



Kendal, Cumbria, Cumbrian FAS – Historic Environment Assessment

Capita

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Executive Summary

Ecus Ltd were commissioned by Capita in February 2018 to prepare an historic environment assessment of land located along the River Kent as it flows through the town of Kendal, Cumbria. A further study area site boundary as part of the wider scheme for flood mitigation is to the northeast of Kendal (hereafter referred to as the 'Stock Beck site'). The northern end of the site is located at National Grid Reference 352657 494667 and the southern end is located at National Grid Reference 351295 490129. The northern end of the Stock Beck site is located at National Grid Reference 352383 494368 and the southern end is located at 353367 492914. The spatial scope of the assessment was defined by a 250 m study area around the application area boundary in order to identify designated heritage assets in proximity to the site and inform an assessment of the archaeological potential of the site.

A number of designated heritage assets have been identified throughout the site. The course of the River Kent flows through the historic core of Kendal which is designated as the Kendal Conservation Area. Within the Conservation Area are three bridges, designated as Scheduled Monuments, which cross the River Kent; Stramongate Bridge, Miller Bridge, and Nether Bridge. The Grade I Listed Church of the Holy Trinity and Abbot Hall are located within the conservation area. At the southern end of the site is the location of the Scheduled Watercrock Roman Fort and Civil Settlement situated within a loop of the River Kent as well as the Grade II Listed Heslington Laithes snuff mill.

The site is located in an area of known Romano-British activity. This is largely restricted to the southern end of the site in the vicinity of the Scheduled Watercrock Roman fort and civil settlement (NHLE: 1007178). The historic core of Kendal is likely to have been occupied since the early medieval period. Documentary evidence from as early as 1256 suggest the presence of a number of mills situated along the River Kent, despite this the exact location of the mills are unknown. The CHER records the probable location of the Wattsfield ford dating from the medieval period. The change in extent of the churchyard of the Grade I Listed Church of the Holy Trinity allows the potential for archaeological remains relating to former church structures and human remains. The three Scheduled bridges which cross the River Kent within Kendal have been altered and rebuilt during the medieval and post-medieval periods. It is possible that archaeological remains dating from previous phases of these river crossings are present within the site. Historic mapping demonstrates that the River Kent was utilised for industrial activities from at least the post-medieval period. It is considered that archaeological remains comprising mill races, weirs, sluices and built remains may be present at various locations within the site. The southern extent of the Stock Beck site is situated within the area of a former deer park associated with Kendal Castle and there is the potential for boundary features (NHLE: 1008901). The northern end of the Stock Beck site is located in close vicinity to the medieval Hospital of St Leonard and there is therefore potential of remains relating to heritage asset. In particular, there is the presence of a possible precinct boundary that can be observed on LiDAR imagery.

The study has highlighted areas where the proposed flood defence schemes may impact upon designated and non designated heritage assets. It is considered that some of the schemes would result in varying degrees of harm upon the historic environment resource whilst others provide opportunity for resilience to historic fabric of buildings during flood episodes.

Contents

1.	Introduction	1
1.1	Project Background	1
1.2	The Site	1
1.3	Aims and Objectives	1
2.	Regulatory and Policy Context.....	2
2.1	Introduction	2
2.2	Historic Buildings and Ancient Monuments Act 1953	2
2.3	Ancient Monuments and Archaeological Areas Act 1979	2
2.4	Planning (Listed Buildings and Conservation Areas) Act 1990	2
2.5	Local Plan	3
	<i>South Lakeland Local Development Framework: Core Strategy (2010)</i>	3
2.6	National Planning Policy Framework	3
3.	Methodology	5
3.1	Standards	5
3.2	Scope of Assessment	5
3.3	Assessment of Significance	6
4.	Historic Environment Baseline.....	9
4.1	Introduction	9
4.2	North West Regional Framework.....	9
	<i>Romano-British (Philpott and Brennand 2007)</i>	9
	<i>Early Medieval (Newman and Brennand 2007)</i>	9
	<i>Medieval (Newman and Newman 2007)</i>	10
	<i>Post Medieval (Newman and McNeil 2007)</i>	10
	<i>Research Strategy</i>	11
4.3	Historic and Archaeological Baseline.....	11
	<i>Previous studies</i>	11
	<i>Prehistoric</i>	12
	<i>Romano-British</i>	12
	<i>Early Medieval and Medieval</i>	12
	<i>Post-Medieval</i>	14
	<i>Modern</i>	15
	<i>Unknown</i>	15
4.4	Historic Townscape Assessment.....	16
	<i>Introduction</i>	16
	<i>Outline Assessment</i>	16
	<i>Map Regression</i>	17
	<i>Historic Landscape Characterisation</i>	18
4.5	Summary of Potential Heritage Constraints	19
	<i>Summary of Archaeological Potential</i>	20
	<i>Stock Beck site</i>	21
5.	Statement of Significance.....	22
5.1	Introduction	22
5.2	Kendal Conservation Area	22
	<i>Character Area 1 - Town Centre North</i>	22
	<i>Character Area 3 - Kirkland</i>	23
	<i>Character Area 7 - Blackhall Road to Beezon Road</i>	24

Character Area 8 Castle Street and Thorney Hills area	25
Character Area 9 Kendal Castle, Canal Head and the area east of the River	
Kent.....	28
Character Area 10 Dowker's Lane and Waterside	30
Significance.....	31
5.3 Stramongate Bridge.....	31
5.4 Miller Bridge	33
5.5 Nether Bridge	34
5.6 Helsington Laithes Mill.....	35
5.7 Watercrook Roman Fort and Civil Settlement	36
5.8 Church of the Holy Trinity and Abbot Hall	37
Church of the Holy Trinity.....	37
Abbot Hall	38
Setting and Significance.....	39
5.9 Mint House and Barn and Coach House to north-east of Mint House	40
Mint House and Barn	40
Coach House to north-east of Mint House.....	40
Significance.....	40
5.10 109 Burneside Road.....	41
5.11 Wattsfield Farmhouse and Cottage	41
5.12 Spital Farm House.....	42
5.13 Archaeological Potential	43
Zone 1.....	44
Zone 2.....	44
Zone 3.....	45
Zone 4.....	46
Zone 5.....	46
Stock Beck Site.....	47
6. Options Appraisal.....	49
6.1 Introduction for Kendal Options	49
6.2 Diversion Route for Stock Beck Scheme	55
7. Discussion	61
7.1 Summary.....	61
8. References	63
8.1 Bibliography	63
Appendix 1: Gazetteer of Heritage Assets	65
Appendix 2: Historic Mapping for Stock Beck site.....	68
Illustrations	69

Plates

Plate 1: Extract indicating the HLC for Kendal and Kirkby Lonsdale character area (CCC 2009: 78)	19
Plate 2: General shot of buildings in Character Area 1	23
Plate 3: General shot of buildings in the eastern portion of Character Area 3 (Google Street View)	24
Plate 4: General shot of buildings in western portion of Character Area 3	24
Plate 5: General shot of buildings in Character Area 7 (Google Street View)	25
Plate 6: General shot of building on Castle Road in Character Area 8 (Google Street View)	27
Plate 7: General shot of buildings on Thorny Hills in Character Area 8 (Google Street View)	27
Plate 8: General shot of buildings on Wildman Street in Character Area 8 (Google Street View)	28
Plate 9: A general shot of buildings along Ann Street in Character Area 8 (Google Street View)	28
Plate 10: A general shot of buildings in Character Area 9 (Google Street View)	29
Plate 11: A general shot of Kendal Castle (NHLE: 1008901) in Character Area 9 (Google Street View)	30
Plate 12: A general shot of buildings within Character Area 10 (Google Street View)	31
Plate 13 Looking south towards scheduled monument Stramongate Bridge	32
Plate 14 View from Stramongate Bridge looking north towards Sandes Avenue Bridge	33
Plate 15 Looking southwest towards scheduled monument Miller Bridge	34
Plate 16 Looking northwest towards scheduled monument Nether Bridge	35
Plate 17 Looking west towards the scheduled Watercrook Roman Fort and Civil Settlement	37
Plate 18: Looking west towards the Grade I Listed Church	38
Plate 19: Historic map regression of the church yard	38
Plate 20: Looking south west towards Abbot Hall	39
Plate 21: Looking west towards the Grade II Listed Spital Farmhouse	43
Plate 22: Looking south west towards Spital Farmhouse. Note the impress of the potential earthwork as identified on Figure 12	58
Plate 23: Looking north east towards Spital Farmhouse	59
Plate 24: Pumping Station location within areas of archaeological potential as shown on Figure 6 (Red - High, Yellow- Moderate, Green - Low)	60

Tables

Table 1: Criteria for determining the significance of heritage assets	7
Table 2: Criteria for valuing the contribution of the site to the significance of heritage assets	7
Table 3: Research strategy for agenda initiatives	11
Table 4: Key characteristics of streets in character area 8	26

Figures

Figure 1: Site Location
Figure 2: Non Designated Heritage Assets within the study area
Figure 3: Designated Heritage Assets within the study area
Figure 4: Historic Mapping
Figure 5: Historic Mapping
Figure 6: Archaeology character zones and archaeological potential sub-zones
Figure 7: Archaeological potential within archaeology character areas 1 and 2

- Figure 8: Archaeological potential within archaeology character area 3
- Figure 9: Archaeological potential within archaeology character areas 4 and 5
- Figure 10: Kendal Conservation Area character areas within the site
- Figure 11: Heritage assets within the study area along the Stock Beck site
- Figure 12: LiDAR data for Stock Beck site 250 m study area

1. Introduction

1.1 Project Background

- 1.1.1 Ecus Ltd were commissioned by Capita in February 2018 to prepare an historic environment assessment of land located along the River Kent as it flows through the town of Kendal, Cumbria (hereafter 'the site'). The northern end of the site is located at National Grid Reference (NGR) 352657 494667 and the southern end is located at NGR 351295 490129. An additional site boundary (hereafter the 'Stock Beck site') is located to the northeast of Kendal with the northern end of this site located at 352383 494368 and the southern end of the site at 353367 492914.
- 1.1.2 The historic environment assessment forms part of the scoping surveys carried out as part of the Environment Agency's Cumbrian Flood Alleviation Schemes following the Cumbria floods of December 2015.

1.2 The Site

- 1.2.1 The site is situated in the town of Kendal, Cumbria (**Figure 1**). Kendal is located in the valley of the River Kent. The town is situated below the point where the valley begins to flatten and open out into more undulating terrain, and where the river begins to meander more widely southwards before merging with the Lyth valley. The site follows the route of the River Kent which runs in a north-east to south-west direction as well as the River Mint from its junction with the River Kent. The Stock Beck site covers an area of rural enclosed fields to the east and northeast of Kendal up to the River Mint at its northern end.
- 1.2.2 The topography of Kendal is varying with a low of 50 m above Ordnance Datum (aOD) rising to approximately 89 m aOD in certain areas. The underlying bedrock geology is mapped as Kirkby Moor Formation of sandstone. This is sedimentary bedrock formed approximately 419 to 426 million years ago in the Silurian Period. The superficial deposits are mapped as Devensian glaciofluvial deposits of sand and gravel as well as alluvium. These were both formed up to 2 million years ago in the Quaternary Period (BGS 2018).

