to inform the post-medieval occupation and land-use of the area and its development through to its modern-day or most recent use. This provides one method of highlighting areas of potential

archaeological interest. Particular emphasis will be on the early cartographic evidence and will include estate maps, tithe maps, and Ordnance Survey maps, through to present mapping, where possible.

- 3.1.7 **Geological/Soil Surveys:** a rapid desk-based compilation of geological (both solid and drift), pedological, topographical and palaeoenvironmental information will be undertaken. It will be based on published geological mapping and any local geological surveys in the possession of the County Council or the client.

3.3 EVALUATION

- 3.3.1 The programme of trial trenching will establish the presence or absence of any previously unsuspected archaeological deposits and, if established, will then test their date, nature, depth and quality of preservation. In this way, it will adequately sample the threatened available area.
- 3.3.2 **Trench configuration:** the evaluation is required to examine a minimum of 5% of the 710 sq m development area. A plan of the proposed will be agreed with CCCHEs.
- 3.3.3 **Methodology:** within each trench, the upper horizons of overburden, topsoil, subsoil and any recent made-ground will be rapidly removed by a mechanical excavator fitted with a wide toothless ditching bucket and working under archaeological supervision to the surface of the first significant archaeological deposit or to the level of the natural subsoil. This deposit will be cleaned by hand, using either hoes, shovel scraping, and/or trowels, depending on the subsoil conditions, and inspected for archaeological features. All features of archaeological interest must be investigated and recorded unless otherwise agreed by CCCHEs. The trenches will not be excavated deeper than 1.2m to accommodate health and safety constraints; any requirements to excavate below this depth will involve recosting.
- 3.3.4 All trenches will be excavated in a stratigraphical manner, whether by machine or by hand. Trenches will be located by use of GPS equipment, which is accurate to +/- 0.25m, or Total Station. Altitude information will be established with respect to Ordnance Survey Datum.
- 3.3.5 Any investigation of intact archaeological deposits will be exclusively manual. Selected pits and postholes will normally only be half-sectioned, linear features will be subject to no more than a 10% sample, and extensive layers will, where possible, be sampled by partial rather than complete removal. It is hoped that in terms of the vertical stratigraphy, maximum information retrieval will be achieved through the examination of sections of cut features. All excavation will be undertaken with a view to avoiding damage to any archaeological features, which appear worthy of preservation *in situ*.
- 3.3.6 All information identified in the course of the site works will be recorded stratigraphically, using a system, adapted from that used by Centre for Archaeology Service of English Heritage, with sufficient pictorial record (plans, sections, digital images and monochrome contacts) to identify and illustrate individual features. Primary records will be available for inspection at all times.
- 3.3.7 Results of all field investigations will be recorded on *pro-forma* context sheets. The site archive will include both a photographic record and accurate large scale plans and sections at an appropriate scale (1:50, 1:20 and 1:10). All artefacts and ecofacts will be recorded using the same system, and will be handled and stored according to standard practice (following current Institute of Field Archaeologists guidelines) in order to minimise deterioration.
- 3.3.8 **Reinstatement:** it is understood that there will be a basic requirement for the backfilling of trenches: excavated material will be backfilled so that the topsoil is laid on the top, and the ground will be roughly graded. It would be preferable for the landowner to agree to the finished reinstated trenches prior to leaving site. Should there be a requirement by the client other than that stated this will involve recosting for an agreed variation.
- 3.3.9 **Fencing/hoarding requirements:** it is assumed that the client will advise on the arrangements/requirements for the site to be protected from public access, and contingency costs have been provided for the hiring of fencing and for the use of additional staff for erecting and dismantling fencing.
- 3.3.10 **Environmental Sampling:** environmental samples (bulk samples of 30 litres volume, to be sub-sampled at a later stage) will be collected from stratified undisturbed deposits and will particularly target negative features (gullies, pits and ditches). An assessment of the environmental potential of

the site will be undertaken through the examination of suitable deposits by the in-house palaeoecological specialist, who will examine the potential for further analysis.

- 3.3.11 The assessment would include soil pollen analysis and the retrieval of charred plant macrofossils and land molluscs from former dry-land palaeosols and cut features. In addition, samples from waterlogged deposits would be assessed for plant macrofossils, insects, molluscs and pollen. The costs for the palaeoecological assessment are defined as a contingency and will only be called into effect if good deposits are identified and will be subject to the agreement of CCCHEs and the client.
- 3.3.12 **Faunal remains:** if there is found to be the potential for discovery of bones of fish and small mammals, a sieving programme will be carried out. These will be assessed as appropriate by OA North's specialist in faunal remains, and subject to the results, there may be a requirement for more detailed analysis. A contingency has been included for the assessment of such faunal remains for analysis.
- 3.3.13 **Human Remains:** any human remains uncovered will be left *in situ*, covered and protected. No further investigation will continue beyond that required to establish the date and character of the burial. CCCHEs and the local Coroner will be informed immediately. If removal is essential, the exhumation of any funerary remains will require the provision of a Home Office license, under section 25 of the Burial Act of 1857. An application will be made by OA North for the study area on discovery of any such remains and the removal will be carried out with due care and sensitivity under the environmental health regulations. The cost of removal or treatment will be agreed with the client and costed as a variation.
- 3.3.14 **Treatment of finds:** all finds will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in accordance with the United Kingdom Institute for Conservation (UKIC) *First Aid For Finds*, 1998 (new edition) and the recipient museum's guidelines.
- 3.3.15 All identified finds and artefacts will be retained, although certain classes of building material can sometimes be discarded after recording if an appropriate sample is retained on advice from the recipient museum's archive curator.
- 3.3.16 **Treasure:** any gold and silver artefacts recovered during the course of the excavation will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996. Where removal cannot take place on the same working day as discovery, suitable security will be employed to protect the finds from theft.
- 3.3.17 **Contingency plan:** a contingency costing may also be employed for unseen delays caused by prolonged periods of bad weather, vandalism, discovery of unforeseen complex deposits and/or artefacts which require specialist removal, use of shoring to excavate important features close to the excavation sections etc. This has been included in the separately provided Costings document, and would be charged in agreement with the client.
- 3.3.18 The evaluation will provide a predictive model of surviving archaeological remains detailing zones of relative importance against known development proposals. In this way, an impact assessment will also be provided.

