



# **WOOLPACK YARD, KENDAL, CUMBRIA**

## **Archaeological Desk- Based and Building Assessment**



**Oxford Archaeology North**

**January 2005**

**Maple Grove  
Developments**

Issue No: 2004-5/322  
OA North Job No:L9471  
NGR: SD 513 927

**Document Title:** WOOLPACK YARD, KENDAL, CUMBRIA  
**Document Type:** Archaeological Desk-Based and Building Assessment  
**Client Name:** Maple Grove Developments  
**Issue Number:** 2004-5/322  
**OA Job Number:** L9471  
**National Grid Reference:** SE 513 927

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## CONTENTS

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<b>CONTENTS.....</b>	<b>1</b>
<b>SUMMARY .....</b>	<b>3</b>
<b>ACKNOWLEDGEMENTS.....</b>	<b>4</b>
<b>1. INTRODUCTION.....</b>	<b>5</b>
1.1 Circumstances of Project .....	5
<b>2. METHODOLOGY.....</b>	<b>6</b>
2.1 Project Design.....	6
2.2 Desk-Based Assessment .....	6
2.3 Archive.....	7
<b>3. BACKGROUND.....</b>	<b>8</b>
3.1 Location, Topography and Geology .....	8
3.2 Historical and Archaeological Background .....	8
3.3 Map Regression Analysis .....	10
3.4 Archaeological Interventions .....	12
<b>4. BUILDING ASSESSMENT.....</b>	<b>14</b>
4.1 Introduction.....	14
4.2 Fabric .....	14
4.3 Arrangement of the Buildings.....	14
4.4 Building Details .....	15
4.5 Conclusion .....	17
<b>5. GAZETTEER OF SITES.....</b>	<b>18</b>
<b>6. SIGNIFICANCE OF THE REMAINS.....</b>	<b>22</b>
6.1 Introduction.....	22
6.2 Criteria .....	22
6.3 Significance.....	23
<b>7. IMPACT AND RECOMMENDATIONS .....</b>	<b>25</b>
7.1 Impact .....	25
7.2 Recommendations.....	25

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<b>8.</b>	<b>BIBLIOGRAPHY .....</b>	<b>26</b>
8.1	Cartographic Sources .....	26
8.2	Secondary Sources .....	26
<b>9.</b>	<b>ILLUSTRATIONS .....</b>	<b>29</b>
9.1	List of Figures .....	29
9.2	List of Plates .....	29
	<b>APPENDIX 1: PROJECT DESIGN.....</b>	<b>30</b>

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## SUMMARY

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Cumbria County Council Archaeology Service (CCCAS) were consulted regarding a planning application for the redevelopment of Woolpack Yard, Kendal, Cumbria (centred on SE 513 927). In response to this, CCCAS issued a brief for an archaeological desk-based and building assessment. Following the submission of a project design, Maple Grove Developments commissioned Oxford Archaeology North to undertake the work.

The desk-based assessment was carried out over a number of days within December 2004 and involved visits to the Sites and Monuments Record (SMR) for Cumbria, held in Kendal, and the Cumbria County Record Office (CCRO), also in Kendal.

In total, 19 sites were identified within the study area, of approximately 100m x 100m at its widest. All the sites were identified from cartographic sources. The sites can all be dated to the post-medieval period, although a range of sites was recognised. These include two pathways (Sites **01** and **02**), a bowling green (Site **03**), a Chapel (Site **09**) and buildings (Sites **04–08**, **10–19**). All the sites were assessed for their archaeological significance by using the criteria laid down in Annex 4 of PPG 16 (DoE 1990).

All the sites, apart from Site **09**, are within the study area and will be affected by any development. These sites are all of local significance and, to a certain extent, of regional significance as they represent the development of a yard and they are therefore part of a post-medieval landscape. There is also potential for remains of industrial activity in the yard, such as smithing and possible wool trade.

The building investigation, undertaken on two days in late December 2005, revealed that a significant amount of eighteenth century fabric survives within the assessment area. A well-preserved nineteenth century artisan cottage with an almost complete interior also survives. The buildings represent the industrial development of Woolpack Yard and contribute to the wider picture of development within Kendal town centre. This survey has highlighted the need for a further, more detailed, building survey and the possible insitu preservation of the most important buildings, these thought to be the well-preserved cottage and eighteenth century warehouse-type building. Any possible redevelopment of the buildings will also need to be carried out under archaeological watching brief conditions.

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## ACKNOWLEDGEMENTS

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Oxford Archaeology North (OA North) would like to thank Maple Grove Developments for commissioning the project. Thanks are also due to Jo Mackintosh at Cumbria SMR in Kendal, and all the staff of the County Record Office in Kendal for their assistance with this project. We would also like to thank Martindale & Sons Ltd for kindly allowing full access to their property during the building assessment.

The desk-based assessment was undertaken by Louise Ford, with the building assessment carried out by Karl Taylor and Chris Ridings. Louise and Karl co-wrote the report. The drawings were produced by Mark Tidmarsh. The project was managed by Alison Plummer who also edited the report together with Emily Mercer.

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## 1. INTRODUCTION

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### 1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 Following a pre-planning proposal by Maple Grove Developments to redevelop Woolpack Yard, Kendal (SE 513 927) (Fig 1) into a possible retail unit a programme of archaeological recording was recommended by Cumbria County Council Archaeology Service (CCCAS) and the South Lakes Conservation Officer.
- 1.1.2 This project was to consist of a site-specific desk-based assessment, which comprised data collection and a map regression, and a building assessment of a RCHME level I type survey.
- 1.1.3 This report sets out the results of the desk-based and buildings assessment in the form of a short document, outlining the findings, followed by a statement of the archaeological potential and significance of the sites identified.

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## 2. METHODOLOGY

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### 2.1 PROJECT DESIGN

- 2.1.1 In the absence of a written brief discussions were held with both CCCAS and the South Lakes Conservation Officer prior to the production of a project design (Appendix 1). Following acceptance of the project design by CCCAS OA North was commissioned to undertake the desk-based assessment and building assessment.
- 2.1.2 The project design was adhered to in full, and the work was consistent with the relevant standards and procedures of the Institute of Field Archaeologists, and generally accepted best practice.

### 2.2 DESK-BASED ASSESSMENT

- 2.2.1 The study area consists of a specific area within Woolpack Yard, Kendal that roughly extends 100m x 100m at its widest parts (Fig 1). The more general area of Kendal was examined in order to provide an historical and archaeological background. All sites identified within the study area were collated into a gazetteer of sites (see *Section 4*, below) and shown on the plan (Fig 2). A number of sources were consulted including the Sites and Monuments Record, published and unpublished records and cartographic sources in the County Record Office, Kendal. The results were analysed using the set of criteria used to assess the national importance of an ancient monument.
- 2.2.2 **Sites and Monuments Record (SMR):** the SMR, a database of archaeological sites within the county, was accessed, along with the Listed Buildings Record, with specific reference to the site.
- 2.2.3 **County Record Office (CRO), Kendal:** the County Record Office in Kendal was also visited to consult documents specific to the study area. Historic maps, including Ordnance Survey (OS) maps, were consulted, along with a search for any relevant historical documentation, particularly regarding the use of the area, such as trade directories. Several secondary sources were also consulted.
- 2.2.4 **Oxford Archaeology North:** OA North has an extensive archive of secondary sources relevant to the study area, as well as numerous unpublished client reports on work carried out both as OA North and in its former guise of Lancaster University Archaeological Unit (LUAU). These were consulted where necessary.

### 2.3 BUILDING ASSESSMENT

- 2.3.1 **Descriptive Record:** written records using OA North *pro forma* record sheets were made of all principal building elements, both internal and external, as well as any features of historical or architectural significance. Particular

attention was also paid to the relationship between parts of the buildings, especially those that would show its development and any alterations. These records are essentially descriptive, although interpretation is carried out on site as required.

- 2.3.2 **Photographs:** photographs were taken in both black and white 35mm print and colour slide formats. In addition pictures were taken using a digital camera. The photographic archive consists of both general shots of the whole building and shots of specific architectural details.

## 2.4 ARCHIVE

- 2.4.1 A full professional archive has been compiled in accordance with the project design (*Appendix 1*), and in accordance with current IFA and English Heritage guidelines (English Heritage 1991). The paper and digital archive will be deposited in the County Record Office (Kendal) on completion of the project.

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## 3. BACKGROUND

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### 3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The study area is located within the historic town of Kendal, off the main street of Stricklandgate. Kendal is situated in a valley floor to the west of the River Kent within the old county of Westmorland, which is now Cumbria.
- 3.1.2 The solid geology comprises Silurian slates, Kirkby Moor Flags and some Carboniferous Limestone (Moseley 1978). The overlying drift deposits include glacial material, such as gravel and boulder clay (Countryside Commission 1998).

### 3.2 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 3.2.1 **Prehistoric Period:** within the township of Kendal, there is an account from the 1868 Westmorland Gazette that describes the uncovering of a burial typical of about 2,800 years BC, "...While workmen were digging a drain near the Howard Holme (close to the A6 at the south entrance of the town) they came firstly across a cist stone beneath which was a skeleton about 4 feet 6 inches long. Nearby in a separate burial was another skeleton of a mature human being between 5 feet 10 inches and 6 feet tall which was laid on its side facing east with its knee bent up..." (Bingham 1995, 30). There are other known finds from the Kendal area, including flints from No 45 Castle Drive (SMR 2468), to the north-east of the proposed development site; two separate prehistoric axe finds (SMR 2481, 2486); a stone mace (SMR 2485); and a site, known from aerial photographs, of a barrow and cairn site at Bradleyfield Barrow, to the south-west (SMR 4160). In the Iron Age, the area seems to have come under the control of the Brigantes tribe (Cunliffe 1991), and although there are no known remains of the Iron Age from within Kendal, Castlesteads hillfort lies less than five kilometres to the south-east (Bingham 1995, 31). No prehistoric remains were identified within the study area.
- 3.2.2 **Roman Period:** a Roman military presence in the vicinity is attested by the 3.27 acre fort at Watercrock, approximately 2km to the south of the study area, and excavations have revealed evidence for an associated extramural settlement to the south and east (Potter 1977). Various accounts of Roman finds from Kendal have been recorded (Shotton 2000, 277; Bingham 1995, 40) but it would seem that Kendal was not an area of particularly intense Roman occupation, although it would probably have seen some activity, given the known population of the area. There is some evidence for this from both the number of casual finds and the strong suggestion that a Roman road was routed past Kendal running north/south to the west of the town, and almost certainly connected to Watercrock. The alleged route was described by Whellan (1860) as ending up in 'High Street in Kentmere'. The SMR entry (2080) for the road simply locates it to the south-west of the study area. No Roman remains were identified within the study area.