1.3 Aims and Objectives

- 1.3.1 The purpose of this historic environment assessment is to determine, as far as is reasonably possible from existing records, an understanding of the historic environment resource in order to formulate:
- An assessment of the potential for heritage assets to survive within the area of study;
 - An assessment of the significance of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests;
 - Strategies for further evaluation intrusive or non-intrusive, where the nature, extent or significance of the resource is not sufficiently well defined;
 - An assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings.

2. Regulatory and Policy Context

2.1 Introduction

- 2.1.1 There is national legislation and guidance relating to the protection of, and development on, or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

2.2 Historic Buildings and Ancient Monuments Act 1953

- 2.2.1 Historic England is enabled by the Historic Buildings and Ancient Monuments Act 1953 (as amended by the National Heritage Act 1983) to maintain a register of parks, gardens and battlefield sites which appear to Historic England to be of special historic interest. Registration in this way makes the effect of proposed development on the sites and their settings a material consideration. Historic England are a statutory consultee in relation to works affecting Grade I/II* Registered Parks and Gardens.

2.3 Ancient Monuments and Archaeological Areas Act 1979

- 2.3.1 Scheduled Monuments and Areas of Archaeological Interest are afforded statutory protection under the Ancient Monuments and Archaeological Areas Act 1979 (as Amended) and the consent of the Secretary of State (Department of Culture, Media and Sport), as advised by Historic England, is required for any works.

2.4 Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.4.1 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses (Section 66). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).
- 2.4.2 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):
- Grade I: Buildings of exceptional interest;
 - Grade II*: Particularly important buildings of more than special interest;
 - Grade II: Buildings of special interest which warrant every effort being made to preserve them.
- 2.4.3 Historic England is a statutory consultee in relation to works affecting Grade I/II* Listed Buildings.

2.5 Local Plan

- 2.5.1 The site is situated within the administrative boundaries of the South Lakeland District Council who adopted the South Lakeland Local Development Framework Core Strategy in October 2010. The following policy concerns the historic environment.

South Lakeland Local Development Framework: Core Strategy (2010)

CS8.6 Historic environment

The Core Strategy supports:

- The safeguarding and, where possible, enhancing of historic environment assets, including their characteristic settings and any attributes that contribute to a sense of local distinctiveness. Such assets include listed buildings and features (both statutory and locally listed), conservation areas, scheduled ancient monuments and registered parks and gardens.*
- Seeking the adaptive reuse of redundant or functionally obsolete listed buildings or important buildings within conservation areas, without harming their essential character.*
- The preparation of a list of buildings and features of local architectural or historic importance in order to assist in the planning of a prioritised programme of conservation management for such buildings and features.*
- The production of conservation area management plans to identify and explain how the Council will seek to preserve and enhance the special interest of such areas.*
- Actions that will ensure the proper conservation of all heritage assets, giving particular priority to those identified as being at risk.*
- Working with owners of heritage assets to ensure their maintenance and repair accessibility and, where opportunities exist, their use as an educational resource.*
- Consideration of the introduction of tighter controls within conservation areas and other sites or areas of heritage importance by implementing Article 4 (2) Directions to control certain types of permitted development, which, if unchecked, would cause harm to the special character and appearance of such areas.*
- The safeguarding and, where possible enhancement of, locally important archaeological sites and features within the historic environment.*

2.6 National Planning Policy Framework

- 2.6.1 Section 16 of the National Planning Policy Framework (NPPF) sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.
- 2.6.2 Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 189).

- 2.6.3 LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 190/192).
- 2.6.4 In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 193/194).
- 2.6.5 In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 197).
- 2.6.6 LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 199).

3. Methodology

3.1 Standards

3.1.1 This assessment is undertaken in accordance with:

- The Chartered Institute for Archaeologists' Standard and Guidance for historic environment desk based assessment (CIfA, revised December 2017).
- Planning Practice Guidance Conserving and enhancing the historic environment (revised 22nd February 2018), published by the Department for Communities and Local Government.
- Historic England's Historic Environment Good Practice Advice in Planning Notes (2015a, 2015b & 2017).
- Environment Agency Cultural Heritage Minimum Technical Requirements (2015)

3.2 Scope of Assessment

3.2.1 The initial step of the heritage assessment process is the identification of heritage assets likely to be affected by the proposal due to their presence within the scheme or due to the sensitivity of their setting. This is informed through a desk-based study and site visit. This step constitutes Step 1 of Historic England's The Setting of Heritage Assets (2017).

3.2.2 The spatial scope of the assessment was defined by the application area boundary (as shown in Figure 2) to inform the archaeological potential for the site, whilst a 250 m study area around the application area boundary was used to identify designated heritage assets in proximity to the site. These study areas were agreed with the Cumbria Historic Environment Record.

3.2.3 The following sources were consulted to inform the presence of heritage assets within the study area, and to form a baseline for the assessment of their significance:

- Cumbria HER (CHER), comprising a database of all recorded archaeological sites, findspots and archaeological events within the study area;
- National heritage datasets including The National Heritage List for England (NHLE), Images of England, PastScape, Viewfinder, NMR Excavation Index, and Parks and Gardens UK.
- Historic manuscripts and maps held at the Kendal Archive Centre.
- Relevant primary and secondary sources including published and unpublished archaeological reports relating to excavations and observations in the area around the application area were studied.

3.2.4 A site visit was undertaken during April 2018 in order to assess the general character of the application area, to identify heritage assets not identified through desk-based review, and to assess the heritage interest and sensitivity of heritage assets within the study area. Heritage assets outside of the site were visited to assess the attributes of their setting that contribute to their significance, and ground truth views between heritage assets and the application area, and viewpoints where they may be seen alongside one another. There were no previously unrecorded heritage assets

recorded during the walkover.

- 3.2.5 As part of the assessment, the Environmental Agency (EA) Senior Archaeologist has been contacted for comments in regards to the scope of the scheme. The EA Senior Archaeologist has discussed the Kendal FRM scheme with the Archaeological Advisor to the South Lakeland District Council and discussed these comments for the scheme with Ecus Ltd.

3.3 Assessment of Significance

- 3.3.1 The National Planning Policy Framework recommends that, in determining applications, local planning authorities should require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting (NPPF, 2018: 56).
- 3.3.2 The significance of heritage assets is defined in terms of their value to this and future generations because of their heritage interest, deriving not only from their physical presence, but also from their setting. This interest may be archaeological, architectural, artistic or historic (NPPF, 2018: 71):
- **Archaeological interest:** derives from the presence or potential for evidence of past human activities worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
 - **Architectural interest:** derives from the architectural design, decoration or craftsmanship of a heritage asset. Architectural interest may also apply to nationally important examples of particular building types and techniques and significant plan forms.
 - **Artistic interest:** derives from interest in the design and general aesthetics of a place. It can arise from conscious design or fortuitously from the way the place has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - **Historic interest:** derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Considers documentation, wider context, regional factors, and group value of the site.
- 3.3.3 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2010a-b), selection guides published by Historic England, and regional research agendas.
- 3.3.4 The heritage interest of an asset's setting is assessed in accordance with Step 2 of Historic England's The Setting of Heritage Assets (2017), which considers the physical surroundings of the asset (including its relationship with other heritage assets); the way in which the asset is appreciated, and the asset's associations and patterns of use. Attributes of setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF 2018, 71).

- 3.3.5 The overall significance of a heritage asset is the sum value of its interest, expressed within this report on a 6-point scale of Very High, High, Medium, Low, Negligible and Unknown using the criteria presented in Table 1.
- 3.3.6 The contribution of a given site or application area to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. The criteria for this assessment are presented in Table 2.

Table 1: Criteria for determining the significance of heritage assets

Heritage Significance	Criteria
Very High	World Heritage Sites and the individual attributes that convey their Outstanding Universal Value, or non-designated heritage assets of demonstrable international heritage interest.
High	Scheduled Monuments, Listed Buildings (Grade I, II*, II), Conservation Areas, Registered Historic Parks and Gardens (Grade I, II*, II), Registered Battlefields, Protect Wreck Site, or non-designated heritage assets of demonstrable national importance due to their heritage interest.
Medium	Locally Listed Buildings and Landscapes, or non-designated heritage assets of demonstrable regional importance due to their heritage interest.
Low	Non-designated heritage assets of demonstrably limited heritage interest.
Negligible	Non-designated heritage asset of very limited heritage interest, typically due to poor preservation, survival or restricted contextual associations.
Unknown	The significance of the heritage asset can not been ascertained from available evidence.

Table 2: Criteria for valuing the contribution of the site to the significance of heritage assets

Contribution of Site	Criteria
High Contribution	The site possesses attributes that make a strong positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Medium Contribution	The site possesses attributes that make some positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Low Contribution	The site possesses attributes that make little positive contribution to the understanding and/or appreciation of the interests that embodies its significance.
Neutral Contribution	The site does not contribute to the understanding and/or appreciation of the interests that embodies its significance
Negative Contribution	A site detracts from the understanding and/or appreciation of the interests that define the significance of a heritage asset.

4. Historic Environment Baseline

4.1 Introduction

- 4.1.1 The following section identifies the known and potential heritage assets that may have the potential to receive effects from the proposed development, compiled from sources listed in Section 3.
- 4.1.2 The CHER assets are assigned a number with a HA (Heritage Asset) prefix within the text for ease of reference and are depicted on **Figure 2** and listed in Appendix 1. Designated heritage assets are referenced by their National Heritage List for England (NHLE) entry number and depicted on **Figure 3**.

4.2 North West Regional Framework

- 4.2.1 The North West Regional Framework is designed to provide an overview of current archaeological knowledge, where the most significant gaps lie within this knowledge, and how the gaps may best be addressed. The following initiatives from the regional agendas that are most relevant comprise the following:

Romano-British (Philpott and Brennand 2007)

Military

- **3.19** Development-led archaeology on military sites in urban contexts provides an important opportunity to review chronologies and phasing of the sequence of fort construction and use. Particular attention should be paid to any possible traces of early pre-fort phases or later Roman occupation. This should be complemented by carefully targeted geophysical survey and research excavation on scheduled military sites, as demonstrated at Birdoswald.

Early Medieval (Newman and Brennand 2007)

Regional Distinctiveness

- **4.2** Establish methodologies for the excavation of sites where there is potential for early medieval activity, to maximise the chances of its identification and recording, including regular metal detector surveys to aid artefact recovery.
- **4.3** Undertake radiocarbon dating as a matter of routine on any site with the potential to produce early medieval activity.