3.4 REPORT AND ARCHIVE

- 3.4.1 **Report:** one bound and one unbound copy of the final report will be submitted to the client within two months of completion of fieldwork. Should the client require a draft report, or a separate copy of the desk-based assessment report, bound and unbound copies of such reports can be provided on request, within three weeks of the completion of each stage of the programme of work. Three copies of the report will be submitted to the CHER. The report will include:

- a site location plan related to the national grid
- a front cover to include the planning application number and the NGR
- the dates on which each phase of the programme of work was undertaken
- a concise, non-technical summary of the results
- an explanation to any agreed variations to the brief, including any justification for any analyses not undertaken

- a description of the methodology employed, work undertaken and results obtained
 - an interpretation of the desk-based assessment results and their significance, using the 'Secretary of State's criteria for scheduling ancient monuments' included as Annex 4 of PPG 16 (DoE 1990)
 - plans and sections at an appropriate scale showing the location and position of deposits and finds located as well as sites identified during the desk-based assessment
 - monochrome and colour photographs as appropriate
 - a list of and dates for any finds recovered and a description and interpretation of the deposits identified
 - a description of any environmental or other specialist work undertaken and the results obtained
 - a summary of the impact of the development on any archaeological remains and, where possible, a model of potential archaeological deposits within as-yet unexplored areas of the development site
 - a copy of this project design, and indications of any agreed departure from that design
 - the report will also include a complete bibliography of sources from which data has been derived.
- 3.4.2 This report will be in the same basic format as this project design; a copy of the report can be provided on CD, if required. Recommendations concerning any subsequent mitigation strategies and/or further archaeological work following the results of the field evaluation will be provided in a separate communication.
- 3.4.3 **Confidentiality:** all internal reports to the client are designed as documents for the specific use of the client, for the particular purpose as defined in the project brief and project design, and should be treated as such. They are not suitable for publication as academic documents or otherwise without amendment or revision.
- 3.4.4 **Archive:** the results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991). The project archive will include summary processing and analysis of all features, finds, or palaeoenvironmental data recovered during fieldwork, which will be catalogued by context.
- 3.4.5 The deposition of a properly ordered and indexed project archive in an appropriate repository is essential and archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the Cumbria HER (the index to the archive and a copy of the report). OA North practice is to deposit the original record archive of projects with the appropriate Record Office.
- 3.4.6 All artefacts will be processed to MAP2 standards and will be assessed by our in-house finds specialists. The deposition and disposal of any artefacts recovered in the evaluation will be agreed with the legal owner and an appropriate recipient museum, most likely the Kendal Museum. Discussion regarding the museum's requirement for the transfer and storage of finds will be conducted prior to the commencement of the project, and CCCHES will be notified of the arrangements made.
4. HEALTH AND SAFETY
- 4.1 OA North provides a Health and Safety Statement for all projects and maintains a Unit Safety policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers (1997). A written risk assessment will be undertaken in advance of project commencement and copies will be made available on request to all interested parties.
- 4.2 Full regard will, of course, be given to all constraints (services etc) during the fieldwork as well as to all Health and Safety considerations. **Information regarding services within the study area have been received and will be used during the course of the evaluation.**
- 5 PROJECT MONITORING