- 3.2.3 **Early Medieval Period:** after the departure of the Romans in c410 AD, the Kendal area probably formed part of the British Kingdom of Rheged (Kirkby 1962), which is supported by a fragment of an Anglian cross discovered in the Trinity Church to the south of the study area (Collingwood 1904). However, no early medieval remains were identified within the study area.
- 3.2.4 **Medieval Period:** the settlement of Kirkland, which is located at the southern end of the medieval town, now known as Kirkbarrow, is recorded in the Domesday Book in 1086 as *Chechebi*. This is the medieval name of Kirkby Kendal and suggests that this is the area where the mother church developed (Faull and Stinson 1986). The settlement became the centre of a Norman barony in the later eleventh century (Winchester 1979). There are two castles in Kendal; Castle Howe, to the west of the Kent, is the remains of an earthwork motte and bailey probably dating to the twelfth century (Winchester 1979). Kendal Castle (SMR 6420/SM 23704), to the east of the Kent, has earthworks and masonry dating to the thirteenth century onwards (Howard-Davis forthcoming; Pevsner 1967, 256-7). By 1390, there were 52 burghages and the layout of the town was clearly defined with a pre-urban nucleus around the church and Castle Howe. To the north of this, the three main streets of Highgate, Stricklandgate and Stramongate were formed with regular burgage plots on each side of these streets. Industries began to emerge during the medieval period, particularly fulling and dyeing demonstrating the importance of the cloth industry in Kendal by the thirteenth century — an industry for which Kendal would become known (Munby 1985). No medieval remains were identified within the study area.
- 3.2.5 **Post-Medieval Period:** the various industries increased into the post-medieval period, although outbreaks of the plague in the sixteenth century led to a serious population and economic decline. Despite this, known industries, such as building, tanning, and wool continued (Marshall 1975). By the eighteenth century, the ‘yard system’ developed, which involved the construction of multiple houses on a single burgage plot and infilling the land behind the street frontages in a linear fashion (*ibid*). Indeed, this pattern is illustrated on Todd’s map of 1787 (Fig 5).
- 3.2.6 Several industries were carried out within Woolpack Yard, although their precise locations within the yard are unknown. Those of interest include a female blacksmith, Sarah Belwood, who worked there in 1829 (Pigot 1829, 850), but appears to have been replaced by Joseph Rigg in 1834 (Pigot 1834, 650). George Dinsdale was a boot and shoemaker in the yard from 1829 to at least 1873, although he was by then joined by his son (Pigot 1829, 848; Kelly 1873, 923). There is also a wool stapler, William McDonald, in the yard in 1873 (Kelly 1873, 925) and by 1885, he is described as a wool dealer, (Bulmer 1885, 559), which is to be expected considering the name of the yard. Other interesting industries include a mineral water manufacturer and also an umbrella seller (Kelly 1873, 925).
- 3.2.7 The building currently occupied by Martindale’s (Site **14**) was constructed sometime between 1897 and 1912 according to the Ordnance Survey maps. However, the company was established in 1884 suggesting an alternative location for their initial premises. Indeed, the trade directories support this

with an entry in 1885 stating that George Martindale was a joiner and wheelwright in Entry Lane (Bulmer 1885, 559). In 1894, George and Frederick Martindale were located at 35 Entry Lane (Kelly 1894, 84) and had moved to 24 Entry Lane by 1897 (Kelly 1897, 79). By 1925, the Martindale's had set up business in Woolpack Yard, probably in the same building where they are currently housed (Site **14**). Another joiners, Raven and Atkinson, were present in Woolpack Yard from 1834 (Pigot 1834, 664), and may be a relation of the current Atkinson's (Site **13**).

- 3.2.8 Site **9**, the Presbyterian chapel, was originally constructed in 1789 as a theatre (Curwen 1900, 319) and was subsequently repaired in 1818 to become the Theatre Royal. The building was then sold to the Presbyterians in 1823 (*ibid*). The chapel seems to have closed down sometime between 1894 and 1906 according to the trade directories (Kelly 1894; 1906). The Red Cross currently occupies this building, although it is unclear when they became proprietors, although it was probably sometime after 1906.

### 3.3 MAP REGRESSION ANALYSIS

- 3.3.1 Several maps have provided information concerning the development of the study area over time, including Speed's (1611), Jeffery's (1770), Todd's (1787), Wood's (1833), Hoggarth's (1853), Wilson's (1861), along with the Ordnance Survey maps (1897, 1912, 1938).
- 3.3.2 The earliest map of this area is by Speed (1611), which illustrates the main road of Stricklandgate that still runs through Kendal today (Fig 3). There are no buildings present within the study area, although there is a path (Site **01**) alongside an orchard. Attached to this is a further path (Site **02**) that leads to a number of dwellings outside of and to the east of the study area. Speed's map also shows a lane running west from Stricklandgate to the south of the study area. This corresponds with the modern-day Woolpack Yard entrance. Although this is outside the study area (and consequently not given a site number), it is suggestive of the antiquity of this entrance.
- 3.3.3 Jeffery's map of 1770 also shows no buildings within the study area with the continuation of fields (Fig 4). However, a bowling green (Site **03**) has now been introduced and Site **01** has now been named Entry Lane.
- 3.3.4 Just under twenty years later though, on Todd's map (1787), four buildings (Sites **04** (part of Building **1**), **05** (Building **7**), **06** (Building **2**) and **07** (east part of Building **6**)) do appear within the study area. This indicates a date range for the construction of these buildings of between 1770 and 1787 (Fig 5). Todd's map also reveals the name 'Wool Pack Inn' at the entrance to the study area suggesting the presence of a public house just off Stricklandgate. Entry Lane is also mentioned, along with the bowling green and orchard. This map shows more detailed evidence of plots of lands and annotates road names and some owners of properties.
- 3.3.5 Wood's map of 1833 provides more annotations with names of properties and their owners (Fig 6). Indeed, four more buildings emerge within the study area

(Sites **08** (west part of Building **6**), **09** (Presbyterian Chapel), **10** (possibly Building **8**) and **11** (a building)). Whilst Site **9** is technically just outside the study area, it has been assigned a site number as it is attached to Site **07**. The name of the lane, 'Wool Pack Lane', now appears as Entry Lane and the bowling green remain. There is no mention of the Wool Pack Inn. Interestingly, the orchard is now a field, but is annotated with the owner's name, George Gardner Esq.

- 3.3.6 Hoggarth's map (1853) is very similar to Wood's in layout, although a few of the buildings have been extended including Sites **05** (Buildings **1** and **7**), **10** (Building **8**) and **11** (Fig 7). The 'United Secession Church' has become the 'Presbyterian Chapel' and 'Wool Pack Inn' is shown. George Gardener's name has moved to the buildings in the nearby Elephant Yard and it unclear whether the field within the study area belongs to him.
- 3.3.7 Wilson's map of 1861 provided similar details to Hoggarth's with the buildings and no new sites were identified (Fig 8). The area is now known as 'Woolpack Yard'.
- 3.3.8 The First edition Ordnance Survey map (1897) introduces a further two buildings (Sites **12** and **13** (Buildings **3**, **4** and **5**) into Woolpack Yard that joins onto Site **06** (Building **2**) (Fig 9). Site **10** has been extended and joins onto Sites **12** and **13**, with the latter appearing to be part of modern-day Atkinson's. The bowling green is still present, along with the field to the north of the buildings. However, this map is not very clear and it is difficult to make out individual structures.
- 3.3.9 The Second edition Ordnance Survey map (1912) provides much more detail about the buildings with clear divisions (Fig 10). Four buildings have been constructed in the field area (Sites **14**, **15**, **16** and **17**) with Site **14** representing modern-day Martindales and the remaining three also being buildings. A structure (Site **18**) has been built in the bowling green (Site **03**) illustrating the change in function for this area of land.
- 3.3.10 The Third edition Ordnance Survey map (1938) shows further construction works with the presence of Site **19** (a building) and the disappearance of Site **16** (Fig 11). Sites **04**, **05**, **06**, **12** and **13** (Buildings **1**, **2** and **7**, and Buildings **3**, **4** and **5**) have joined together. Site **15** changes from four buildings joined together to become two separate buildings.
- 3.3.11 As the most recent Ordnance Survey map does not provide sufficient detail of the study area, the maps provided by the client (Maple Grove Developments 2004) have been used to assess any changes (Fig 12). Entry Lane is annotated and Site **18**, which lies adjacent to it, appears to have been extended. Sites **17** and **19** have now disappeared. Sites **10**, **12** and **13** (Buildings **3**, **4**, **5** and **8**), which were joined together by the First edition Ordnance Survey map (1897), become one complete building. Site **15** has developed to become three buildings joined together.

### 3.4 ARCHAEOLOGICAL INTERVENTIONS

- 3.4.1 A number of archaeological interventions have taken place in Kendal, some of which are close to the study area, and were carried out by Oxford Archaeology North (OA North) and its former guise, Lancaster University Archaeological Unit (LUAU) (Fig 13). Archaeological interventions have been for the most part very small-scale, but have nevertheless produced a wealth of information about the development of the medieval town. These excavations point to the possible potential of the site, and any similar archaeological remains. This section provides a list of the works undertaken in Kendal but only a brief summary of the results obtained from each, most of which have not as yet been published.
- 3.4.2 **68 Highgate:** excavations revealed a scatter of medieval features suggesting the street frontage was occupied from the medieval period onwards, with land behind the street frontage remaining open until the impact of the population explosion documented in the later seventeenth and eighteenth centuries (Newman forthcoming).
- 3.4.3 **15 Stramongate:** remains dating to the thirteenth century were found which might relate to tanning activities. Ground levels were lowered in the seventeenth century associated with a building on the site. Other remains dating to the late nineteenth century were also recorded (OA North 2001).
- 3.4.4 **Stricklandgate Car park:** a small excavation (15m x 3m x 1.5m) was carried out some 13m from the street frontage of the Stricklandgate car park in advance of the site being developed as a shopping centre (Newman forthcoming). The evidence demonstrated an unbroken sequence of occupation from at least the fourteenth century onwards. The earliest activity was represented by a plough or garden soil which developed prior to the laying out of a property boundary between two plots in the thirteenth to fourteenth centuries, comprising a series of stone walls. The southern property contained a stratified series of two to three timber buildings, the earliest of thirteenth to fourteenth century date. The latest had an associated cobbled yard. Stone buildings with associated cobbled surfaces developed on the site between the seventeenth and eighteenth centuries.
- 3.4.5 **65 Stricklandgate:** a small-scale excavation (56m<sup>2</sup>) within the front room of the premises revealed structural evidence for a medieval timber, possibly open fronted, building, with a metallated forecourt fronting onto Stricklandgate that was of the same width or slightly wider than the existing property. The evidence comprised a sequence of floor surfaces, associated hearths, a scatter of stakeholes and a possible wattle-lined pit (Newman forthcoming).
- 3.4.6 **New Bank Yard:** this relatively small excavation confirmed that the backs of burghages in this part of the medieval town were open land until relatively recently (Newman 1991). There were, however, some indications of possible boundaries, perhaps relating to burghages in the earlier part of the medieval period, eventually sealed during the seventeenth and eighteenth centuries by metallated yards.