Settlement and Land Use

- **4.25** Examine, wherever possible, presumed centres of early medieval activity, particularly the nature of surviving archaeological deposits, coupled with a detailed programme of dating. These might include settlements with churches producing early sculpture, or medieval estate centres re-occupying Roman sites.

Religion and Burial

- **4.36** Prioritise any possibly early medieval burials or funerary material for full scientific analysis including absolute dating, stable isotopes and DNA investigations.

Medieval (Newman and Newman 2007)

Urban Settlement

- **5.19** There is a need to examine proto-urban and urban settlements that are linked to local industrial specialisation such as Alston (C), to identify any differences in structure and material culture from the small market towns, as well as in their role as part of regional trading networks.

Ritual, Religion and Ceremony

- **5.22** Extensive and site specific studies of cells, hospitals and other minor sites of the monastic orders are required
- **5.25** Buildings analysis using modern approaches and techniques is required for churches to identify medieval fabric and to reveal their structural evolution
- **5.26** Churches should be assessed in their landscape context as key components and nodal points in the medieval settlement pattern.
- **5.28** Where statistically viable groups of burials are encountered full scientific analysis using all available techniques should be a high priority.

Technology and Production

- **5.41** Detailed investigations of mill sites, especially fulling mills.
- **5.42** Investigations of urban-based industries, using the full panoply of available scientific techniques to provide information on developing technologies and on the role of towns as centres of production.

Post Medieval (Newman and McNeil 2007)

Building's Archaeology

- **6.7** The extent of surviving structures from the 16th and 17th centuries should be mapped throughout the region and surviving elements of protoindustrial settlements. This would inform conservation policies and enable characterisation of the resource in order to examine the nature and impact of new monument types in the transition from medieval to Georgian patterns of living.

Religion, Ritual and Ceremony

- **6.21** A regional gazetteer should be prepared of pre-18th century burial monuments
- **6.22** Study of burial monuments and burial practice should look to address the possibility of gender specific attitudes to death (Harding 1998, 210-11).

Technology and Production

- **6.25** Early industries should be studied in relation to their landscape setting

- **6.32** The study and publication of archival material from Carlisle especially, but also other towns like Manchester, Lancaster and Kendal is required.

Research Strategy

4.2.2 The Research Strategy (Brennand et al 2007) identifies an action plan for targeting the key initiatives as identified within the research agenda. Those relevant to the site and proposed scheme include:

Table 3: Research strategy for agenda initiatives

Themes and priorities	Activities	Agenda Initiatives (as above)
Landscape analyses	Air photo analysis and mapping. Desk based assessment, Field walking, geophysics, survey, targeted excavation.	6.25
Early Industries	Mapping of all known activity. Further investigation and dating of industrial sites. Air photo analysis. Walkover survey. Isotope analysis of metals. Palaeo-environmental sampling	5.19, 5.41, 5.42
Scientific Dating	Greater use of radiocarbon, archaeomagnetic, U-series, electron spin resonance, pb isotope and dendrochronological dating	4.25
Buildings archaeology	Recognition of resource. Raise awareness of resource. Increase protection, Identification of features and fabric. More buildings survey. Dating.	5.25, 6.7
Field methods and standards	Standard excavation techniques. Targeted, informed and flexible site sampling strategies. Increased use of on-site specialists. Make training available. Increased use of environmental sampling and analysis. Increased use of scientific dating. Informed geophysical survey. Systematic archive preparation and deposition.	4.2,4.3
Human Remains	Location, excavation and osteological analysis for all human remains. Scientific dating on all but the most obviously datable remains. Consider isotope and DNA analysis where material is available for sampling	4.36,5.28,6.22
Post-excavation backlog	Assessment and audit, analysis and publication of back-log projects. Liaison with individuals and institutions who hold archives. Formation of a North West publication format.	6.32

4.3 Historic and Archaeological Baseline

Previous studies

4.3.1 A total of 22 archaeological investigations have been undertaken within the study area. These include a mixture of watching briefs, building surveys, desk-based assessments, evaluation, geophysical surveys and excavations. Those relevant to the 250 m study area include:

- Miller Bridge, Kendal, Cumbria: Archaeological watching brief 2008 and 2009

Two watching briefs were conducted in 2008 and 2009 on Miller Bridge during exploratory works for the laying of a new pipeline. Six test pits excavated revealed roughly hewn stones which were thought to be part of the bridge's original construction.

Prehistoric

- 4.3.2 The CHER returned no known records of prehistoric activity in the study area. Further afield there is some evidence of activity in the Kent valley during the Neolithic, Bronze and Iron Ages including flint arrowheads, stone axes and a mace head discovered in Castle Drive. A Bronze Age burnt mound with associated finds has been discovered at Sparrowmire Farm while a beaker burial was excavated near by Sizergh Fell (SLDC 2007).

Romano-British

- 4.3.3 The CHER returned several records dating to the Romano-British period, the majority centred on the area of Watercrock. A Roman urn containing human ashes, was found close to the river at Watercrock in 1813. In addition, a complete and unbroken samian ware vessel was also discovered in 1980 indicating a probable Roman cemetery (**HA3**). The scheduled monument Watercrock Roman Fort and Civil Settlement (NHLE: 1007178) is situated in a pronounced bend in the River Kent, protected on all but the south side by the river. Archaeological excavation and finds suggest that military occupation began sometime after 90 AD. Roads led out of the fort from all four sides with civilian buildings surrounding the fort. The *vicus* (civilian settlement) had continuous development into and throughout the second century, although the garrison is anticipated to have a discontinuous history (CCC 2006). One Roman road associated with Watercrock Roman Fort is indicated by the slight traces of an agger (embankment) that follows a course north west from the fort. The road is assumed to then head towards Ambleside, but its exact course unknown (**HA4**). Roman pottery was found associated with the fort (**HA5**).
- 4.3.4 Watercrock Farm is thought to be situated on the site of the Roman baths (**HA2**) associated with the *vicus*. A variety of Roman finds were discovered within the Watercrock Farm area including pottery (**HA1**), a candlestick (**HA6**), a Roman altar found in 1687 (**HA7**) and twelve Roman coins dating between 85 AD and 278 AD (**HA8**, **HA9**). There is no evidence to suggest that the Romans had any influence over the establishment of a settlement on the site of present day Kendal.

Early Medieval and Medieval

- 4.3.5 It is not always clear from historic references whether the name Kendal refers to the barony, township, ward or wider valley. The place name of Cherchebi, described in the Domesday Book, suggests that a settlement of some import was in existence prior to the Norman invasion. Its early derivation of Cherchebi, into the later Kirkby (church town) Kendal (valley of the Kent river), probably describes both its geographical and administrative significance in the early medieval period (SLDC 2007). The full form of Kirby Kendal was officially used until the eighteenth century but the affix (Kendal) was coming into use as the primary name of the borough by the fifteenth century; it is now the only form that survives (Smith 1964-1965).
- 4.3.6 By 1066 the Kendal area was held as a territorial estate by Gillemicel (Palmer and Powell-Smith 2016a) – the estate being the basic building block of early medieval society. The Domesday Book suggests that Strickland was the administrative centre of this landholding and it may be that Gillemicel possessed a 'vill' or 'caput' to control this estate, around which Kendal or Cherchebi had possibly grown as a nascent

urban centre (SLDC 2007). To the east of Kendal a very small medieval settlement (**HA47**) named 'Mint' was recorded in the Domesday Book. Mint was also held by Gillemicel and was recorded to pay 2 geld units in tax (Palmer and Powell-Smith 2016b). An early settled nucleus may have been situated in the vicinity of Castle Howe (Scheduled Monument, NHLE: 1008900); the motte and bailey was constructed in the latter years of the 11th century for the barony of Kendal and was occupied by Ketel, son of Eldred, in 1092.

- 4.3.7 The Church of the Holy Trinity (Grade I Listed: NHLE 1319009) and associated churchyard (**HA10**) is thought to have been constructed on the site of a pre-Norman church. The present church was established by 1232 and has later medieval additions and has undergone a comprehensive programme of nineteenth century restoration in perpendicular style.
- 4.3.8 The spatial layout of the historic core of Kendal has remained relatively unchanged since the fourteenth century and is distinguishable within the modern townscape. The layout indicates three principal plan elements for the development of Kendal. There was a pre-urban nucleus around the church and Castle Howe (NHLE: 1008900); the market place which extended from Finkle Street; and, regular burgage plots on each side of Highgate and Stricklandgate which continued on from Stramongate (CCC 2006). The development of the market is suggested to pre-date the burgesses in the community. Officially, Richard I granted the Lord of Kendal Barony a weekly market in 1189, but it is not until the second quarter of the thirteenth century that a charter granting urban privileges was known (CCC 2006).
- 4.3.9 During the medieval period, the outskirts of Kendal were made defensible. In the latter twelfth century an earth work was created to the east of the River Kent positioned to be an easily defensible site. This became the site of Kendal Castle (Scheduled Monument, NHLE: 1008901) where the erection of permanent buildings were constructed in the thirteenth to fourteenth centuries (CCC 2006). Associated with the Castle was a deer park (**HA50**) which was disparked in 1566. An additional motte (**HA48**) is situated east of Kent, most likely to control Sedbergh Road. It is speculated that the area was called 'High Gravestone Field' with the field immediately adjacent named 'Round Hill',
- 4.3.10 A monastic hospital (**HA46**) dedicated to St Leonard for the poor, elderly and sick was founded in the early twelfth century to the north east of the medieval core of Kendal. The hospital is first mentioned in the thirteenth century borough charter and is described in the inquisition after the death of William de Ros in 1310 as having supported a master, two chaplains and four lepers. The hospital was dissolved in 1536.
- 4.3.11 Kendal's primary economic base from the later medieval period was the spinning, dying and weaving of woollen cloth. There is evidence dating to 1256 and 1276 which notes the existence of a fulling mill, dye works and water mill in Kendal, although the exact location of these mills are unknown (SLDC 2007). Small scale archaeological investigations at the western end of Castle Street have recovered evidence which could suggest the presence of a possible medieval milling complex including a leat within this area (J Parsons *pers comm.*) Despite a setback from the incursions from Scotland in 1322, Kendal became well known for its coarse cottons. By the late fourteenth century the town gained importance as the regional capital of the woollen industry as the town utilised the river for its economic base. In 1575 Elizabeth I granted the Kendal borough status and its accompanying charter put all the finishing trades and marketing into the town's hand establishing the importance of the woollen industry (CIHS 2016).