- 5.1 Whilst the work is undertaken for the client, CCCHES will be kept fully informed of the work and its results, and will be notified a week in advance of the commencement of the fieldwork. Any proposed changes to the project design will be agreed with CCCHES in consultation with the client. Fieldwork will be monitored by the CCCHES Assistant Archaeologist on behalf of the developer.
- 6 WORK TIMETABLE
- 6.1 **DESK-BASED ASSESSMENT**
- 6.1.1 Approximately five days will be required for this stage of the programme.
- 6.2 **EVALUATION TRENCHING**
- 6.2.1 OA North can execute projects at very short notice once an official order/confirmation has been received from the client. A team could mobilise with one to two weeks notice (to allow the necessary arrangements to be made to commence the task).
- 6.3 **REPORT**
- 6.3.1 Copies of the report, as outlined in *Section 3.4.1*, will be issued to the client and other relevant parties within two months of the completion of fieldwork, unless otherwise agreed prior to the commencement of fieldwork.
- 6.4 **ARCHIVE**
- 6.4.1 The archive will be deposited within six months following submission of the report, unless otherwise instructed.
- 7 STAFFING
- 7.1 The project will be under the direct management of **Jamie Quartermaine** (OA North Project Manager) to whom all correspondence should be addressed. The finds will be processed, studied and reported upon, either by, or under the guidance, of **Chris Howard-Davies** (OA North Finds Manager) who has extensive experience of finds from all periods, but particularly prehistoric and Roman material. All environmental sampling and assessment will be undertaken under the auspices of **Elizabeth Huckerby** (OA North Environmental Manager) who has unparalleled experience of palaeoenvironmental work in the North West and who heads an excellent team of environmental archaeologists. Any faunal remains will be studied by **Andrew Bates** (OA North Project Officer), who has a large amount of experience in undertaking the assessment and analysis of faunal assemblages of all sizes from a wide range of periods and locations. Current time-tabling precludes the allocation of specific members of staff at this juncture, but OA North can guarantee that the desk-based assessment and walkover survey will be undertaken by an OA North Supervisor experienced in such work and capable of carrying out projects of all sizes. Similarly, the evaluation will comprise a suitably-sized team of experienced archaeologists led by an OA North Project Officer or Supervisor. All OA North Project Officers and Supervisors are experienced archaeologists capable of undertaking small-, medium- and large-scale projects in a range of urban and rural situations.
- 8 INSURANCE
- 8.1 OA North has a professional indemnity cover to a value of £2,000,000; proof of which can be supplied as required.

APPENDIX 2: LISTED BUILDINGS

EH LB No	LB HER No	NGR	Grade	Name
75111	26608	361079 478788	II	No 1 Beck Head
75112	26609	361065 478738	II	Nos 2 and 4 Beck Head with barn attached to rear
75113	26610	361076 478781	II	No 3 and workshop at rear, Beck Head
75114	26611	361071 478774	II	No 5 Beck Head
75115	26612	316044 478765	II	No 8, Fountain House, Beck Head
75126	26623	361117 478683	II	Rose Cottage, Chapel Lane
75127	26624	361098 478675	II	Library, Chapel Lane
75128	26625	361095 478777	II	No 4 Church Street
75129	26626	361093 478784	II	Nos 2, 6, 8 and 10 Cherkeby Cottages, Church Street
75130	26627	361102 478790	II	Churchyard Gates, Church Street
75131	26628	361055 478840	II	No 1 Fairbank, Kirkby Lonsdale
75132	26629	361048 478842	II	No 3 Fairbank, Kirkby Lonsdale
75133	26630	361037 478857	II	Nos 5 and 7, The Courtyard, Fairbank
75134	26631	361018 478861	II	No 9 Fleece Inn, Fairbank
75135	26632	361013 478864	II	No 11, Fairbank, Kirkby Lonsdale
75136	26633	361010 478865	II	No 13 Fairbank, Kirkby Lonsdale
75137	26634	361006 478865	II	No 15 Fairbank, Kirkby Lonsdale
75138	26635	360996 478876	II	Nos 17 and 19, Fairbank, Kirkby Lonsdale
75139	26636	360998 478901	II	The Gables, Fairbank, Kirkby Lonsdale
75140	26637	361006 478879	II	Stables, to south-east at The Gables, Fairbank
75142	26639	361024 478834	II	Fairbnak Cottage and wall between Fairbank Cottage and No 4 Fairbank
75143	26640	360999 478852	II	Nos 4 and 6 Fairbank, Kirkby Lonsdale
75144	26641	360990 478858	II	Nos 8 and 12 Fairbank, Kirkby Lonsdale
75145	26642	360980 478866	II	Nos 14 and 16 Fairbank, Kirkby Lonsdale
75146	26643	360969 478873	II	No 18 and Smithy, Fairbank, Kirkby Lonsdale
75147	26644	361074 479022	II	Gatepiers to Cemetery, north of Cockpit Hill, Fairbank
75148	26645	361204 478768	II	No 2 Horse Market, Kirkby Lonsdale
75149	26646	361215 478757	II	No 4 Horse Market, Kirkby Lonsdale