- 3.4.7 **Elephant Yard:** the most extensive recent archaeological work to date was at Elephant Yard, to the northeast of site (LUAU 1997; 1998a; 1998b). Though Elephant Yard lay towards the northern edge of the main focus of medieval Kendal, the excavations demonstrated significant activity from that period. The archaeological evidence suggested that the site was used for agriculture prior to the development of the medieval town. The activity, particularly within the southeastern part of the site, was typical of that expected within the tails of burgage plots. Several medieval features were identified in this area, mostly within an individual plot. These included clay floors, a hearth, insubstantial stone walls, a stone-lined well, and several large pits which appear to have had a variety of functions. Some were probably used for the disposal of rubbish, whilst others included a possible latrine pit, a water storage pit, and a quarry pit. Two kilns were also set at the back of the property to the north of the main activity, however, the purpose of these kilns is unknown. This implies considerable medieval activity in burghages behind Stricklandgate.
- 3.4.8 **Yard 110, Stricklandgate:** recent archaeological excavations (LUAU 2001) revealed several phases of twelfth to fourteenth century activity, comprising rubbish pits, as well as two stone-lined latrines. Although no formal boundaries were revealed in the excavations, the features comprised three groups which reflect three individual medieval burgage plots behind the street frontage.
- 3.4.9 **124, Highgate:** a recent archaeological watching brief (OA North 2004) revealed a stone-lined cesspit or well of possible medieval origin. No other archaeological deposits were visible on this site.
- 3.4.10 **Booths Development Site:** the investigations which are most pertinent to the site were carried out on land to the rear of the Westmorland Gazette. Large areas of the site demonstrated considerable late post-medieval and modern truncation and infilling, with 2–3m of made-ground dating from the eighteenth century onwards. However, where medieval deposits were revealed, the focus being to the east of the site, the development provided the opportunity for their excavation. Significant stratified medieval deposits revealed three distinct phases of development. Features included pits and stone-lined latrines, a layer of dark sandy silt interpreted as a cultivation soil horizon, and the subsequent development of two separate medieval buildings. Post-medieval phases revealed the development and eventual abandonment of several buried narrow eighteenth-century and nineteenth-century plots, or yards, which ran the length of the site from the rear of Stricklandgate as far as Low Fellside, delineated by stone yard boundary walls, which in some cases were up to 2m high. Deeply stratified structural elements just behind the frontage included wells, buildings and metalled surfaces of lanes between the buildings revealing several episodes of development at the site (OA North, forthcoming).

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## 4. BUILDING INVESTIGATION

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### 4.1 INTRODUCTION

4.1.1 The buildings within the proposed development area consist of an amalgamation of modern (late twentieth century) and eighteenth (possibly) and nineteenth century structures. Following initial inspection, and information gathered during the desk-based assessment (*Section 3*), the buildings considered to be of most archaeological interest are those occupied by Martindale & Sons Building Contractors, Atkinson & Coward Joiners and Building Contractors (which consists of private dwelling together with offices) and Number 33 Entry Lane (a private dwelling). The building now occupied by the Red Cross (*Section 6.2.4*) lies outside of the development area and was not inspected. Most of the buildings are in reasonable condition although some of the buildings occupied by Martindales are in fairly poor but serviceable condition. For the purposes of the initial assessment the buildings were subdivided and numbered individually. The buildings occupied by Martindale & Sons comprise Building Nos **1-6**, Number 33 Entry Lane is Building No **7** and Atkinson & Cowards is Building No **8** (Fig 12).

### 4.2 FABRIC

4.2.1 Most of the buildings are constructed from coursed random local stone with lime mortar and are similar in their style and construction to many of the vernacular eighteenth and nineteenth century buildings in Kendal town centre. Their style is consistent with buildings used for local industries and associated dwellings as outlined in *Section 6.2.4*. Map evidence as outlined in *Section 3.3.3* suggests that some of these buildings date to at least 1787. Some patching and rebuilding has been carried out within the Martindale complex utilising a variety of modern brick.

4.2.2 Nearly all the roof material consists of local slate laid in diminishing courses with modern clay ridge tiles. There are cast iron roof lights present in most of the Martindale roofs. The roof of Building No **6** is corrugated asbestos sheeting. The courtyard of Martindales is covered with a twentieth century sloping corrugated roof.

### 4.3 ARRANGEMENT OF THE BUILDINGS

4.3.1 **Martindale & Sons:** these buildings are arranged in a 'U' shape around a central courtyard, from which access to most of the buildings is available. The buildings briefly comprise two north-south aligned two-storey warehouses (Buildings **1** and **2**) at the west end, a three-storey (four including the basement in Building **5**) block of east-west aligned cottages (Buildings **4** and **5**) on the north side and a long, two-storey, east-west office/workshop on the south side (Building **6**). The cottages and the warehouses are linked by a small two-storey structure (Building **3**). A further building (No 33 Entry Lane –

Building 7) is located at the south-west corner of the complex. This is now a private dwelling but was once presumably part of the original layout.

- 4.3.2 **Atkinson & Cowan:** this building (Building 8) is situated approximately 5-7m north-east of the buildings described above. It is a three-storey private dwelling with a single room (with separate entrance) at the east end being utilised as the office for Atkinson & Cowan. Modern single-storey storage buildings link this building to the others described above.

#### 4.4 BUILDING DETAILS

- 4.4.1 **Building No 1 Warehouse:** occupying the extreme western part of the complex, this is a two-storey warehouse currently utilised for the storage of timber. The northern end of the Cumbrian slate roof is hipped and a single king-post truss with staggered purlins supports the roof. The pitch of the western half of the roof is shallower than the eastern side and the western wall is higher. On the ground floor, Baltic timber marks are present on the south faces of the east/west beams, which support the upper floor. A semicircular arch once gave access into Building 2 (Plate 1). This has been partially blocked and larger doorways now provide access on both floors. This building shows evidence of various phases of construction and remodelling.
- 4.4.2 **Building No 2 Warehouse:** although this building is of similar construction to Building 1, it is probably of earlier date. The roof, although similar, is supported by a principal rafter truss with a pegged collar close to the apex (Plate 2). Both the principal rafters and tie-beam exhibit stop-chamfering detail and carpenters marks. Externally the building has quoins of similar appearance to those on Buildings 4 and 5. A full height opening covering both floors provides access into the courtyard. Various phases of remodelling can be identified.
- 4.4.3 **Building No 3 Small Warehouse:** comprising a small, two-storey structure it is constructed in a similar manner to the other buildings. The west-sloping mono-pitched roof is of similar construction to those already described. There is a small brick-built toilet block (probably early to mid twentieth century) occupying the south-west interior corner of the flagged ground floor. A stop-chamfered post supports the main upper floor joist. The building appears to be later than both Buildings 2 and 4.
- 4.4.4 **Building Nos 4 and 5 Cottages:** originally divided into three cottages, this three-storey block (four on the north elevation) occupies the northern part of the site (Plate 3). The building is constructed using the same materials as the other buildings already described. The window apertures all have flat arches with voussoirs, some glazed with three-over-three sash windows without horns. Most windows on the north elevation are glazed with eight-over-eight sashes. All the windows have flat projecting sandstone sills. On the south elevation, the south-west corner of the lower floor is chamfered and the doorway into Building 4 has been remodelled with later brick.

- 4.4.5 There are three tall stair windows with semi-circular arched heads on the north elevation (Plate 3), the two in Building 4, having been blocked with the same stone as the rest of the building. The building has large quoins with picked tool marks. Three chimneystacks exist with stone oversailing courses and slate water tabling. The purlins project through the gable and support the projecting verges.
- 4.4.6 The interior of Buildings 4 and (particularly) 5 is of much interest. Building 4 was evidently originally two cottages, which are now a single unit. A staircase, located in the north-west corner of the building of nineteenth century appearance was probably inserted following the division. The internal walls of this building are mostly lath-and-plaster. The windows all have splayed reveals, some of which are panelled below the cill. Two recessed cupboards and a corner fireplace exist on the first floor and a king-post truss, which is similar to that in Building 1, is visible in the attic room.
- 4.4.7 Building 5 is a particularly good and rare example of a very well-preserved nineteenth century artisan cottage interior. Most of the fixtures and fittings remain, including all the cast iron fireplaces and a range in the kitchen. An interesting feature is the small toilet on the top floor. This building has been little altered although most details are obscured due to the amount of stored building materials.
- 4.4.8 **Building No 6:** containing the main workshops and offices, this building occupies the southern part of the site. It would appear from the map regression that this building contains fabric dating back to the eighteenth century, although it has been heavily modified and extended. The first floor has partly been rebuilt in modern brick. The southern elevation exhibits various phases of infilling and rebuilding (Plate 4). A modern garage/car port has been inserted at the eastern end.
- 4.4.9 **Building No 7 Number 33 Entry Lane:** this building occupies the south-west corner of the site and is of the same general appearance as the other buildings. Although modernised and converted into a private dwelling, further inspection may reveal eighteenth century origins as a building is present in this position on Todd's 1787 map (Fig 5).
- 4.4.10 **Building No 8 Atkinson & Cowan:** this house probably dates to the mid-to-late nineteenth century but is first illustrated in its current form on the second edition ordnance survey map of 1912 (Fig 10, Plate 5). The house is a single room deep and two rooms wide. Most of the fabric of the house is similar to the other buildings described above. The ground floor windows comprise two-over-two and six-over-six sliding sashes without horns, the first and top floor has three-over-three sashes. A small glazed vestibule on the north elevation contains the main entrance into the house. Another door in the east elevation provides access into the small office. The roof is constructed from local slate with projecting eaves and verge. This house appears not to have been modernised although internal inspection was not possible.

## **4.5 CONCLUSION**

- 4.5.1 The buildings described above represent 200 years of the development of Woolpack Yard. Some of the buildings have eighteenth century origins and they may, upon further investigation, provide important clues about the industrial development of the area. Most of the buildings have undergone some alteration and modernisation but this does not detract from their overall potential.

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## 5. GAZETTEER OF SITES

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<b>Site number</b>	<b>01</b>
<b>Site name</b>	Entry Lane
<b>NGR</b>	SE 513 927
<b>Site type</b>	Path
<b>Period</b>	Post-Medieval
<b>SMR No</b>	N/A
<b>Sources</b>	Speed 1611; Jeffery 1770; Todd 1787; Wood 1833; Hoggarth 1853; Wilson 1861; First edition OS 1897 25": 1 mile; Second edition OS 1912 1: 2500; Third edition OS 1938 25": 1 mile
<b>Description</b>	Path running alongside orchard.
<b>Assessment</b>	Part of this path lies within the study area and will be affected by any development.