- 4.3.12 The utilisation of mills saw the town develop along the river front. The Wattsfield Ford was used as the principal approach from the south before the Nether Bridge was built (**HA11**). Subsequently, as the town developed, Stratmongate Bridge (NHLE: 1004592) and Nether Bridge (NHLE: 1007110) became the town's primary medieval bridging points. The town was granted pontage for three years for the repairs of the bridges in 1376. Associated documents dating between 1379 and 1380 name the bridges variously as '*pons de Strowmondgate, novus pons in Kirkeby Kendale and le North Brigg*'. This implies at least one other bridge existed at this date (CCC 2006).
- 4.3.13 Find spots as provided by CHER are limited within the study areas. Despite this, a copper alloy finger ring (**HA49**) dating to the fifteenth century was discovered to the east of the Stock Beck site boundary.

Post-Medieval

- 4.3.14 The town's prosperities declined considerably as a bout of plague and famine hit in 1597 and 1623 respectfully. In addition, Kendal saw a decline in woollen cloth trade in the 1620s (CCC 2006). Despite this, Kendal's prosperity increased in the late seventeenth and eighteenth centuries through flourishing trade combined with the recovery of textile manufacture and other industries. This resulted in a considerable increase in population and wealth.
- 4.3.15 A 1769 survey identified a number of areas in which the usual land use pattern of burgage houses, shops and gardens were replaced by a variety of non-residential uses with indication of industrial activity alongside the River Kent (CCC 2006). By the nineteenth century Kendal's industry was concentrated by Stramongate, New Road, Highgate and the river Kent, with the exception of the larger mills at Dockray Hall, Aynam Road and Natland Road (CCC 2006). Kendal's industries during the post-medieval period were diverse, ranging from the manufacture of snuff to the making of horn, ivory and leather goods but the biggest influence on such economic prosperity was related to the upturn in the woollen industry and allied trades such as dying and tanning (**HA22, HA24, HA30**). The 1769 survey records five 'skinhouses' and four tanyards in burgage plots on the east side of Highgate as well as another tanyard on the north side of Wildman Street (CCC 2006). A variety of different mills were utilised during the post-medieval period especially along the River Kent and River Mint. This included Dockray Hall Mill (**HA15**) which was the most northerly mill site in the borough used for dyewood and woollen manufacture, Beck Mills (**HA17**) and Helsington Laithes Snuff Mill, the last working water-powered snuff mill in England (**HA13**). The Castle Mills were originally corn mills connected with the castle but subsequently became fulling, carding and spinning mills which were rebuilt in 1806 (**HA19**). Castle Mills is on or near to the site of the oldest mill site in Kendal which were potentially the fulling and water mills identified in 1256 and 1274 with an unknown location (CCC 2006). The earliest spinning workshop in town was located 180 m south west of the parish church in Kirkland (CCC 2006).
- 4.3.16 As industry grew factories and warehouses were constructed and utilised to fit the needs of the different industries (**HA21, HA23** and **HA32**). The Canal Head Warehouse's use as a canal warehouse was short lived and less than 30 years after opening access for boats had been sealed off. From the mid-nineteenth century the building became an iron foundry (**HA36**). The old fire station consisted of a five-bay-three-storey warehouse dating from between 1853 and 1887 which have now been converted to apartments (**HA39**). A row of eighteenth century industrial workers' cottages survive in modernised form in Yard 12 off Wildman Street (**HA20**). There are a number of post-medieval quarries are recorded by the CHER (**HA52, HA53**).

- 4.3.17 One of Kendal's oldest breweries was Whitwell Mark and Co. of Highgate, which was founded in 1757 (CCC 2006). The CHER returned records the location of two eighteenth century breweries within the historic core of Kendal (**HA26, HA29**). Several public houses and inns which were constructed in the post medieval period have undergone development or have been reconstructed in the later centuries (**HA31, HA34 and HA35**). Turnpike house is shown on Jefferey's map of 1770 as a rectangular building covering half the road to the south-east of Nether Bridge. A stylised depiction of a building is shown in roughly the same area on Speed's map (1611). The site is shown on Todd's map (1787), but renamed as the Turnpike House. The building was associated with the Toll Gate but by Wood's map (1833) the building is no longer depicted (**HA25, Figure 4**). By 1841 St George's church was built to supersede St George's chapel which was constructed as a chapel of ease in 1754 in the Market Place (**HA37**). The Holy Trinity Parish Church was still extensively used through the post medieval period and the Vicarage is shown adjacent to the church on Todd's map of 1787 (**HA38, Figure 4**).
- 4.3.18 The Stock Beck was straightened and culverted on its approach to Kendal between 1835 and 1853 (**HA28**). A "cuckstool" or ducking stool was close to and near the east end of Stramongate Bridge (**HA12**). The Mint Bridge crosses the River Mint north of Kendal on the Shap Road; documents refer to it from 1542 (**HA16**). The Lancaster Canal opened in 1797 and the north end of the canal reached Kendal in 1819 (**HA14**). By the late eighteenth century industrial activity, while still heavily focused in the central areas, had also begun to expand across to the east side of the River Kent. This was an industrial trend which greatly enhanced following the opening of the Lancaster to Kendal Canal. Competition from the railways soon led to a decline in the canal's use and some parts of it were subsequently filled in. In 1845 the Kendal and Windermere railway was built as a branch line to the Lancaster and Carlisle Railway (**HA27, HA51**).

Modern

- 4.3.19 The study area contains the site of the former Avenue Works mineral water factory and bottling plant, now named Avenue House. It was built in 1906 by architect John Curwen for local brewers Jonas Alexander and Sons. The Works closed in 1951, along with their neighbouring business, the Beezon Road Brewery, and the buildings sold at auction. The Provincial Insurance Company bought the Avenue Works in 1952 and converted it for office use, removing the majority of its internal fixtures and fittings. Further alterations were undertaken in the later twentieth century (**HA41**).
- 4.3.20 Economic slow down and industrial decline in the middle of the twentieth century had a significant affect on the town and by the 1960s attention was focussed on the need for major restructuring and the clearances of neglected and derelict areas (SLDC 2007).

Unknown

- 4.3.21 The CHER returned four records of unknown date. Half the upper stone of a beehive type rotary quern was found near the Roman fort at Watercrock in 1968 (**HA42**). There are watercrock architectural details indicating the alleged site of arches (**HA43**). Unclassified earthworks were discovered within the study area possibly reflecting a former field system (**HA44, HA45**).

4.4 Historic Townscape Assessment

Introduction

- 4.4.1 In accordance with Step 1 of Historic England's Good Practice Advice Note 3 (December 2017) the following section identifies and assesses the significance of the known and potential heritage assets that may have the potential to receive effects from the proposed development, or help to understand the archaeological significance of the site. Those of relevance to the site are described further below.

Outline Assessment

- 4.4.2 Kendal is located in the valley of the River Kent. The town is situated below the point where the valley begins to flatten and open out into more undulating terrain, and where the river begins to meander more widely southwards before merging with the Lyth valley. To the west and east are rolling fells which form a distinctive backdrop to the many outward views available from within the settlement, whilst also allowing for some striking elevated views into the heart of the town from outside.
- 4.4.3 Historically the town was situated on the A6 trunkroad, the main London to Glasgow route, and was a major stopping point prior to the steep haul up through the Tebay Gorge and then over the testing Shap summit to the north. However, since the construction of the M6 motorway in 1971 the town has partly lost this strategic position on the road network, although it continues to form a major intersection between various cross country routes and can still make a genuine claim to being the gateway into the Lake District .
- 4.4.4 The basic street layout of the town has remained relatively stable since the fourteenth century and the core of this early urban settlement still seems to be clearly visible in today's surviving layout. The main north-south route through the town has a sequence of burgage plots that extend behind the frontages which clearly suggest a strict formal urban planning that could be associated with the 1230 charter (SLDC 2007).
- 4.4.5 The development of Kendal's distinctive system of enclosed yards within these ancient burgage plots appears to have been an eighteenth to nineteenth century elaboration upon a trend that was already in place by 1700. Some initial post medieval enlargement did occur but this seems to have been confined to the early 'suburbs' of Wildman Street and Far Cross Bank, and the encroachment of Captain French Lane onto the fields of lower Fellside (SLDC 2007).
- 4.4.6 In the early twentieth century further infill development and rebuilding occurred within the town particularly in the new suburban areas to the north and south of the town. Major housing redevelopment occurred in the 1960s on Fellside. Attempts were made at retaining the historically dense grain and spatial layout of the area, but with building forms that generally failed to respond to this detailed context. In the 1980s the district council began a programme of land assembly in the irregular shaped area to the east of Stricklandgate that contained under utilised backland plots, derelict buildings and spaces and some existing car parking areas. This was in order to facilitate the redevelopment of the area to create a new retail space with modern car parking facilities; the Westmorland Shopping Centre and attendant car park was opened in 1988.

Map Regression

Kendal Core

- 4.4.7 The 1787 Todds Map (**Figure 4**) shows the central section of the site and the main scope of the town situated alongside the River Kent. It shows the main layout of Kendal including the main route of Highgate and Stricklandgate. The River Kent is shown to the east of the town and includes the three scheduled monument bridges of Stramongate Bridge (NHLE: 1004592), Miller Bridge (NHLE: 1007109) and Nether Bridge (NHLE: 1007110). The Grade I listed Church of the Holy Trinity (NHLE: 1319009) and Abbot Hall (NHLE: 1145684) are shown located on the edge of the historic core. An extra off shoot is shown on the River which extends to the Thorney Hills. The town itself consists of fine grain development extended out from the main routeway.
- 4.4.8 The 1833 Wood Map (**Figure 4**) details the same main features as the 1787 Todds Map as well as listing the occupiers of the land throughout the town. In addition it shows the construction of a canal to the east of the River Kent running in a north to south direction. There appears to have been a small extension of fine grain development to the east of the River Kent.
- 4.4.9 The 1853 Hoggarth Map (**Figure 4**) shows very little development within the town centre as it shows the existing fine grain development within the centre and coarse grain development further north of the town. The canal is labelled as the Lancaster and Kendal Canal. The map shows the construction of a railway station and line to the east of the River Kent.
- 4.4.10 The 1861 Ordnance Survey (OS) Map (**Figure 5**) is the first to show the full extent of the site. The River Kent and its main bridges are clearly defined to the east of the town. The town itself consists of fine grain development expanded off the main routeway of Highgate and Stricklandgate. Open fields and sparse coarse grain development is shown to the north and south of Kendal as well as the scheduled monument Watercrock Roman fort and civil settlement (NHLE: 1007178). There is very little expansion in the 1898 and 1914 OS maps (**Figure 5**) with only minor infill within the town. The maps show the canal and an extra extension to the River Kent which have subsequently now been removed.