EH LB No	LB HER No	NGR	Grade	Name
75150	26647	361217 478748	II	Nos 6 and 8 Horse Market, Kirkby Lonsdale
75151	26648	361221 478741	II	Nos 10 and 12 Horse Market, Kirkby Lonsdale
75152	26649	361225 478729	II	Nos 14 and 16 Horse Market, Kirkby Lonsdale
75153	26650	361274 478619	II	Jingling End, Jingling Lane, Kirkby Lonsdale
75169	26666	361160 478544	II	No 10 Main Street, Kirkby Lonsdale
75170	26667	316151 478568	II	Nos 16 and 16A, Main Street, Kirkby Lonsdale
75171	26668	361151 478578	II	No 18, Main Street, Kirkby Lonsdale
75172	26669	361146 478585	II	Nos 20 and 22, Main Street, Kirkby Lonsdale
75173	26670	361129 478624	II	No 30, Royal Hotel, Main Street, Kirkby Lonsdale
75174	26671	361143 478653	II	Nos 32 and 34, Main Street, Kirkby Lonsdale
75175	26672	361140 478661	II	No 36A, Main Street, Kirkby Lonsdale
75176	26673	361134 478682	II	Nos 40, 42A, 42B and 44, Main Street, Kirkby Lonsdale
75177	26674	361129 478694	II	Nos 48, 50 and 52, Main Street, Kirkby Lonsdale
75178	26675	361136 478708	II	Nos 54 and 56, Main Street, Kirkby Lonsdale
75179	26676	361137 478717	II	No 58, Main Street, Kirkby Lonsdale
75180	26677	361134 478731	II	No 62, The Cottage behind No 62, No 64 and 66, Main Street, Kirkby Lonsdale
75182	26679	361196 478553	II	No 9, garden wall and gatepiers fronting road immediately to north, Main Street
75183	26680	361176 478561	II	Nos 11 and 13, Main Street, Kirkby Lonsdale
75184	26681	361174 478572	II	Nos 17 and 19, Main Street, Kirkby Lonsdale
75185	26682	361169 478584	II	Nos 21 and 23, Main Street, Kirkby Lonsdale
75186	26683	361167 478590	II	No 25, Main Street, Kirkby Lonsdale
75187	26684	361163 478650	II	Nos 29 and 31, Main Street, Kirkby Lonsdale
75188	26685	361161 478664	II	No 33, Snooty Fox Tavern, Main Street, Kirkby Lonsdale
75189	26686	361159 478670	II	No 35, Main Street, Kirkby Lonsdale
75190	26687	361161 478676	II	No 37 Main Street, Kirkby Lonsdale
75191	26688	361157 478679	II	No 39, Main Street, Kirkby Lonsdale
75192	26689	361166 478686	II	No 41, Main Street, Kirkby Lonsdale
75193	26690	361168 478694	II	No 45 Main Street, Kirkby Lonsdale
75194	26691	361175 478699	II	Nos 47 and 49 Main Street, Kirkby Lonsdale

EH LB No	LB HER No	NGR	Grade	Name
75195	26692	361161 478706	II	No 51 Main Street, Kirkby Lonsdale
75196	26693	361169 478717	II	No 55, National Westminster Bank, Main Street, Kirkby Lonsdale (formerly District Bank and Bank House)
75197	26694	361167 478729	II	No 57, Main Street, Kirkby Lonsdale
75198	26695	361170 478737	II	No 59, Red Dragon Hotel, Main Street, Kirkby Lonsdale
75199	26696	361160 478745	II	Nos 63 and 65, Main Street, Kirkby Lonsdale
75200	26697	361155 478751	II	No 67, Main Street, Kirkby Lonsdale
75201	26698	361155 478751	II	No 69 and adjoining range along Mill Brow, Main Street, Kirkby Lonsdale
75204	26701	361184 478597	II	Nos 1, 3, 5, 7, 9, 13 and 15 Market Square, Kirkby Lonsdale
75205	26702	361164 478641	II	No 2 Market Square, Kirkby Lonsdale
75206	26703	361214 478626	II	No 6, Trustee Savings Bank, Market Square, Kirkby Lonsdale
75207	26704	361172 478621	II	Market Cross, Market Square, Kirkby Lonsdale
75208	26705	361080 478756	II	No 1 Market Street, Kirkby Lonsdale
75209	26706	361093 478750	II	Nos 5 and 7 (Kings Arms) and 9, Market Street, Kirkby Lonsdale
75210	26707	361111 478754	II	No 11, Market Street, Kirkby Lonsdale
75211	26708	361121 478754	II	Nos 13-15, Market Street, Kirkby Lonsdale
75212	26709	361131 478749	II	No 17, Market Street, Kirkby Lonsdale
75213	26710	361087 478775	II	No 2, Market Street, Kirkby Lonsdale
75214	26711	361093 478774	II	No 4, Market Street, Kirkby Lonsdale
75215	26712	361110 478778	II	No 6, Sun Inn and block to rear now part of Sun Inn, Market Street, Kirkby Lonsdale
75216	26713	361114 478770	II	No 8, Market Street, Kirkby Lonsdale
75217	26714	361124 478777	II	Nos 10 and 12 and outbuildings backing onto churchyard, Market Street, Kirkby Lonsdale
75218	26715	361130 478769	II	No 14, Market Street, Kirkby Lonsdale
75219	26716	361137 478777	II	Nos 16 and 18 and outbuildings along east side of yard and backing onto churchyard, Market Street, Kirkby Lonsdale
75220	26717	361143 478767	II	No 20, Market Street, Kirkby Lonsdale
75221	26718	361153 478778	II	No 2 and attached stable, Mill Brow, Kirkby Lonsdale
75222	26719	361160 478771	II	No 4, Mill Brow, Kirkby Lonsdale