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<b>Site number</b>	<b>02</b>
<b>Site name</b>	Path running southwards from Entry Lane
<b>NGR</b>	SE 513 927
<b>Site type</b>	Path
<b>Period</b>	Post-Medieval
<b>SMR No</b>	N/A
<b>Sources</b>	Speed 1611; Jeffery 1770
<b>Description</b>	Path running southwards from Entry Lane to a number of dwellings.
<b>Assessment</b>	The path lies within the study area and will be affected by any development.

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<b>Site number</b>	<b>03</b>
<b>Site name</b>	Bowling Green
<b>NGR</b>	SE 513 927
<b>Site type</b>	Bowling Green
<b>Period</b>	Post-Medieval
<b>SMR No</b>	N/A
<b>Sources</b>	Jeffery 1770; Todd 1787; Wood 1833; Hoggarth 1853; Wilson 1861; First edition OS 1897 25": 1 mile
<b>Description</b>	Part of the bowling green is located within the study area and runs along the south side of it.
<b>Assessment</b>	Part of the green lies within the study area and will be affected by any development.

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<b>Site number</b>	<b>04 (part of Building 1)</b>
<b>Site name</b>	Building in the west of the of the study area
<b>NGR</b>	SE 513 927
<b>Site type</b>	Building
<b>Period</b>	Post-Medieval
<b>SMR No</b>	N/A
<b>Sources</b>	Todd 1787; Wood 1833; Hoggarth 1853; Wilson 1861; First edition OS 1897 25": 1 mile; Second edition OS 1912 1: 2500
<b>Description</b>	Square-shaped building.
<b>Assessment</b>	The building lies within the study area and will be affected by any development.

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<b>Site number</b>	<b>05 (Building 7)</b>
<b>Site name</b>	Building in the west corner of the study area
<b>NGR</b>	SE 513 927
<b>Site type</b>	Building
<b>Period</b>	Post-Medieval
<b>SMR No</b>	N/A

**Sources** Todd 1787; Wood 1833; Hoggarth 1853; Wilson 1861; First edition OS 1897 25": 1 mile; Second edition OS 1912 1: 2500; Third edition OS 1938 25": 1 mile  
**Description** Building in the west corner of the study area.  
**Assessment** This building lies within the study area and will be affected by any development.

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**Site number** **06** (Building 2)  
**Site name** Building running north/south of Woolpack Yard  
**NGR** SE 513 927  
**Site type** Building  
**Period** Post-Medieval  
**SMR No** N/A  
**Sources** Todd 1787; Wood 1833; Hoggarth 1853; Wilson 1861; First edition OS 1897 25": 1 mile; Second edition OS 1912 1: 2500; Third edition OS 1938 25": 1 mile  
**Description** Building running north/south along Woolpack Yard  
**Assessment** This building lies within the study area and will be affected by any development.

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**Site number** **07** (part of Building 6)  
**Site name** Building in the centre of Woolpack Yard  
**NGR** SE 513 927  
**Site type** Building  
**Period** Post-Medieval  
**SMR No** N/A  
**Sources** Todd 1787; Wood 1833; Hoggarth 1853; Wilson 1861; First edition OS 1897 25": 1 mile; Second edition OS 1912 1: 2500; Third edition OS 1938 25": 1 mile  
**Description** Building located within the centre of Woolpack Yard  
**Assessment** This path lies within the study area and will be affected by any development.

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**Site number** **08** (part of Building 6)  
**Site name** Building attached to Site **07**  
**NGR** SE 513 927  
**Site type** Building  
**Period** Post-Medieval  
**SMR No** N/A  
**Sources** Wood 1833; Hoggarth 1853; Wilson 1861; First edition OS 1897 25": 1 mile; Second edition OS 1912 1: 2500; Third edition OS 1938 25": 1 mile  
**Description** Building attached to Site **07**  
**Assessment** This building lies within the study area and will be affected by any development.

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**Site number** **09**  
**Site name** Presbyterian Chapel  
**NGR** SE 513 927  
**Site type** Chapel  
**Period** Post-Medieval  
**SMR No** N/A  
**Sources** Wood 1833; Hoggarth 1853; Wilson 1861; First edition OS 1897 25": 1 mile; Second edition OS 1912 1: 2500; Third edition OS 1938 25": 1 mile  
**Description** According to Curwen (1900, 319), this building was originally built as a theatre in 1789, but was sold to the Presbyterians in 1823. It changed its function sometime between 1894 and 1906 (Kelly 1894; Kelly 1906), possibly into its modern-day function as a Red Cross building.  
**Assessment** This building lies outside the study area and will not be affected by any development, although it is attached to Site **07**.

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<b>Site number</b>	<b>10</b>
<b>Site name</b>	Building to the east of the study area
<b>NGR</b>	SE 513 927
<b>Site type</b>	Building
<b>Period</b>	Post-Medieval
<b>SMR No</b>	N/A
<b>Sources</b>	Wood 1833; Hoggarth 1853; Wilson 1861; First edition OS 1897 25": 1 mile; Second edition OS 1912 1: 2500; Third edition OS 1938 25": 1 mile
<b>Description</b>	Building at the eastern edge of the study area
<b>Assessment</b>	This building lies within the study area and will be affected by any development.

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<b>Site number</b>	<b>11</b>
<b>Site name</b>	Building to the northeast of the study area
<b>NGR</b>	SE 513 927
<b>Site type</b>	Building
<b>Period</b>	Post-Medieval
<b>SMR No</b>	N/A
<b>Sources</b>	Wood 1833; Hoggarth 1853; Wilson 1861; First edition OS 1897 25": 1 mile; Second edition OS 1912 1: 2500; Third edition OS 1938 25": 1 mile
<b>Description</b>	Building to the northeast of the study area and just outside it. It is possibly the modern-day 'Flowers by arrangement' shop.
<b>Assessment</b>	This building lies outside the study area and will not be affected by any development.

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<b>Site number</b>	<b>12 (Buildings 3, 4 and 5)</b>
<b>Site name</b>	Building running east-west across study area
<b>NGR</b>	SE 513 927
<b>Site type</b>	Building
<b>Period</b>	Post-Medieval
<b>SMR No</b>	N/A
<b>Sources</b>	First edition OS 1897 25": 1 mile; Second edition OS 1912 1: 2500; Third edition OS 1938 25": 1 mile
<b>Description</b>	Building running east-west across the study area
<b>Assessment</b>	This building lies within the study area and will be affected by any development.

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<b>Site number</b>	<b>13 (Building 8)</b>
<b>Site name</b>	Atkinson's Building
<b>NGR</b>	SE 513 927
<b>Site type</b>	Building
<b>Period</b>	Post-Medieval
<b>SMR No</b>	N/A
<b>Sources</b>	First edition OS 1897 25": 1 mile; Second edition OS 1912 1: 2500; Third edition OS 1938 25": 1 mile
<b>Description</b>	Building in the centre of the study area that is now part of Atkinson's.
<b>Assessment</b>	This building lies within the study area and will be affected by any development.

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<b>Site number</b>	<b>14 (part of Building 1)</b>
<b>Site name</b>	Martindale's Building
<b>NGR</b>	SE 513 927
<b>Site type</b>	Building
<b>Period</b>	Post-Medieval
<b>SMR No</b>	N/A
<b>Sources</b>	Second edition OS 1912 1: 2500; Third edition OS 1938 25": 1 mile
<b>Description</b>	Building in the north of the study area that is now Martindale's
<b>Assessment</b>	This building lies within the study area and will be affected by any development.

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**Site number** 15  
**Site name** Buildings to the east of Martindale's  
**NGR** SE 513 927  
**Site type** Buildings  
**Period** Post-Medieval  
**SMR No** N/A  
**Sources** Second edition OS 1912 1: 2500; Third edition OS 1938 25": 1 mile  
**Description** Three buildings joined together to the east of Martindale's  
**Assessment** These buildings lie within the study area and will be affected by any development.

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**Site number** 16  
**Site name** Building to the north of Martindale's  
**NGR** SE 513 927  
**Site type** Building  
**Period** Post-Medieval  
**SMR No** N/A  
**Sources** Second edition OS 1912 1: 2500; Third edition OS 1938 25": 1 mile  
**Description** Building to the north of Martindale's  
**Assessment** This building lies within the study area and will be affected by any development.

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**Site number** 17  
**Site name** Building to the west of Martindale's  
**NGR** SE 513 927  
**Site type** Building  
**Period** Post-Medieval  
**SMR No** N/A  
**Sources** Second edition OS 1912 1: 2500; Third edition OS 1938 25": 1 mile  
**Description** Building to the west of Martindale's  
**Assessment** This building lies within the study area and will be affected by any development.

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**Site number** 18  
**Site name** Building on the bowling green  
**NGR** SE 513 927  
**Site type** Building  
**Period** Post-Medieval  
**SMR No** N/A  
**Sources** Second edition OS 1912 1: 2500; Third edition OS 1938 25": 1 mile  
**Description** Building on the bowling green  
**Assessment** This building lies within the study area and will be affected by any development.

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**Site number** 19  
**Site name** Building to the northwest of Martindale's  
**NGR** SE 513 927  
**Site type** Building  
**Period** Post-Medieval  
**SMR No** N/A  
**Sources** Third edition OS 1938 25": 1 mile  
**Description** Building to the northwest of Martindale's  
**Assessment** This path lies within the study area and will be affected by any development.

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## 6. SIGNIFICANCE OF THE REMAINS

### 6.1 INTRODUCTION

- 6.1.1 In total, 19 sites have been identified during the desk-based assessment, all of which were recorded through cartographic sources. No scheduled monuments or listed buildings were identified within the study area.