Stock Beck site

- 4.4.11 The Stock Beck site has remained relatively unchanged within cartographic evidence (Appendix 2). It stretches across a variety of fields whose boundaries have remained relatively consistent since the publication of the 1858-1859 OS map. Within the Stock Beck site, the greatest visual difference is the creation of a water body to the western boundary of the Stock Beck site as first shown in the 1897 OS map.
- 4.4.12 The 1858-1859 map shows the surrounding area as bounded fields with the Lancaster and Carlisle railway running to the east and curving to the south west. The area of bounded fields remains unchanged to the north and west of the Stock Beck site. By the 1897 OS map, Kendal started to expand past the Lancaster and Carlisle railway to the south west of the Stock Beck site. By the publication of the 1938 OS map this expansion had continued to include a series of factories, The 1951 OS map shows the beginning of the residential expansion and infilling that continued to the north east of Kendal until the publication of the 1991 OS map.

Historic Landscape Characterisation

- 4.4.13 The character of the landscape within the site has been assessed as part of the Cumbria and Lake District Historic Landscape Characterisation (HLC) project (Cumbria County Council 2009). Character areas were based on the relationship between landscape types. The project identified 53 character areas and fifteen landscape types within this.
- 4.4.14 Kendal is situated within the Kendal and Kirkby Lonsdale character area, This extends south from Burneside to follow the valley of the River Kent and the valley of Lune to the north of Kirby Lonsdale. The overall character area is marked by a largely modern settlement pattern but with an older pattern of enclosure and moderate legibility of landscape elements of medieval origin (CCC 2009: 77). The settlement pattern appears highly nucleated but much of this pattern is a result of nineteenth and twentieth century settlement growth.
- 4.4.15 The northern part of the site is characterised by built environment of non-domestic development such as industry. The majority of the site is characterised by nucleated settlement with a small part to the east of the River Kent characterised by built environment. This is likely to be associated with the post-medieval water industry. The southern end of the site, centred on the Roman scheduled monument, is characterised by ancient enclosure.

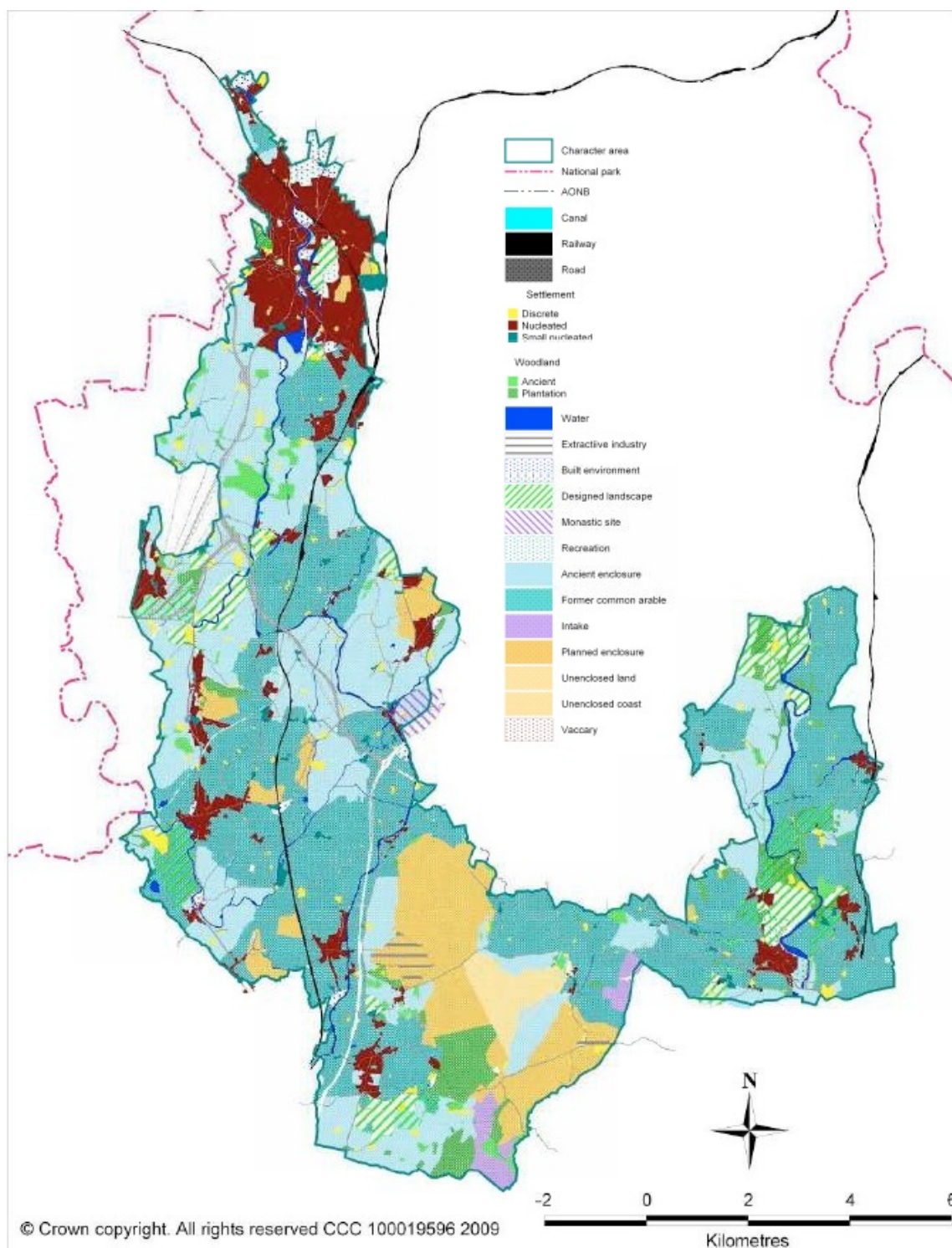


Plate 1: Extract indicating the HLC for Kendal and Kirkby Lonsdale character area (CCC 2009: 78)

4.5 Summary of Potential Heritage Constraints

- 4.5.1 A total of 174 designated heritage assets are identified within the study area comprising one Conservation Area, 168 Listed Buildings and 5 Scheduled Monuments. The majority of the designated heritage assets are located within the Kendal Conservation Area beyond the western boundary of the site. Of these 22 designated heritage assets are located within the site boundary.

4.5.2 Due to their location within the site the following designated heritage assets have been selected for further investigation into the affects development within the site could have on their heritage interests:

- The Kendal Conservation Area falls within the site boundary. Two Grade I Listed buildings, fourteen Grade II Listed buildings and three scheduled monuments are situated within the Conservation Area and the site boundary. Although the SLDC has not yet produced a list of locally important heritage assets for the whole of Kendal, the SLDC Kendal Conservation Area Appraisal (2007) has identified a list of locally important heritage assets within the conservation area. As such the affects upon the majority of the designated and non-designated heritage assets within the Kendal Conservation Area have been considered in relation to the Conservation Area;
- Grade I Listed Abbot Hall Art Gallery (NHLE: 1145684);
- Grade I Listed Church of The Holy Trinity (NHLE: 1319009), with Grade II Listed Memorial Cross in churchyard to west of church porch (NHLE: 1138126) and Listed Sundial in churchyard to west of nave (NHLE: 1145685).
- Grade II* Listed Wattsfield Farmhouse and Cottage (NHLE: 1145641) located to the south west of the site;
- Grade II Listed Heslington Laithes Mill (NHLE: 1145746) located to the southern boundary of the site;
- The scheduled monument Watercrook Roman fort and civil settlement (NHLE: 1007178) is located at the southern end of the site;
- Grade II Listed Mint House and Barn (NHLE: 1146381) located to the northern boundary of the site;
- Grade II Listed Coach House to north east of Mint House (NHLE: 1145667) located to the northern boundary of the site;
- Grade II Listed 109 Burneside Road (NHLE: 1318976) located to the north western boundary of the site; and,
- The following three scheduled monuments require further assessment due to their location on the river front and their potential to be affected by the works;
 - Stramongate Bridge (NHLE: 1004592)
 - Miller Bridge (NHLE: 1007109)
 - Nether Bridge (NHLE: 1007110)

Summary of Archaeological Potential

4.5.3 The historic and archaeological baseline has identified the site to contain a varying amount of archaeological potential. The Cumbrian extensive urban survey for Kendal (2006) indicates that archaeological investigation throughout Kendal has revealed good preservation of artefacts and environmental remains. It is anticipated the site could comprise:

- Low potential for prehistoric remains based upon the Bronze Age burnt mound and a beaker burial excavated further afield to the site and study area.
- High potential for archaeological remains dating to the Romano-British period. This is anticipated to be mainly restricted to the southern end of the site in the vicinity of the Scheduled Watercrock Roman fort and civil settlement (NHLE: 1007178).
- High potential for archaeological remains dating to the medieval period. The historic core of Kendal is likely to have been occupied since the early medieval period. Documentary evidence from as early as 1256 suggest the presence of a number of mills situated along the River Kent during this period. In addition, the three Scheduled bridges which cross the River Kent within Kendal have been altered and rebuilt during the medieval and post-medieval periods. It is possible that archaeological remains dating from previous phases of these river crossings are present within the site. The CHER records the probable location of the Wattsfield ford dating from the medieval period. Historic mapping indicates the boundary of the church grave yard of Holy Trinity Church has altered since the medieval period and therefore structures or human remains associated with the earlier phases of the Grade I Listed church could be present.
- High potential for archaeological remains dating to the post medieval period. Historic mapping demonstrates that the River Kent was utilised for industrial activities in the post medieval period. It is considered that archaeological remains comprising mill races, weirs, sluices, and built remains may be present at various locations within the site.
- Where there has been a degree of building out into the river channel over consecutive centuries, it has left the potential for remains of the historic river frontage behind the existing river frontage. This may comprise of a front wall with archaeological backfilled material located behind it (J Parsons *pers comm.*).

Stock Beck site

- 4.5.4 There are a total of six designated heritage assets within the 250 m study area of the Stock Beck site which comprise six Grade II Listed buildings.
- 4.5.5 The Grade II Listed Spital Farmhouse (NHLE: 1318953) is located 35 m north east of the Stock Beck site boundary and as such there is potential for the setting to be affected by the proposed scheme.
- 4.5.6 The Stock Beck site is situated in the former medieval deer park associated with Kendal Castle (NHLE: 1008901) and is in close vicinity to the former medieval Hospital of St Leonards. There is the potential of archaeological remains relating to these former sites. In particular, there is the potential to encounter the unknown line of the park pale of the former medieval deer park. In addition, the location of the cemetery for St. Leonards Hospital is undetermined and due to the course of the scheme, there is the potential to encounter remains relating to this.

5. Statement of Significance

5.1 Introduction

- 5.1.1 The following section assesses the heritage significance of heritage assets which have been identified as potentially sensitive towards change within the site in Section 4 above.
- 5.1.2 In accordance with Step 2 of Historic England's Good Practice Advice Note 3 (December 2017) the following section assesses whether, how and to what degree the settings of the identified heritage assets contribute towards their significance. The assessment goes on to state the contribution of the site towards that setting.