EH LB No	LB HER No	NGR	Grade	Name
75223	26720	361169 478770	II	No 6, Mill Brow, Kirkby Lonsdale
75224	26721	361168 478794	II	No 8, Cross Cottage, Mill Brow, Kirkby Lonsdale
75225	26722	361176 478793	II	No 10, Mill Brow, Kirkby Lonsdale
75226	26723	361179 478779	II	Market Cross, Mill Brow, Kirkby Lonsdale (formerly Market Cross adjoining 'Swine Market')
75227	26724	361190 478778	II	Former Weigh House, Mill Brow, Kirkby Lonsdale
75228	26725	361243 478807	II	No 14, Old Manor House, Mill Brow, Kirkby Lonsdale
75229	26726	361200 478765	II	No 3, Mill Brow, Kirkby Lonsdale
75230	26727	361250 478775	II	Mill Brow House, Mill Brow, Kirkby Lonsdale
75231	26728	361055 478742	II	No 2, Mitchelgate, Kirkby Lonsdale
75232	26729	361049 478733	II	No 4, Mitchelgate, Kirkby Lonsdale
75233	26730	361041 478732	II	Nos 6 and 8, Mitchelgate, Kirkby Lonsdale
75234	26731	361036 478730	II	No 10, Mitchelgate, Kirkby Lonsdale
75235	26732	361031 478726	II	No 14, Mitchelgate, Kirkby Lonsdale
75236	26733	361026 478726	II	No 16, Mitchelgate, Kirkby Lonsdale
75237	26734	360990 478728	II	No 17, Mitchelgate, Kirkby Lonsdale
75238	26735	360980 478720	II	Nos 19 and 21, Mitchelgate, Kirkby Lonsdale
75241	26738	361141 478648	II	No 1, New Road, Kirkby Lonsdale
75242	26739	361125 478653	II	Nos 5, 7, 9 and 11 New Road, Kirkby Lonsdale
75243	26740	361106 478657	II	No 13 New Road, Kirkby Lonsdale
75244	26741	361061 478789	II	Nos 5 and 7 Queens Square, Kirkby Lonsdale
75245	26742	361036 478809	II	No 12 Queens Square, Kirkby Lonsdale
75246	23606	361117 478821	I	Church of St Mary, to the east of Queens Square, Kirkby Lonsdale
75247	26743	361142 478817	II	Monument to the Burrow family in the churchyard to the east of Church of St Mary, to the east of Queens Square, Kirkby Lonsdale
75248	26744	361147 478823	II	Monument to Rowland Tarham in the churchyard to the east of Church of St Mary, to the east of Queens Square, Kirkby Lonsdale
75249	26745	361147 478834	II	Monument to Dorothy Cartwright in the churchyard to the east of Church of St Mary, to the east of Queens Square, Kirkby Lonsdale
75250	26746	361142 478827	II	Monument to John Dent in the churchyard to the

EH LB No	LB HER No	NGR	Grade	Name
				east of Church of St Mary, to the east of Queens Square, Kirkby Lonsdale
75251	26747	361140 478813	II	Unknown monument to the south of monument to Burrow family in the churchyard to the east of Church of St Mary, to the east of Queens Square, Kirkby Lonsdale
75252	26748	361109 478804	II	Monument to Thomas Newby in the churchyard to the south of the Church of St Mary, to the east of Queens Square, Kirkby Lonsdale
75253	26749	361116 478800	II	Monument to Richard Turner and family in the churchyard to the south of the Church of St Mary, to the east of Queens Square, Kirkby Lonsdale
75254	26750	361129 478809	II	Monument to Christopher Preston, 1763 and Achilles Preston 1814 in the churchyard to the south of the Church of St Mary, to the east of Queens Square, Kirkby Lonsdale
75255	26751	361100 478833	II	Monument to Thomas Tiffin in the churchyard to the west of the Church of St Mary, to the east of Queens Square, Kirkby Lonsdale
75256	26752	361086 478818	II	Monument to Edward Theobalds in the churchyard to the west of the Church of St Mary, to the east of Queens Square, Kirkby Lonsdale
75257	26753	361084 478823	II	Monument entitled Obelisk, in the churchyard to the west of the Church of St Mary, to the east of Queens Square, Kirkby Lonsdale
75270	26766	361059 478864	II	Nos 2 and 8, Viacrage Lane, Kirkby Lonsdale
75271	26767	361070 478897	II	Rectory and St Mary's Lodge, Kirkby Lonsdale
75272	26768	361159 478890	II*	Church Brow Cottage, to the east of Vicarage Lane, Kirkby Lonsdale
75273	26769	361139 478898	II	Gazebo in the churchyard to the north of Church of St Mary to the east of Queens Square, Kirkby Lonsdale

ILLUSTRATIONS

FIGURES

Figure 1: Site location

Figure 2: Gazetteer of sites

Figure 3: Extract from Kirkby Lonsdale Tithe Map, 1848

Figure 4: Extract from First Edition Ordnance Survey 25" to 1 mile, 1862

Figure 5: Extract from the First Edition Ordnance Survey 6" to 1 mile, 1910

PLATES

Plate 1: Extract of Jeffrey's Map of 1770

Plate 2: Extract of nineteenth century newspaper article, 1845

Plate 3: Extract of advertisement in *The Lancaster Gazette*, 1845

Plate 4: Extract of Saxton's map of 1576

Plate 5: Extract of Jansson's map of 1646

Plate 6: Mill Area, Kirkby Lonsdale as shown on an extract of the Kirkby Lonsdale Inclosure Award, 1810 (CRO(K)WQR/I 48)

Plate 7: Extract of a plan of Kirkby Lonsdale Gas Works and Mill Area, 1858 (CRO(K)WPC/7/145)

Plate 8: Extract of the Ordnance Survey 1910 Valuation map showing Mill Brow, Kirkby Lonsdale

Plate 9: Extract of the Ordnance Survey 1910 Valuation map showing Market Street, Kirkby Lonsdale

Plate 10: Abbots Brow (Sites **21-3**)

Plate 11: Engraving of the Old Market Cross in the Little Market in front of Abbots Brow