Period	No of sites	Sites
Post-Medieval	19	Pathways (Sites <b>01</b> and <b>02</b> ), bowling green (Site <b>03</b> ) Chapel (Site <b>09</b> ), Buildings (Sites <b>04-08, 10-19</b> )

Table 1: Number of sites by period

### 6.2 CRITERIA

- 6.2.1 There are a number of different methodologies used to assess the archaeological significance of sites; that to be used here is the ‘Secretary of State’s criteria for scheduling ancient monuments’ which is included as Annex 4 of PPG 16 (DoE 1990). The sites previously listed (*Section 4*, above) were each considered using the criteria, with the results below.
- 6.2.2 **Period:** Sites **01** and **02** are pathways, which are significant as they may represent old trackways suggesting a possible medieval origin. Site **03** is a bowling green, which are generally quite common during both the medieval and post-medieval periods, but are significant in that they represent a popular social activity. Site **09** is a chapel, although it was originally built as a theatre in 1789 and later sold to the Presbyterians in 1823 (Curwen 1900, 319). The functions of the buildings are relatively unknown, although the trade directories suggest more industrial rather than residential properties.
- 6.2.3 **Rarity:** the pathways (Sites **01** and **02**) are of local significance as it is likely that they represent medieval paths and therefore provide information on the medieval town of Kendal. They are indicative of the layout of the historic town and therefore provide information on the post-medieval, if not medieval, landscape. The bowling green (Site **03**) is of local significance as there are several bowling greens within Kendal. Indeed, one of these is a designated scheduled monument within the grounds of Castle Howe to the south of the study area (Scheduled monument number: 23703). The Presbyterian chapel (Site **09**) is of local significance in that it represents the practice of this particular denomination in Kendal. It is also of interest as it previously functioned as a theatre.
- 6.2.4 **Documentation:** several sites have demonstrated their significance through cartographic and written sources. These include documentary accounts for the use of several of the sites in the Kelly Directories (1873, 1894, 1897 and 1906). These sites include the Presbyterian Chapel (Site **9**) and the building currently occupied by Martindales (Site **14**). Other documentation includes cartographic entries shown on the historic maps dating back to 1611 (*Section 3.3*)

- 6.2.5 **Group Value:** the pathways (Sites **01** and **02**) are part of a number of pathways that ran, and some still do run, through Kendal and form part of the historic layout of this town. Indeed, some of these pathways are potentially medieval, if not earlier, in origin and therefore represent a much older layout. The bowling green (Site **03**) could be considered of group value as there are several within the town of Kendal. Indeed, the bowling green within the grounds of Castle Howe has been designated a scheduled monument (Scheduled monument number: 23703). The Chapel (Site **09**) is of interest as it was originally a theatre and it may provide information on eighteenth century theatres. The Chapel is part of a group of chapels within Kendal that represent a number of denominations, in this case, Presbyterian. Indeed, the development of Kendal as a religious centre is possible as suggested by its original name, Kirbie Kendal. This name can be interpreted as ‘the village with a church in the valley of Kent’ (Smith 1964–5). The other buildings (Sites **04–08**, **10–19**) are significant as together they represent the development of the yard and its small-scale industries since the eighteenth century and hence is insightful to the growth and development of Kendal as a whole.
- 6.2.6 **Survival/Condition:** the pathways (Sites **01** and **02**) have survived and are in a good condition, whilst the bowling green (Site **03**) has not. All the buildings (Sites **04–19**) remain, although they have changed over the years with extensions and demolitions.
- 6.2.7 **Fragility/Vulnerability:** all the sites, particularly the buildings, are at risk of being lost to make way for modern development (Sites **04–08**, **10–19**). The conditions of the buildings may also decline as a result of neglect. Evidence of the bowling green (Site **03**) and the pathways (Sites **01** and **02**) may exist beneath ground and any building work may affect these. The Chapel (Site **09**) is not at risk as it lies just outside the study area.
- 6.2.8 **Diversity:** diversity exists in the range and type of sites, such as pathways (Sites **01** and **02**) representing communication, a bowling green (**03**), leisure and artisan buildings (Sites **04–19**). However, all the sites date to the post-medieval period and therefore there is little diversity in date.
- 6.2.9 **Potential:** within this study area, there is potential for evidence of the bowling green (Site **03**) below ground. There is also significant potential for archaeological remains of past industries carried out in the yard including wool trading to be preserved within the buildings. Indeed, some of these industries are known from the trade directories, such as joiners and smithies.

### 6.3 SIGNIFICANCE

- 6.3.1 A total of 19 sites have been identified within the study area, all of which relate to the post-medieval period. However, some of them, such as the pathways (Sites **01** and **02**), may be medieval in origin. A range of sites have been identified including the pathways (Sites **01** and **02**), a bowling green (Site **03**) a Chapel (Site **09**) and several industrial related buildings (Sites **04–08**, **10–19**).

- 6.3.2 Potentially, one or more of these buildings may represent evidence for the wool industry within Kendal. If, (as documentary research suggests) a wool stapler was in operation within Woolpack Yard and the buildings under investigation were used for this purpose, then this would be a very rare survival of the industry to which the town owes its development. The wool stapler documented in 1873 may be a late representative of the trade which gave the yard its name (a woolpack is the bundle into which wool was done up for sale weighing 240lb).
- 6.3.3 In Britain as a whole there are 280 listed buildings identified as being linked to the woollen industry. These include buildings such as wool warehouses, wool stores, wool barns and wool houses. In the region there are only a handful of such sites and there very few in Cumbria. The sites and monuments record for Cumbria lists no buildings such as wool warehouses within the county (Richard Newman, pers comm).
- 6.3.4 Although other buildings such as woollen mills are known within the county; for example the blanket mill at Caldbeck (IoE No. 072363 Grade II listed); a carding and fulling mill at Millbeck, Underbarrow (IoE No. 072199/072203 Grade II listed); and a woollen mill at Warwick Bridge near Carlisle (IoE No. 077695 Grade II listed), the nearest building identified as a wool warehouse (other than Kendal Museum, which itself is housed within a wool warehouse) is a house at Beckstones, Gayle near Hawes in North Yorkshire (IoE No. 323134 Grade II listed).
- 6.3.5 If one or more of these buildings are survivors of the woollen industry in Kendal, then they would clearly be of regional significance. Even in other wool producing and manufacturing regions of the country such as West and South Yorkshire, South and East Lancashire (including Greater Manchester) and Gloucestershire where surviving woollen industry buildings are more numerous, they are still deemed to be worthy of preservation and listing.

## 7. IMPACT AND RECOMMENDATIONS

### 7.1 IMPACT

7.1.1 Any redevelopment of the site is likely to create below ground disturbance and result in significant changes and/or loss to the historic fabric of the buildings. Remnants of the bowling green (Site **03**) may exist beneath the ground and will be impacted upon. As already discussed the buildings potentially represent the wool industry activity and the impact of any development would be great.

### 7.2 RECOMMENDATIONS

7.2.1 All the sites, apart from the Chapel (Site **09**), will be impacted upon by any development in Woolpack Yard. It is therefore recommended that due to their significant archaeological and historical potential, further, more detailed, building investigations in the form of an RCHME Level 3 survey (RCHME 1996), should be carried out in order to identify fully this potential.

Site No	Type	Period	Impact	Recommendations
<b>01, 02</b>	Pathways	Post-Medieval	Will be affected	Watching brief
<b>03</b>	Bowling Green	Post-Medieval	Will be affected	Watching brief
<b>04-08, 10-19</b>	Buildings	Post-Medieval	Will be affected	Building Survey

Table 2: Recommendations for sites to be impacted upon

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## 9. ILLUSTRATIONS

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### 9.1 LIST OF FIGURES

Figure 1: Site Location Map

Figure 2: Plan of Gazetteer Sites

Figure 3: Extract from Speed's map of Kendal (1611)

Figure 4: Extract from Jeffrey's map of Kendal (1770)

Figure 5: Extract from Todd's map of Kendal (1787)

Figure 6: Extract from Wood's map of Kendal (1833)

Figure 7: Hoggarth's map of Kendal (1853)

Figure 8: Extract from Wilson's map of Kendal (1861)

Figure 9: Extract from First Edition Ordnance Survey map (1897) 25": 1 mile

Figure 10: Extract from Second Edition Ordnance Survey map (1912) 1:2500

Figure 11: Extract from Third Edition Ordnance Survey map (1938) 25": 1 mile

Figure 12: Extract from Maple Grove Developments map of Kendal (2004)