5.2 Kendal Conservation Area

- 5.2.1 The Kendal Conservation Area was designated in 1969 by Westmorland County Council and Kendal Town Council. The Kendal Conservation Area Character Appraisal 2007 has divided the conservation area into 10 distinct character zones. The site is situated within Character Areas 1, 3, 7, 8, 9 and 10 to varying degrees (**Figure 10**) The key characteristics of each area as outlined by the appraisal are as follows:

Character Area 1 - Town Centre North

- 5.2.2 This character zone covers the northern part of the historic medieval core of the town that is bounded to the east by the River Kent, and is focused on the area containing what was possibly an original large medieval market place, together with the roads that radiated outwards from this former open space. These streets and the extensive arrangement of deep burgage plots, and later enclosed yards, that are laid out behind many of the buildings, characterise the area. As a result of the historical high-density land use in this commercial area, formal open spaces within this character zone are very limited in number and scale. The enclosed yard system and the solidly built up frontages to all of the principle streets in the area ensure a very fine grain and high density of occupation and activity in the area. The River Kent provides a dominant feature to the eastern edge of this area and views along its corridor, or across towards Kendal Castle, are sometimes striking and of strategic importance.
- 5.2.3 Buildings within this character area are predominantly used by retail and other commercial functions. Locally quarried limestone and various sandstones of different hues are the primary construction materials of this character area. Buildings dating prior to the mid-nineteenth century principally are built of the local limestone. A significant amount of buildings have a surface treatment of roughcast or smooth render. Historically this material was uncoloured but in modern times the use of synthetic paints of bold colours have been utilised. Roofing materials are predominantly of blue grey true slates of local Cumbrian derivation.



Plate 2: General shot of buildings in Character Area 1

Character Area 3 - Kirkland

- 5.2.4 This area forms the southernmost part of the historic core of the town. Its main street, Kirkland, is the primary entrance into Kendal from the south. The River Kent forms a clear eastern boundary to the zone, while late twentieth century cul-de-sac housing estates set on slightly higher ground to the west form a sharply defined western edge to the character area. To the north this zone merges gradually into the Highgate, while the southern edge is positioned at a point where Milnthorpe Road and Lound Road divide, late nineteenth century suburban housing begins. A significant characteristic of the Kirkland sub-zone is the contrast formed between the narrow, winding and very built up form of the enclosed Main Street, with its narrow frontages and rear plots; and the more open series of spaces that are largely hidden behind these frontages to the east. This sub-zone has some very important listed buildings of significant national interest as well as a large number of unlisted buildings which make a positive contribution to the special interest of the conservation area.
- 5.2.5 This character area can architecturally be divided into two discrete areas. The eastern portion contains medium to large detached buildings with classical or gothic exteriors which are set within their own grounds. This portion comprises the Grade I Listed Church of the Holy Trinity (NHLE: 1319009) and Abbot Hall (NHLE: 1145684). The thirteenth century church has been restored in a perpendicular style. Its crenulated tower is an iconic landmark and the church is a significant focus for the surrounding churchyard and the Victorian and Edwardian school and parish halls which were built in a gothic revival style. Abbot Hall is one of the earliest examples of Georgian classical architecture to be built in Westmoreland.
- 5.2.6 The western portion of the character area consists largely of buildings from various periods laid out along a traditional street or in informal rows around open green spaces. Kirkland Street primarily consists of two to three storey buildings built in limestone sometimes in ashlar. Other buildings along the street are constructed from a wide mix of materials including sandstone, Kendal 'ragstone' and some half timbered neo-vernacular structures which are uncommon in Westmoreland. Some

buildings comprise roughcast covered walls and painted stuccos.



Plate 3: General shot of buildings in the eastern portion of Character Area 3 (Google Street View)



Plate 4: General shot of buildings in western portion of Character Area 3

Character Area 7 - Blackhall Road to Beezon Road

- 5.2.7 This is a relatively small but distinct character sub area that was largely a product of development linked to the arrival of the railway, its station and the associated goods yard after 1847, as well as the creation of new link road over the River Kent in 1887.

The major streets in this area tend to be dominated by large scale buildings of a very mixed design quality. The character area is assessed by the appraisal as having low architectural quality with only one listed building (NHLE: 1318975) and only 20% of buildings providing a positive contribution to the conservation area. The River Kent is more tightly hemmed in by tall buildings than at any other part on its journey through the town centre. The enclosed views that are formed to the north from Stramongate Bridge and from Victoria Bridge are distinctive.

- 5.2.8 A distinguishing characteristic of this particular character area is that it appears to have been historically ‘zoned’ for large purpose industrial and goods storage uses. There are very few residential or small scale buildings in this area other than for a terraced row of houses on Sandes Avenue and a few artisan workshops and workers cottages situated behind Wildman Street. A substantial number of large Victorian buildings were erected for the storage of goods comprising two, three and four storey height and were built between the river and the new railway line. Many of the warehouses have a considerable footprint and wide land plots around them.



Plate 5: General shot of buildings in Character Area 7 (Google Street View)

Character Area 8 Castle Street and Thorney Hills area

- 5.2.9 This character sub zone is situated at the north east corner of the conservation area and includes the land to the east of the River Kent above Kirkbie Green and Little Aynam Road. Two major edge features dominate the area – the broad arc of the River Kent, which forms a long western limit to the sub zone, and the tall embanked railway line, which passes through the zone before forming the northern edge of the conservation area beyond Castle Street. The size of plots, urban grain and building density varies considerably across this area, depending on the type of street or the status of houses. This character area also has four significant open green spaces that have a considerable impact on the morphology of the area.
- 5.2.10 The character area has a wide range of building types with a range of architectural styles, with most dating from the mid nineteenth century. The appraisal has assessed the general level of architectural quality as extremely high with there being twelve

listed buildings within the character area. Approximately 70% of the unlisted buildings provide a very positive role in defining the special architectural interest of the conservation area.

- 5.2.11 Buildings are primarily constructed from limestone and have a variety of finishes. The appraisal identified the limestone as randomly coursed and roughly shaped in less sophisticated houses and cottages, ashlar, squared or snecked courses in other properties. Houses with greater pretensions to architectural sophistication are rendered in smooth 'struck' stucco. Wildman Street incorporates the use of timber shop fronts or brown faience tiles. Roofs are almost universally laid in blue/grey slates, sometimes in graduated courses and often quarried from local sources, while stacks are almost always in masonry. Gabled timber roof dormers are a significant feature on some rows and streets. Specific street characteristics within this character zone can be seen in table 4.

Table 4: Key characteristics of streets in character area 8

Street	Characteristics
Thorny Hills	Terraced row of early nineteenth century buildings. Ashlar sandstone or painted stucco with architectural detailing of block storey banding, full height pilasters, moulded window architraves or robust doorway surrounds. Nine Grade II Listed buildings.
Wildman Street	Greatest variation in building use, form and surface treatment. Mixture of houses, shops, pubs, hotels. Contains medieval, Georgian, Victorian and Edwardian frontages. Contains the oldest buildings in the area; Castle Dairy (Grade I Listed, NHLE: 1145642) and Sleddale Hall (Grade II Listed, NHLE: 1390760).
Castle Crescent	Long terraced row arranged in two angled sections. Constructed between 1830 and 1850. Mostly single fronted with some double fronted buildings.
Castle Street	Detached and semi detached housing constructed of limestone and smooth stuccos with a range of Victorian pattern book ornamentation.
Castle Road	Mix of buildings including two and a half storey townhouses, two storey cottages and longer terraced rows of two storeys. Many of the buildings are built in squared limestone and have regularly spaced chimneystacks. Many of the houses in the street have bold door surrounds. Primarily of large detached Victorian villas, built in a range of eclectic

	styles with large mature gardens.
Ann Street, Gandy Street and Longpool	Single fronted houses with modern changes to fenestrations and doors.



Plate 6: General shot of building on Castle Road in Character Area 8 (Google Street View)



Plate 7: General shot of buildings on Thorny Hills in Character Area 8 (Google Street View)



Plate 8: General shot of buildings on Wildman Street in Character Area 8 (Google Street View)



Plate 9: A general shot of buildings along Ann Street in Character Area 8 (Google Street View)

Character Area 9 Kendal Castle, Canal Head and the area east of the River Kent

- 5.2.12 Two large natural, physical features dominate this character sub-area and its spatial framework. The River Kent, forms a solid edge to the west side of the sub-zone. The long, wide rounded ridge and an area of open and formal parkland upon which Kendal Castle is situated within marks the eastern boundary to the conservation area. Their natural character offers a very important contrast to the hectic man made environment of the town centre and surrounding suburbs, and the form and shape of

each of these more 'natural' areas dictates the layout of roads and wider land use in the immediate area.

- 5.2.13 The ruinous remains of Kendal Castle, a Scheduled Monument of national importance (NHLE: 1008901), form the earliest surviving fabric of this character zone. The outer walls are fragmentary and only a solitary round tower, gatehouse and part of the former great hall survive to any significant height. Aynam Road contains the Grade II Listed Bridge House (NHLE: 1145730) made of coursed, squared rubble with quoins as well as a row of fourteen single storey cottages built in a Tudor Gothic style. A chapel constructed in gothic style is also situated on this street with the character area. Terraced buildings of an arts and crafts style are present on Aynam Road as well as Victorian styled cottages and houses.
- 5.2.14 The character area boasts buildings associated with the development of the canal basin. The buildings comprise of rectangular limestone walls. A group of cemetery buildings clustered around the formal entrances are located on both sides of Parkside Road.



Plate 10: A general shot of buildings in Character Area 9 (Google Street View)



Plate 11: A general shot of Kendal Castle (NHLE: 1008901) in Character Area 9 (Google Street View)

Character Area 10 Dowker's Lane and Waterside

- 5.2.15 This character area is situated to the rear of the Highgate and Lowther Street frontages and is bounded on the east by the River Kent and to the south by the Abbott Hall Playing fields. It comprises principally of a formally planned housing redevelopment undertaken in 1960s. The character of this area is overwhelmingly modern in form and appearance.
- 5.2.16 The area is dominated by the two public housing schemes. They consist of low rise units in block form with access walkways and external staircases to some of the upper levels. The wall planes are brightly colour rendered with a regular arrangement of primarily square windows containing modern glazing systems. A small number of traditional masonry buildings were retained during the redevelopment of the area, principally in the area around Tanner's Yard and Gulfs Road. Taller buildings face onto the riverside walk and have limestone walls, traditional fenestration patterns and slated gabled roofs.



Plate 12: A general shot of buildings within Character Area 10 (Google Street View)

Significance

- 5.2.17 The site is considered to make a high contribution to the heritage significance of the conservation area by enabling the understanding of the historic townscape context through the river as a focal point for historic development, as well as the river influencing the layout of the town and forming boundaries between the different character areas.