Figure 1: Site location

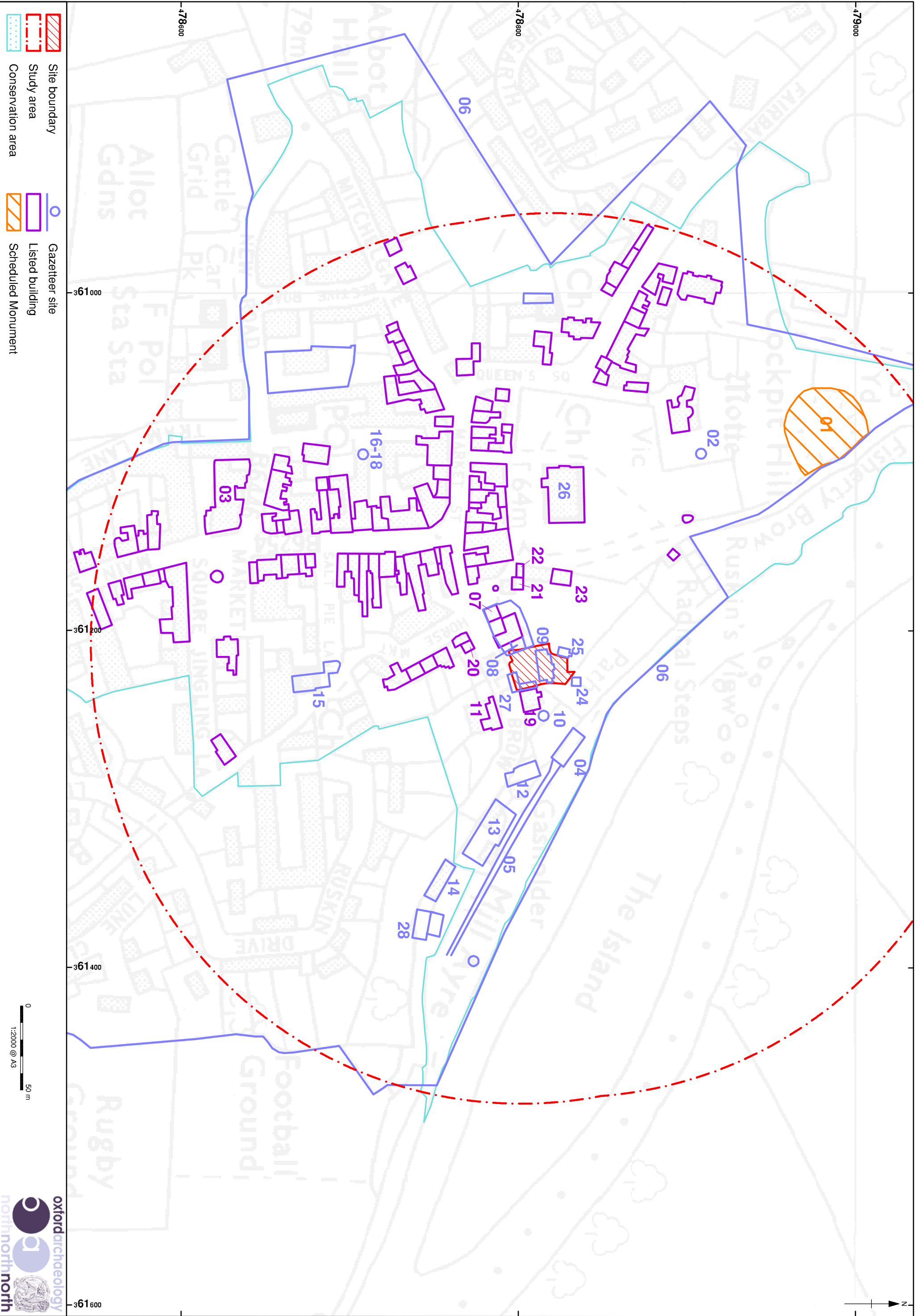


Figure 2: Gazetteer of sites

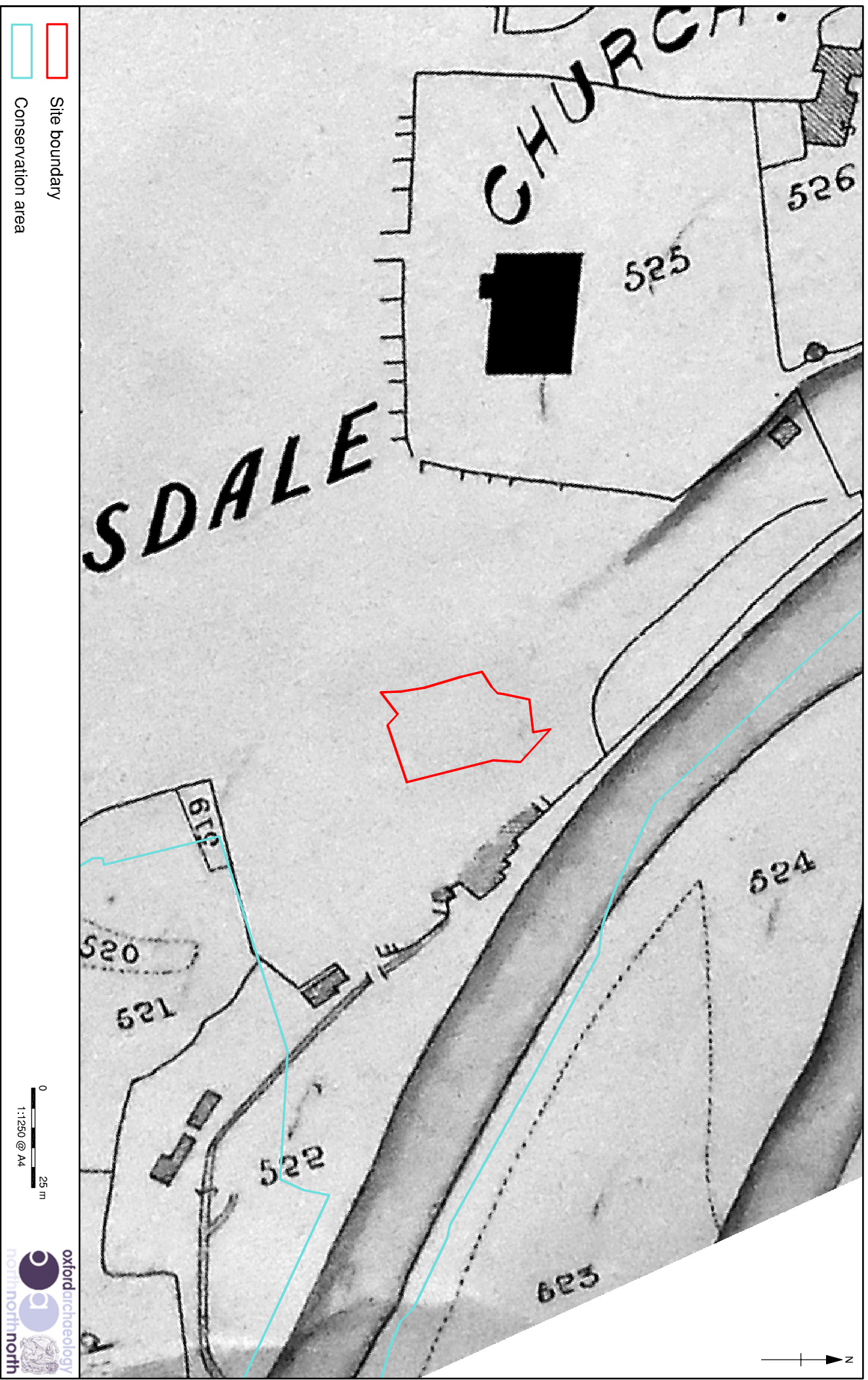


Figure 3: Kirkby Lonsdale Tithe map, 1848