Figure 13: Previous Archaeological Interventions in Kendal

### 9.2 LIST OF PLATES

Plate 1: Arch in Warehouse **1**

Plate 2: Truss in Warehouse **2**

Plate 3: North elevation of buildings **4** and **5**

Plate 4: South elevation of building **6**

Plate 5: Building **8**

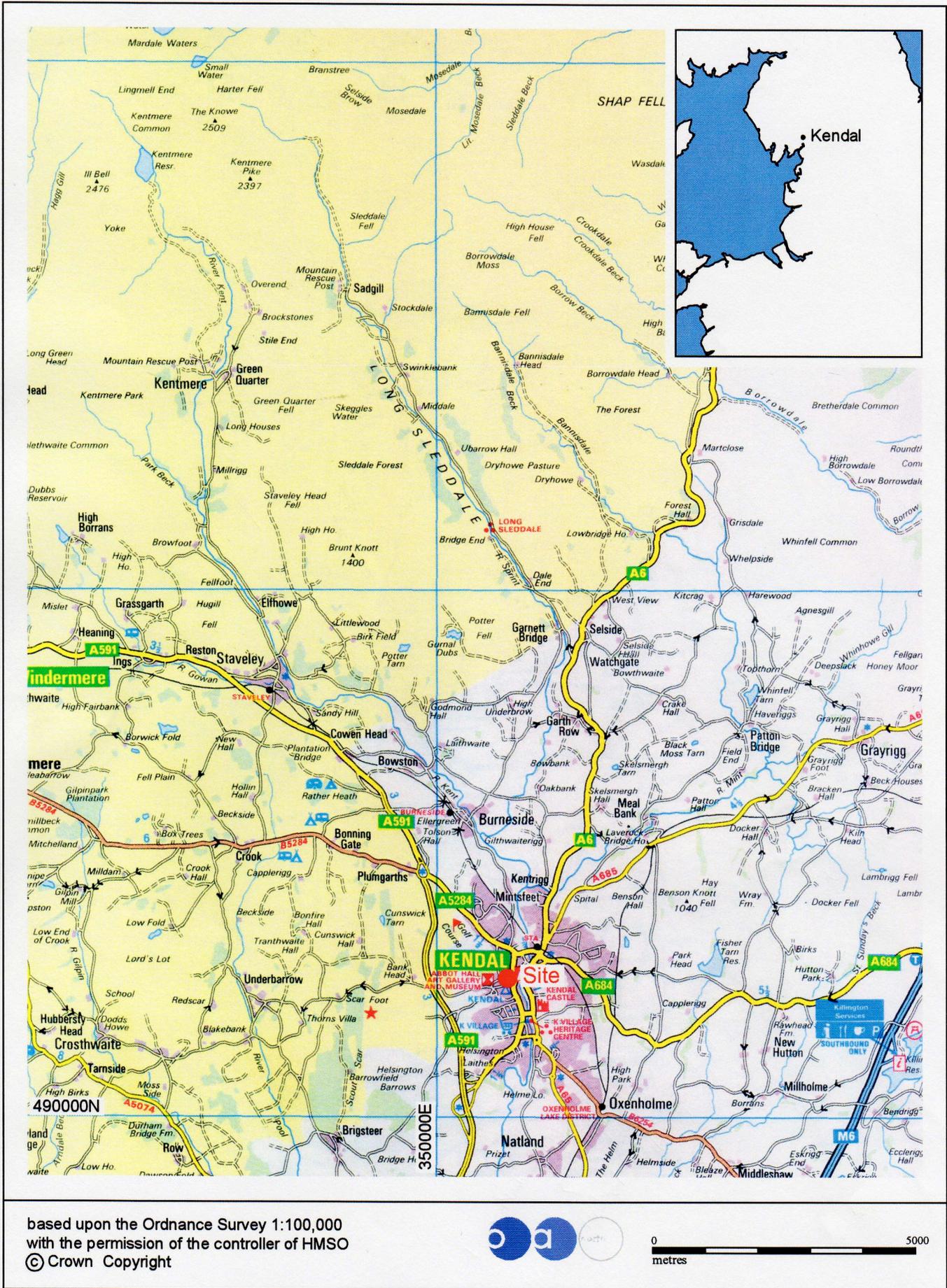
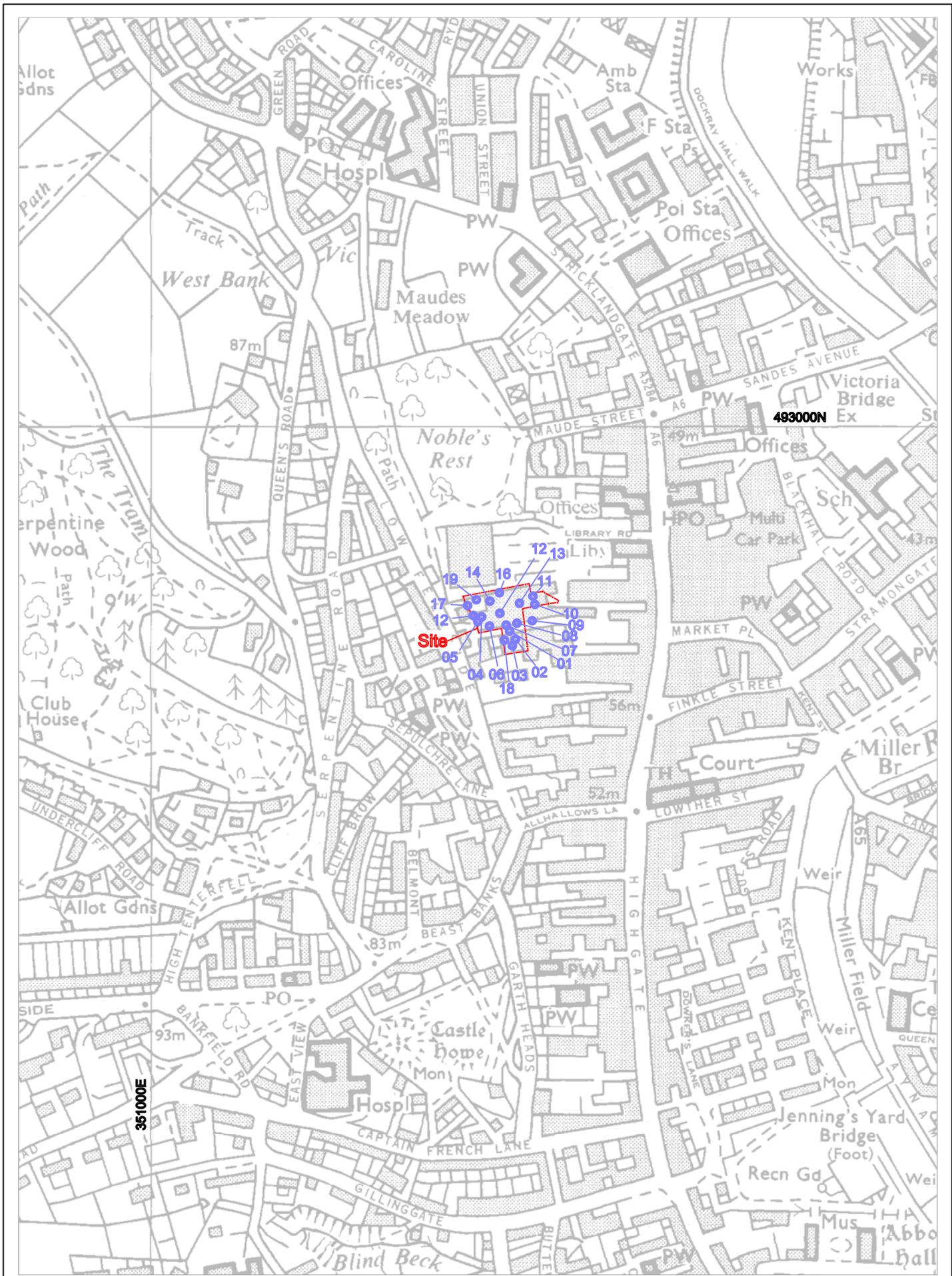


Figure 1: Location map



based upon the Ordnance Survey 1:10,000  
 with the permission of the controller of HMSO  
 © Crown Copyright