5.3 Stramongate Bridge

- 5.3.1 The scheduled monument Stramongate Bridge (NHLE: 1004592) carries the Stramongate over the River Kent and joins New Road with Wildman Street. The bridge is a medieval, quadruple arched construction, comprising of three road bridges amalgamated into one through reconstruction. The original bridge dates to approximately the fourteenth century, although the middle section of the current bridge dates from the mid to late sixteenth century. In 1794, the bridge was found to be in a poor state of repair and thus the Kendal Corporation commissioned the construction of a new wider bridge. Instead of demolishing the original bridge, to accommodate a wider bridge the bridge was extended by an additional single track added either side of the original bridge.
- 5.3.2 The historic interest of the bridge stems from its age. The architectural interests of the bridge are derived from its fabric and its presence as an important example of demonstrating different building techniques and strategies that were conducted over various succeeding centuries.
- 5.3.3 The setting is defined by its position near the bend on the River Kent in the historic core of Kendal. The surrounding buildings that line the riverfront away from the bend of the river are predominantly all tall and up to 5 storeys in height. Its position on the river allows for intervisibility with the adjacent Sandes Avenue Bridge. Due to the linearity of the river as well as its position on a bend, the setting is considered to provide a positive contribution to the interests of the bridge by enabling the bridge to

be seen as a focal point along the river frontage. In addition to the river, the historic street pattern of Kendal provides a positive contribution to the understanding of the historic context of the bridge within the townscape.

- 5.3.4 The designated heritage asset is considered to have high heritage significance which is derived from its positive setting as well as its historic and architectural values.
- 5.3.5 The site in its current form makes a high contribution to the heritage significance of the scheduled monument by enabling an understanding of the historic landscape and the context for the original construction and later adaptation of the bridge.



Plate 13 Looking south towards scheduled monument Stramongate Bridge



Plate 14 View from Stramongate Bridge looking north towards Sandes Avenue Bridge

5.4 Miller Bridge

- 5.4.1 The scheduled monument Miller Bridge (NHLE: 1007109) was constructed in the early nineteenth century. It joins New Road and Aynam Road. There were a number of bridges, all made of wood, that stood on the spot of the three arched bridge. The wooden bridges were carried away in floods until 1743 when the town built a stone bridge to withstand the frequent floods. Officially, it was called Kent Bridge, but in 1833, when John Wood produced his map of the town, the bridge had been named Mill Bridge. By 1877, it had become known as Miller Bridge.
- 5.4.2 The historic and architectural interest of the bridge derives from its age, fabric and demonstration of eighteenth century design and engineering.
- 5.4.3 Its setting is defined by its position on a bend of the River Kent. It is surrounded by trees along the riverfront as well as buildings up to 4 storeys in height set back from the river front on either side; the buildings are pre-dominantly constructed in stone. It is considered to make a positive contribution to its interests by enabling the bridge to be seen in its historical context.
- 5.4.4 The designated heritage asset is considered to be of high heritage significance due to its historic and architectural interests as well as the positive contribution provided by its setting.
- 5.4.5 The site in its current form makes a high contribution to the heritage significance of the scheduled monument by enabling an understanding of the historic landscape and the context for the original construction of the bridge.



Plate 15 Looking southwest towards scheduled monument Miller Bridge

5.5 Nether Bridge

- 5.5.1 The scheduled monument Nether Bridge (NHLE: 1007110) joins Kirkland to Lound Road and Aynam Road. The bridge is a triple arched structure spanning the River Kent. The bridge was constructed in three phases and was originally designed to replace a ford situated north of the bridge site. The earliest known name for the bridge, albeit an earlier structure, was the Caput Pontis, or the 'head bridge'. A document dated 1376, states that permission had been granted to the town of Kendal, to charge tolls for traffic crossing the bridge. In 1772, the decision was made to widen the bridge. Three weeks after the work was completed, the structure was washed away in some of the worst floods the town has ever seen. The bridge was subsequently rebuilt. In 1908, the bridge was further widened. The three phases of building can be seen beneath the arches. The oldest section of the bridge is to the south, the middle section dates to the 1772 and the northern section dates to 1908.
- 5.5.2 The historic and architectural interest of the bridge stems from its age and fabric. The bridge is an important example of demonstrating different building techniques and strategies that were conducted over various centuries.
- 5.5.3 The designated heritage asset is located upon the River Kent. Vegetation frames the scheduled structure in views towards the bridge from both directions of the river. . The closest buildings are set back behind the connecting road to the bridge and are a mixture of post-medieval to modern developments all constructed in a similar material palette. Due to the linearity of the river, the bridge can be seen as a focal point along the river frontage. The stone parapet of the bridge continues along the river front providing a sense of continuity. The setting provides a positive contribution towards the significance of the heritage asset by enabling an understanding of the bridge's relationship to the river and historic layout of the town which increases the

bridge's historic and architectural interests.

- 5.5.4 In addition to the positive contribution provided by its setting, the designated asset is considered to hold high heritage significance due to its historic and architectural interests held by the historic fabric of the bridge.
- 5.5.5 The site in its current form makes a high contribution to the heritage significance of the scheduled monument by enabling an understanding of the historic landscape and the historic context for the original construction of the bridge.



Plate 16 Looking northwest towards scheduled monument Nether Bridge

5.6 Helsington Laithes Mill

- 5.6.1 The Grade II Listed Building (NHLE: 1145746) is located to the southern boundary of the site. It is a snuff mill dating to the mid nineteenth century. It is constructed out of slobbered limestone rubble walls with protruding stones and limestone quoins. It has a graduated green slate roof with stone ridges and two end chimneys with slate drips. There is a boarded door and casement to the ground floor with an external stone staircase to a boarded door on the first floor. The interior has a complete wheel and machinery is still in use for grinding snuff. The mill is situated at a distance from the river, formerly connected by a mill race.
- 5.6.2 The mill retains substantial historic and architectural interest not only in the fabric of the building it self but also in the surviving interior machinery. The building holds historic value as a rare example of a working post-medieval mill, which has received little alteration since its construction.
- 5.6.3 The listed building is currently situated near the privately owned premise by the road construction company J Chaplow & Sons Ltd. The mill is situated within a self-contained plot which is bounded by flat open land as well as the remains of the mill

race to the west of the building. The open land is considered to make a positive contribution to the heritage significance of the site as it enables understanding of the mill in its historical context and enables the viewer to reconstruct the operational workings of the mill.

- 5.6.4 The designated heritage asset is considered to have high heritage significance which is derived from its positive setting as well as its historic and architectural values.
- 5.6.5 The site is considered to provide a high contribution to the heritage significance of the listed building by enabling an understanding of the historic industrial use of a mill race and weir for the water powered industry.

5.7 Watercrook Roman Fort and Civil Settlement

- 5.7.1 The scheduled monument (NHLE: 1007178) is situated at the southern end of the site and situated within a loop of the River Kent. It comprises the Roman fort and its associated settlement. The fort was occupied between the late first century and late third century. Archaeological excavations within the Scheduled Monument have demonstrated the complex development of the both the fort and its associated *vicus*.
- 5.7.2 The historic interest of the Scheduled Monument stems from its function as a fort with an associated *vicus*. The monument demonstrates the history of Romano-British occupation within the vicinity of Kendal. The archaeological interest of the Scheduled Monument is demonstrated by the various archaeological excavations carried out within the vicinity which have demonstrated the development and occupation of the fort and *vicus*.
- 5.7.3 The designated heritage asset is set within a loop of the River Kent and is situated within flat land which is now in use as pasture. The course of the river is considered to contribute to the setting of the Scheduled Monument as it defines the extent of the former Roman occupation and demonstrates the defensible nature of the Roman fort. The setting makes a high contribution towards the heritage interests of the monument.
- 5.7.4 The monument draws heritage significance from its archaeological and historical value, which is contributed to by both its archaeological remains and its relationship to the River Kent. Its landscape context offers a valuable opportunity to understand the situation of the fort in terms of defence, transport and operation.
- 5.7.5 The site is considered to positively contribute to the setting of the Scheduled Monument as the course of the river defines the extent of the former Roman occupation and demonstrates the defensible nature of the Roman fort.



Plate 17 Looking west towards the scheduled Watercrook Roman Fort and Civil Settlement

5.8 Church of the Holy Trinity and Abbot Hall

Church of the Holy Trinity

- 5.8.1 The Grade I Listed Church (NHLE: 1319009) is a parish church established in 1232 and also contains later medieval editions (**Plate 18**). Comprehensive restorations in Perpendicular style were made in the nineteenth century. The earlier masonry work is coursed, squared and rubble.
- 5.8.2 Historic mapping indicates the church was formally set in its own churchyard (**HA10**) which extended near to the edge of the River Kent. Despite this the churchyard was not labelled until the 1861 OS map. Between the 1861 and 1898 OS maps, the extent of the grave church yard changed and was now primarily positioned the west of the church; this is also shown on the 1914 OS map (**Plate 19**). To the west of the church are the Grade II Listed nineteenth century Memorial Cross in churchyard to west of church porch (NHLE: 1138126) and the sundial in churchyard to west of nave (NHLE: 1145685) erected in 1866. The entrance to the churchyard is defined by the Grade II Listed gate piers, gates and railings (NHLE: 1138100) which were erected in 1822.
- 5.8.3 The historic interest of the building is derived from its former and current use as a parish church for Kendal. The original fabric reflects church design of the early medieval period with the subsequent additions in the later medieval period and nineteenth century demonstrating architectural developments and changes in style. Archaeological value derives from its churchyard (**HA10**) and the potential for earlier medieval structures such as vaults and burial monuments as well as human remains. The historic value is increased by its relationship with the Grade II Listed sundial (NHLE: 1145685), memorial (NHLE: 1138126) and the gate piers, gates and railings (NHLE: 1138100).