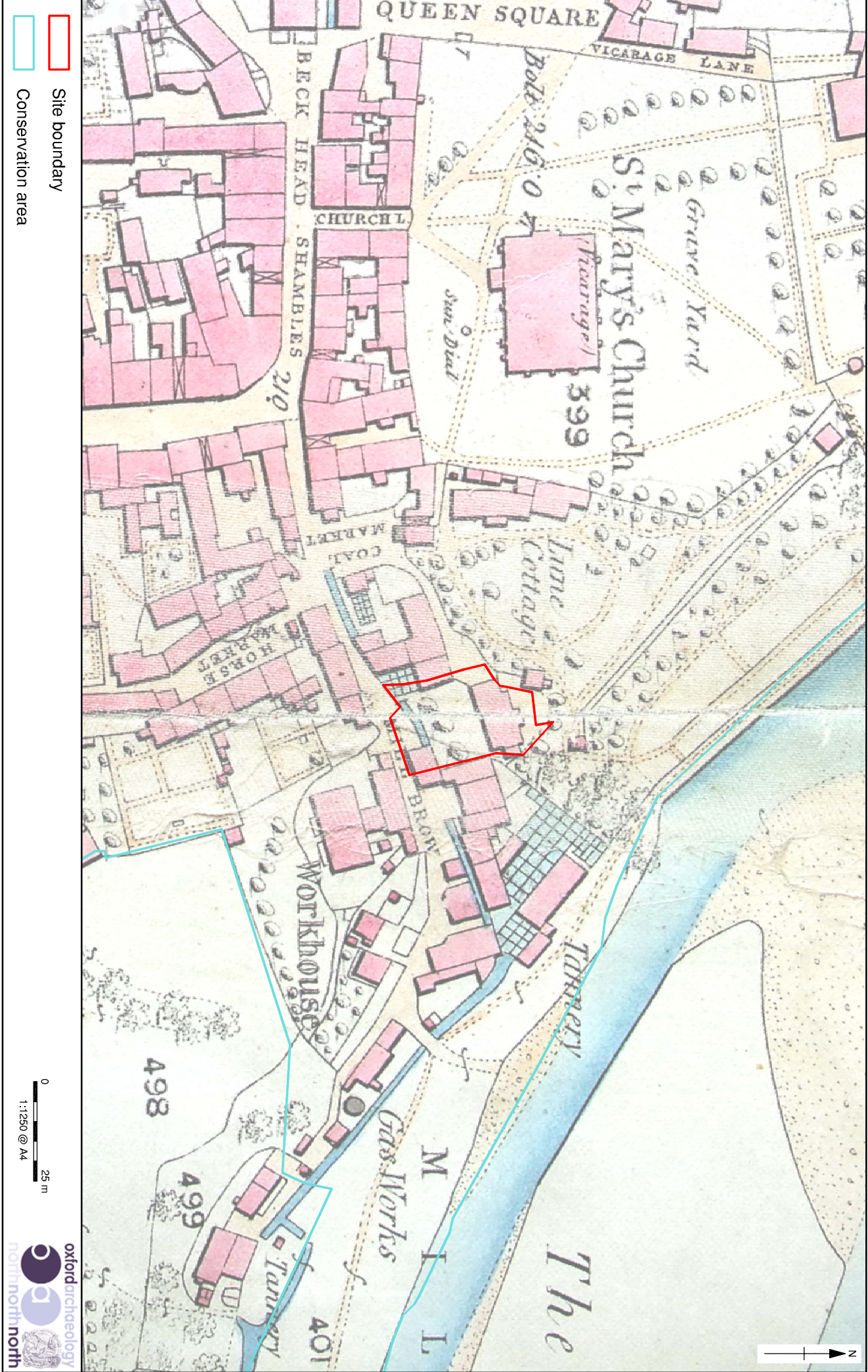


Figure 4: Extract from the First Edition Ordnance Survey 25" to one mile map, 1862

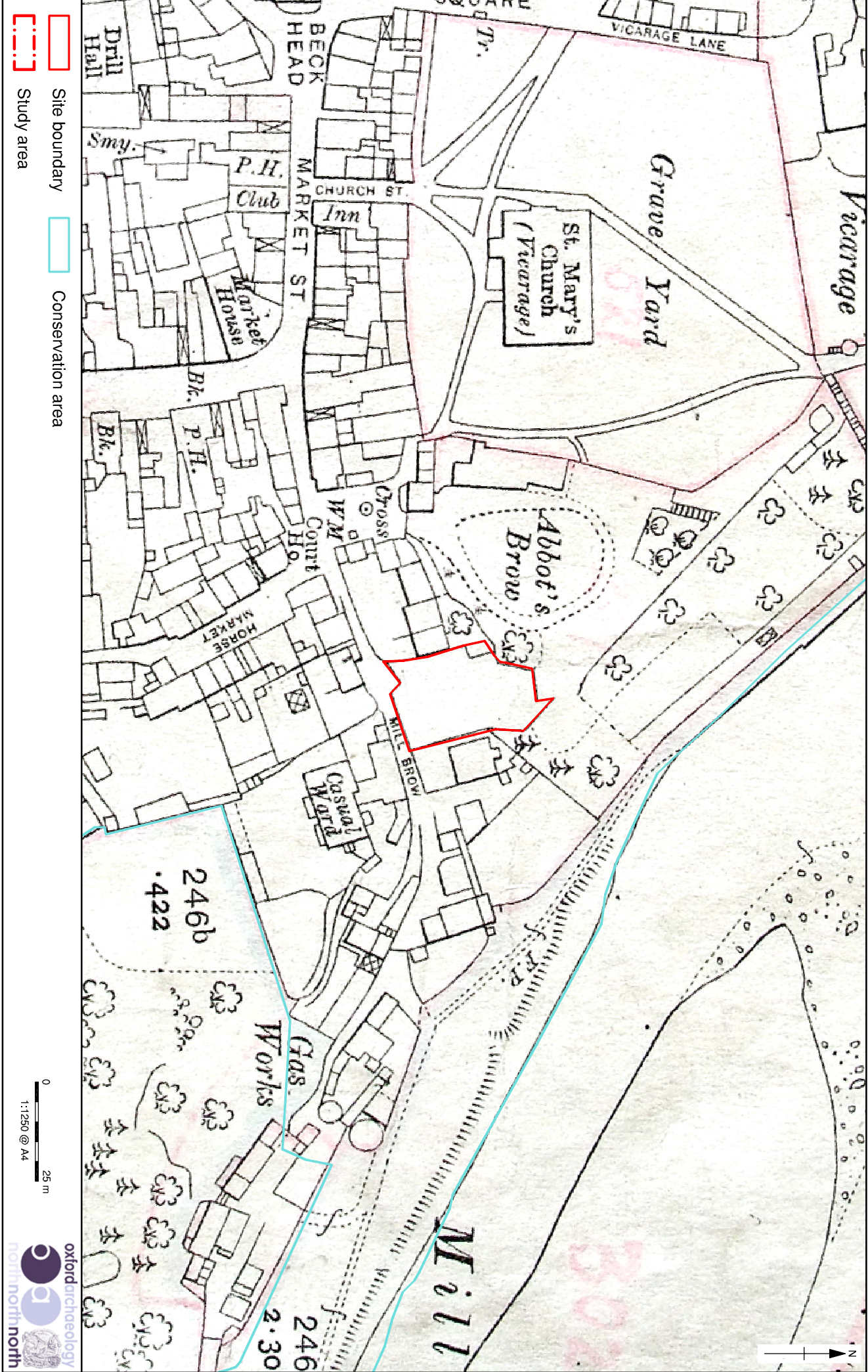


Figure 5: Extract from the First Edition Ordnance Survey 6" to one mile map, 1910



Plate 10: Abbots Brow (Sites **21-3**)



Plate 11: Engraving of the Old Market Cross in the Little Market in front of Abbots Brow