Scale 1: 5,000



Figure 2: Plan of gazetteer sites

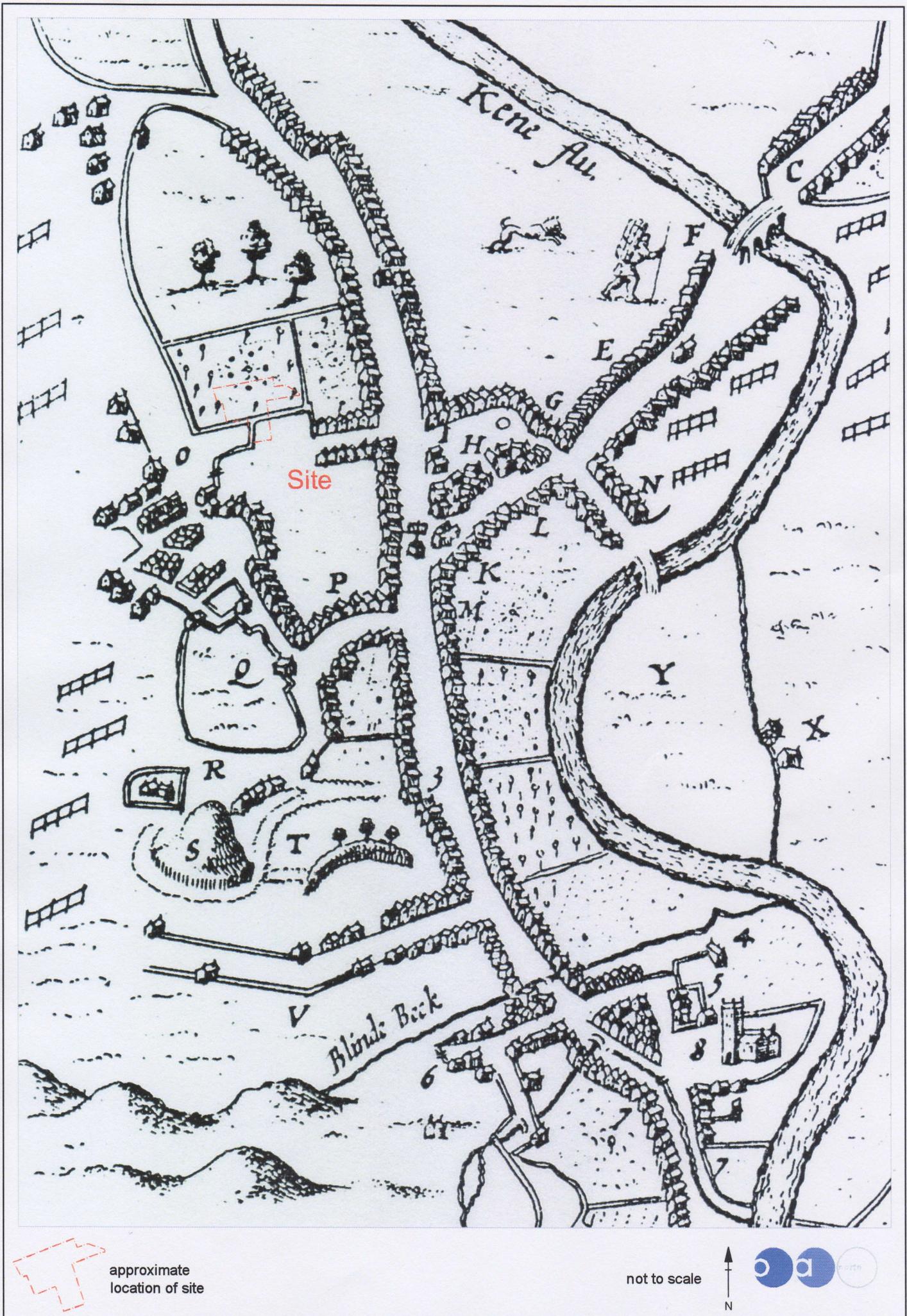


Figure 3: Extract from Speed's map of Kendal, 1611



 approximate location of site

not to scale



Figure 4: Extract from Jeffrey's map of Kendal, 1770



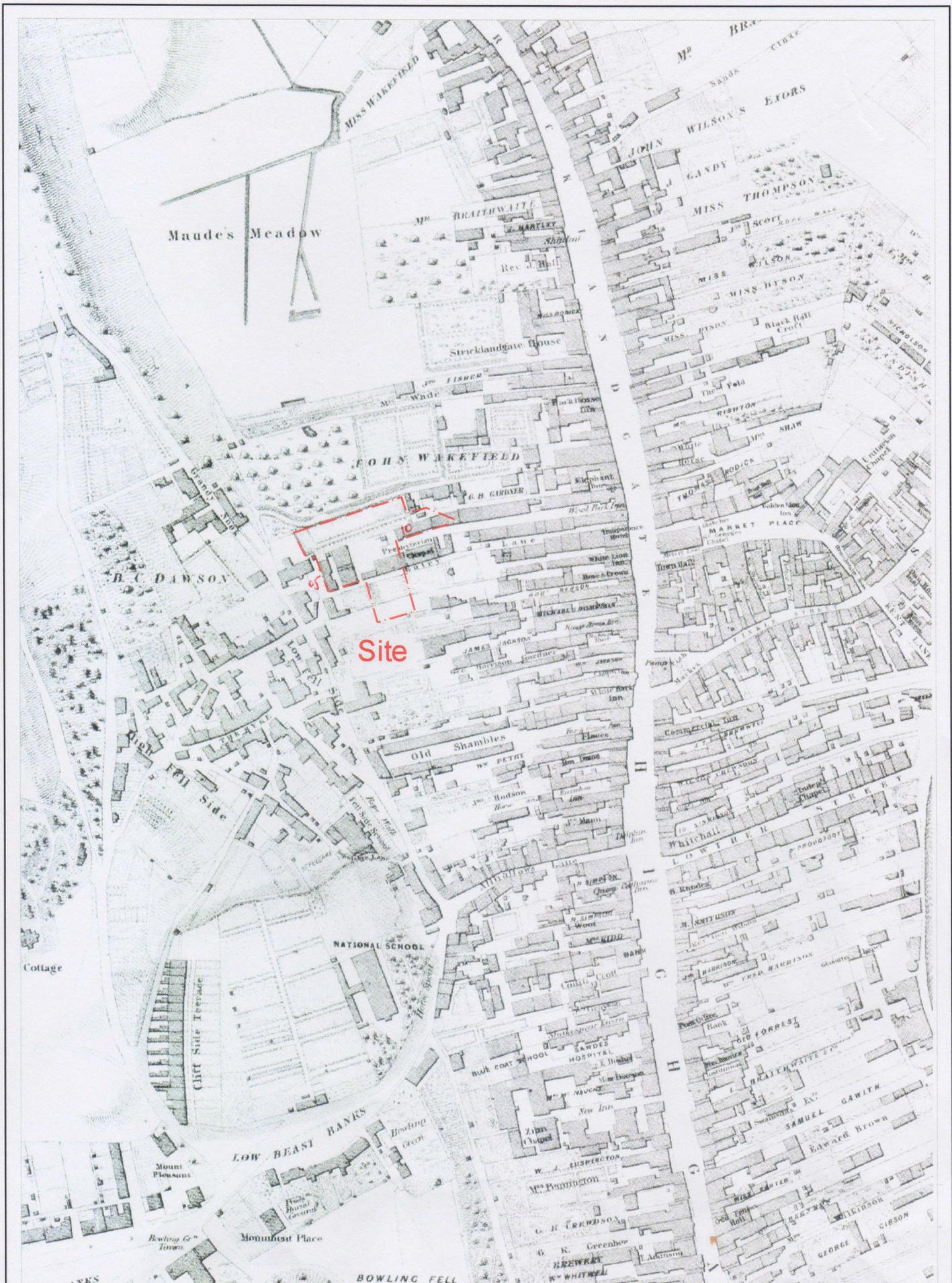
approximate location of site

not to scale



Figure 5: Extract from Todd's map of Kendal, 1787





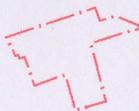
approximate location of site

Not to Scale



Figure 7: Extract from Hoggarth's map of Kendal, 1853



 approximate location of site

Not to Scale



Figure 8: Extract from Wilson's map of Kendal, 1861



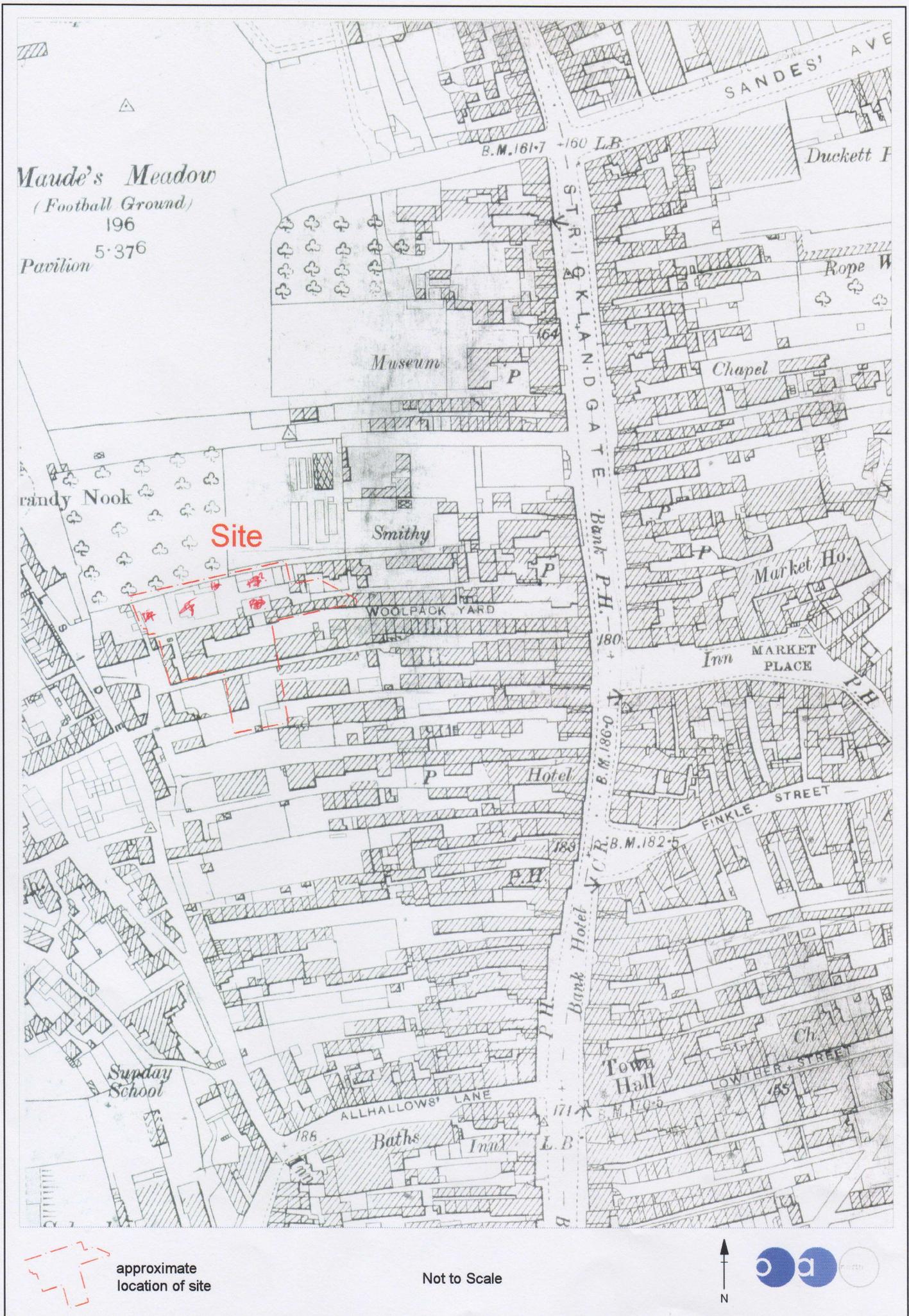
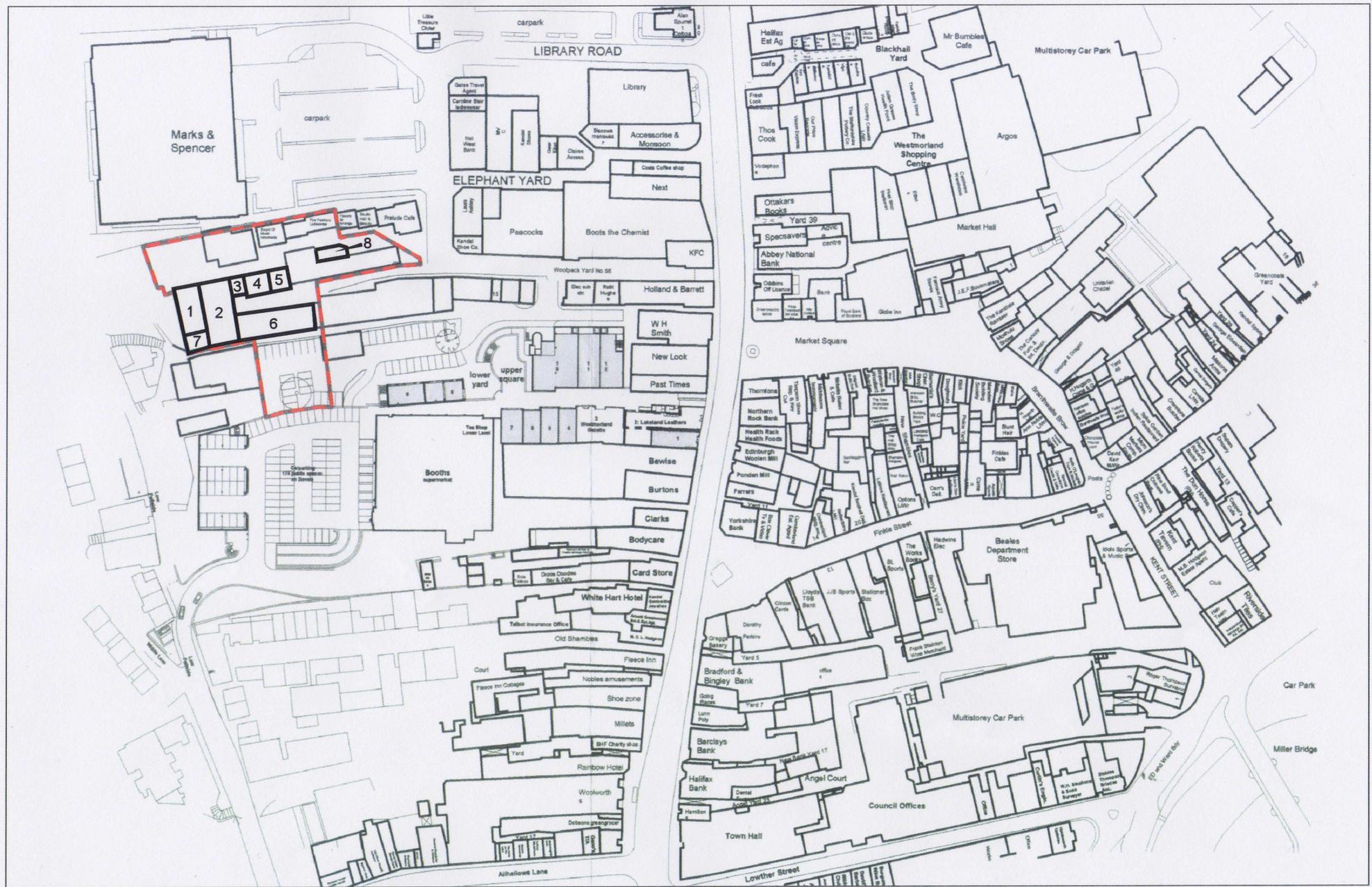


Figure 10: Extract from Second Edition Ordnance Survey map (1912), 1 : 2500





 Development

Not to Scale



Figure 12: Extract from Maple Grove Development's map of Kendal (2004) highlighting the buildings inspected

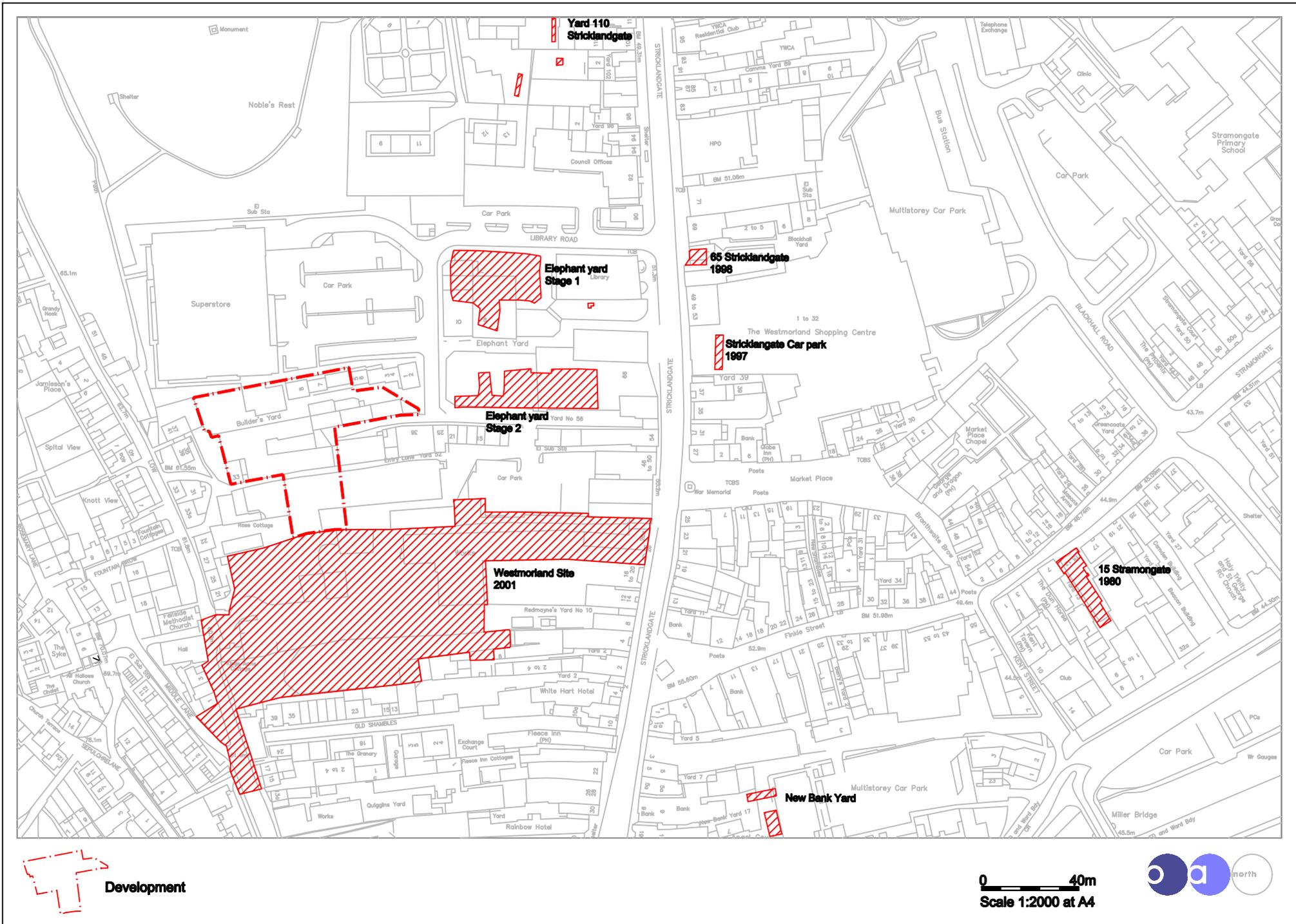


Figure 13: Previous archaeological interventions in Kendal



Plate 1: Arch in Warehouse 1



Plate 2: Truss in Warehouse 2



Plate 3: North elevation of Buildings 4 & 5



Plate 4: South elevation of Building 6



Plate 5: Building 8

## APPENDIX 1: PROJECT DESIGN

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## 1. INTRODUCTION

- 1.1 This project design has been compiled for Corstorphine and Wright and Hills Erwin Partnership acting on behalf of Maple Grove Developments (hereafter the client). It presents proposals for a rapid desk-based assessment of the proposed development area known as Woolpack Yard, Kendal, Cumbria and the assessment of the buildings on site. This work is to take place prior to determination of the planning application, and should not be seen as mitigation, the necessity for which would be subject to a further project design.
- 1.2 Section 2 of this document states the objectives of the project, Section 3 deals with OA North's methodology. Section 4 addresses other pertinent issues including details of staff to be involved, and project costs are presented in Section 5.
- 1.3 OA North has extensive experience of assessment and building assessment, as well as the evaluation and excavation of sites of all periods in this area, having undertaken a great number of small and large-scale projects during the past 20 years. These have taken place within the planning process, to fulfil the requirements of Clients and planning authorities, to very rigorous timetables.
- 1.4 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 provide an accurate archaeological assessment of the designated area within its broader context. The required stages to achieve these ends are as follows:
- 2.2. **Rapid Desk-Based Assessment:** to provide an outline desk-based assessment of the proposed development area;
- 2.3 **Building Assessment:** to provide visual record of the buildings within the proposed development area to RCHME Level I type standard.
- 2.4 **Report and Archive:** production of a report following the collation of data during section 2.2 to 2.3. A site archive will be produced to English Heritage guidelines (MAP 2) and in accordance with the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990).

## 3. METHOD STATEMENT

### 3.1 Rapid Desk-Based Assessment

- 3.1.1 The following will be undertaken as appropriate, depending on the availability of source material. The focus of the assessment will be the proposed development area but mention will be made of the immediate surroundings to allow an historical background to the setting of the site to be established.
- 3.1.2 **Documentary and Cartographic Material:** this work will comprise a rapid desk-based assessment of the existing resource. It will include an appraisal of the data in the County Sites and Monument Record (Kendal), appropriate sections of County histories, early maps (printed and manuscript), and such primary documentation (tithe and estate plans etc.) as may be reasonably available. Particular attention will be paid to field and place names recorded on early cartographic sources relating to estate and parish boundaries, field boundaries,

woodlands and routes, as these often provide important evidence of archaeological activity and transformation of the historic landscape. All available published and unpublished documentary sources will also be examined and assessed. The County Record Office (Kendal) will also be consulted.

3.1.3 **Aerial Photography:** any relevant photographic material held by County Council will also be studied. This may indicate the range and survival of archaeological and structural features in the designated area no longer visible at ground level.

3.1.4 **Historic Map Regression:** available cartographic sources will be consulted in an attempt to trace the development of the site back to the earliest available cartographic source. This will provide information on additional sites not included in the SMR, as well as ascertaining potentially any areas of more recent development.

### 3.2 BUILDING ASSESSMENT

3.2.1 **Assessment:** a visual inspection of the buildings will be undertaken to RCHME Level I-type survey standards. This level of survey is a visual record, which will serve to identify the location, age and building type. The emphasis of the building assessment will be the exterior of the buildings, with an inspection of the interior being undertaken to note significant features.

3.2.2 The written record will include:

- (i) the precise location of the buildings;
- (ii) details of listing;
- (iii) description of the type of buildings, purpose, materials and possible date.

3.2.3 **Photographic Archive:** a photographic archive will be produced utilising a 35mm camera to produce both colour slides and monochrome contact prints. A high-resolution digital camera (4 megapixels) will also be employed for general coverage. A full photographic index will be produced. The photographic archive will comprise the following:

- (i) The external appearance of the buildings;
- (ii) Any external or internal detail, structural or decorative, which is relevant to the design, development, and use of the buildings.
- (iii) Any internal detailed views of features of especial architectural interest, fixtures and fittings, or fabric detail relevant to phasing the buildings.

3.2.4 **Site Drawings:** there is no requirement to produce site drawings (plans/elevations/sections) as part of the assessment, however, a site plan will be produced to show the location of the buildings subject to the assessment.

### 3.3 REPORT

3.3.1 The report will include the following:

- (i) a concise, non-technical summary of the project results;

- (ii) an introduction to the circumstances of the project and the aims and objectives of the study;
- (iii) a summary of the methodology and an indication of any departure from the agreed project design;
- (iv) a copy of the agreed project design;
- (v) an outline of past and present land-use;
- (vi) a summary of the archaeological/historical background;
- (vii) a location plan and gazetteer of the buildings;
- (viii) an initial assessment of the likely archaeological implications of the proposed development;
- (ix) recommendations for further work as appropriate;
- (x) appropriate figures and plates;
- (xi) a full list of references to and bibliography of primary and secondary sources consulted and a list of any further sources identified but not consulted;
- (xii) an index of the project archive.

3.3.2 **Interim report:** an interim report will be issued following the completion of the fieldwork.

3.3.3 **Final Report:** this will be issued within eight weeks of completion of the fieldwork. One bound and one unbound copy of a written synthetic report will be submitted to the Client, and a further copy submitted to the CCCAS SMR within eight weeks of completion of the study. The report will include a copy of this project design, and indications of any agreed departure from that design. It will present, summarise, and interpret the results of the programme detailed above. The report will also include a complete bibliography of sources from which data has been derived.

3.3.4 Provision will be made for a summary report to be submitted to a suitable regional or national archaeological journal within one year of completion of fieldwork, if relevant results are obtained.

3.3.5 **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 ARCHIVE

3.4.1 **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 represents the collation and indexing of all the data and material gathered during the course of the project. This archive will be provided in the English Heritage Centre for Archaeology format and a synthesis will be submitted to the Cumbria SMR (the index to the archive and a copy of the report). The paper archive will be deposited with the County Record Office, Preston. Arrangements for deposition of the full site archive will be made with an appropriate receiving museum.

#### 4. OTHER MATTERS

- 4.1 **Project Monitoring:** whilst the work is undertaken for the Client, the CCCAS Archaeological Officer will be kept fully informed of the work. Any proposed changes to the project design will be agreed with the Archaeological Officer and the Client.
- 4.1.1 **Access:** OA North will consult with the Client regarding access to the site.
- 4.1.2 **Health and Safety:** 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.
- 4.1.3 **Work Timetable:** the desk-based element is expected to take approximately five days to complete and the building assessment two days. The final report will be completed within approximately eight weeks following completion of the fieldwork.
- 4.1.4 **Staffing:** the project will be under the direct management of **Alison Plummer BSc (Hons)** (OA North Senior Project Manager) to whom all correspondence should be addressed. All elements of the project will be undertaken by an OA North supervisor. Present timetabling constraints preclude who this will be.
- 4.1.6 **Insurance:** OA North has professional indemnity to a value of £10,000,000, employer's liability cover to a value of £10,000,000 and public liability to a value of £15,000,000. Written details of insurance cover can be provided if required.