Plate 18: Looking west towards the Grade I Listed Church

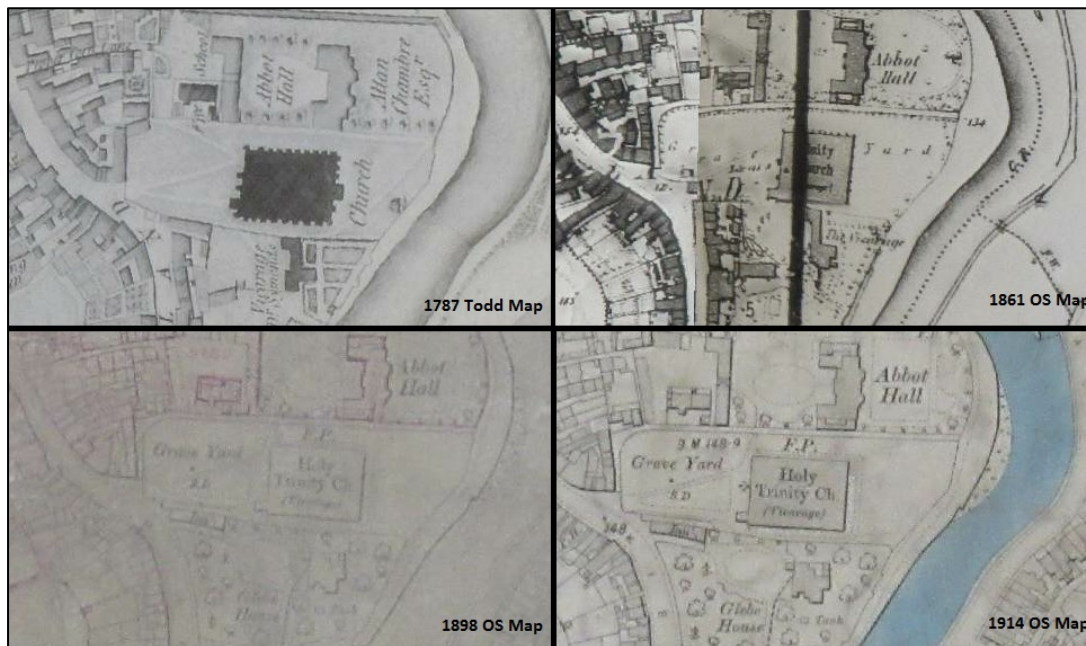


Plate 19: Historic map regression of the church yard

Abbot Hall

- 5.8.4 The Grade I Listed Abbot Hall (NHLE: 1145684) dates from 1759. It is a two storey building constructed out of coursed and squared rubble. It has curved stone steps with spiral curtail and iron handrails dating to the twentieth century leading up to a central doorway.
- 5.8.5 Abbot Hall was built near to the site of an earlier house named Abbots Hall. The

original hall was described as the 'anciona de Kirklande vocata Abbott Halle' implying that it had been the manor house for Kirkland. The close positioning of the Church of the Holy Trinity and Abbot Hall indicates the possibility that the original hall was an earlier manor house/church complex.

- 5.8.6 The historic and architectural interests of the building derive from its age and association with the architect John Carr of York who built it as a house for Colonel George Wilson of Dallam Tower. The house is a demonstration of the architectural styles of the mid-eighteenth century. The archaeological interest stems from the halls location in the area of a former manor house associated with the Church of the Holy Trinity.



Plate 20: Looking south west towards Abbot Hall

Setting and Significance

- 5.8.7 The buildings are positioned to the west of the River Kent and east of the medieval core. The setting of the church and hall are defined by their relationship to the River Kent, surrounding historic street pattern and nearby heritage assets. This setting provides a positive contribution to the heritage significance of the designated heritage assets by enabling an understanding of the historical landscape context. The Church's positioning and relationship to the nearby historic core make a positive contribution towards the heritage interests of the church by enabling an understanding and appreciation of the church as a focal point for the community of Kendal and as a landmark for the town in the surrounding landscape.
- 5.8.8 The church and hall are considered to have high heritage significance due to their positive setting and the interests attributed by their physical fabric as well as the archaeological potential of previous phases of the buildings.
- 5.8.9 The site is focused on the River Kent which is partially seasonally screened from view from the Church and hall through trees. Despite this there are views from the

river towards the designated heritage assets. The river contributes towards the historic landscape context and as such makes a positive contribution towards the historic interest of the buildings. It is therefore considered that the site makes a positive contribution towards the heritage significance of the designated heritage assets.

5.9 Mint House and Barn and Coach House to north-east of Mint House

Mint House and Barn

- 5.9.1 The Grade II Listed House and barn (NHLE: 1146381) dates to the eighteenth century. It has a keystone on the main porch dating to 1783 which possibly indicates the date of the whole house or just the porch. The barn was converted into a dwelling in April 1984. There are seven bays in total which consists of 3-storey central block with 2-storey wings. The house has incised stucco, coursed squared rubble with quoins to the rear. There is a modillion wooden cornice across the central block.
- 5.9.2 The historic interest of the listed building derives from its age and use as a house with a working barn. The architectural interest of the building is rooted within its fabric and the building's use of a variety of design elements throughout the eighteenth to twentieth century. The designated heritage asset also retains group value with the Grade II Coach house situated to north-east of Mint House (NHLE: 1145667).

Coach House to north-east of Mint House

- 5.9.3 The Grade II Listed Building (NHLE: 1145667) is located near the northern boundary of the site. It is a 3 storey nineteenth century coach house of more than one phasing comprising of 3 bays. It has a graduated slate roof and ball finials to ends of stone ridge. The central and north-east facing bays each have a plank double door, in elliptical-headed surround with a window on the left. The south-west facing bay has a plank double door with a window above. All of the windows are 2-light, wood-mullioned, with pointed inner heads under rectangular hood moulds.
- 5.9.4 The listed building derives its historic interest from its age and its architectural interest from its nineteenth century fabric. The coach house is considered to hold group value with the adjacent Grade II Listed Mint House and Barn (NHLE: 1146381).

Significance

- 5.9.5 The setting of the buildings is defined by their position within their surrounding grounds. The grounds are defined by a small stone wall bounded by Shap Road to the east. To the west and north the grounds are bordered by a rounded plot of fine grain development. A tree scape surrounds the grounds and screens the two listed buildings from the adjacent houses and Shap Road. Due to limited visibility, the setting is considered to make a neutral contribution to the interests of the designated heritage assets. In addition the setting is considered to provide a high contribution to the coach house's value by preserving and enabling an appreciation of the building's relationship to Mint House and its surrounding grounds.
- 5.9.6 The designated heritage assets are considered to have high heritage significance which is primarily derived from their historic and architectural interests as well as the positive contribution provided from their group value.
- 5.9.7 The River Mint within the site is situated to the south of the designated assets and is

screened from view through the surrounding houses, streets and natural foliage. The site does not share a historical relationship with the listed buildings and therefore does not contribute towards the heritage significance of the designated heritage assets.

5.10 109 Burneside Road

- 5.10.1 The Grade II Listed Building (NHLE: 1318976) is located in proximity to the north western boundary of the site. It is a two storey late eighteenth/early nineteenth century rebuilt house with later additions and alterations. It has wet-dashed rubble with a first floor sill band to the roadside elevation. There is a moulded cast-iron gutter on dentils. It has a hipped, graduated slate roof with a full-height, gabled porch projecting on the south elevation. It has an end and mid chimney constructed in stone. The south elevation has 3 bays. There is a panelled door between sashes which are all surrounded by a corniced pilaster.
- 5.10.2 The architectural and historic interest of the listed building derives from its fabric and physical presence as a strong example of house architecture and design dating to the eighteenth and nineteenth centuries.
- 5.10.3 The building is situated on Burneside Road and faces directly onto the street front. To the north is a two-storey stone house. Opposite the building the topography rises steeply, whilst to the rear the property is bounded by mature trees which screen the River Kent from view. Due to the trees and the surrounding topography the building is considered to have an enclosed setting with views towards the building limited to those which can be achieved from Burneside Road. The setting of the building includes the adjacent stone cottage which contributes towards the historic context of the building and the development of the street front. Overall the setting is considered to make a low positive contribution towards the heritage interests of the building.
- 5.10.4 The designated heritage asset is considered to be of high heritage significance due to its historic and architectural interests which derives from its age and fabric and the contribution its setting makes towards these interests.
- 5.10.5 As the listed building is best appreciated from its position on the street front the view towards the site makes a low positive contribution towards the heritage significance of the listed building by enabling an understanding of the building's historical landscape context.

5.11 Wattsfield Farmhouse and Cottage

- 5.11.1 The Grade II* Listed Wattsfield Farmhouse and Cottage (NHLE: 1145641) is located to the south western boundary of the site. It is a seventeenth century house with an eighteenth century cottage. It is constructed out of wet-dashed rubble, with graduated slate roofs and rendered mid and end chimneys. The cottage is two-storeys in height with a cellar. The house comprises 3 bays and a central full-height porch with panelled outer door in an architrave with segmental pediment enclosing a winged head.
- 5.11.2 The buildings demonstrate the former built heritage of the area and this consequently contributes to the historic interest of the building. The architectural interest of the building is derived from the general aesthetic of the asset which demonstrates design from the seventeenth century and eighteenth century and serves as an example of the local vernacular.

- 5.11.3 The buildings are situated to west of Wattsfield Road and the River Kent is located to the rear of the property. The buildings are surrounded by coarse grain development to the north, south and west. The designated asset is situated within its own grounds which are enclosed by mature trees planted as part of the landscaping of the farm. It is considered that due to the modern development of to the north, south and west, which isolates the farmhouse from its original agricultural land, the setting of the building is defined by its immediate surrounding grounds. As such, the setting is considered to make a low contribution towards the heritage interests of the Listed Building.
- 5.11.4 The heritage asset is considered to be of high heritage significance which is a result of the building's historic and architectural interests and the low contribution made by the setting of the Listed Building, which has been affected by development to the north south and west.
- 5.11.5 There is limited intervisibility between the site and the listed buildings as a result of the screening provided by the mature trees which enclose the farmhouses grounds. As such the site considered to make a neutral contribution towards the heritage significance of the Listed Building.

5.12 Spital Farm House

- 5.12.1 The Grade II Listed Spital Farmhouse (NHLE: 1318953) is located approximately 35 m north east of the Stock Beck site boundary. It was constructed in 1836 out of rendered rubble and is two storeys in height. It has a hipped graduated roof with a chimney located along the ridge.
- 5.12.2 The historic interest of the listed building derives from its age dating to the early nineteenth century. Its surviving fabric attributes the building with architectural interest and further adds to the historic interest of the farmhouse. The building is located on or near to the site of the medieval St Leonard's Hospital and as such there is archaeological interest within its grounds.
- 5.12.3 Its setting is defined by the surrounding green pastures and by its associated farm buildings including the Grade II Listed Threshing Barn and Gin Gang (NHLE: 1312283). The setting positively contributes to the historic interests of the listed building by enabling an understanding to its historic and present function as a farm house.
- 5.12.4 The designated heritage asset is considered to hold high heritage significance as a result of its historic, architectural and archaeological interests as well as the positive contribution provided by its setting.
- 5.12.5 The Stock Beck alignment runs to the west of the listed building. It forms part of the surrounding pasture within the setting of the farmhouse which is considered to positively contribute to the heritage significance of the designated heritage asset.



Plate 21: Looking west towards the Grade II Listed Spital Farmhouse

5.13 Archaeological Potential

5.13.1 Archaeological character zones have been determined on the basis of the area's historic landscape and townscape character as well as the potential archaeology within. The result is the site has been divided into five archaeological character zones. The extensive urban survey for Kendal (2006) indicates that archaeological investigation throughout Kendal has revealed good preservation of artefacts and environmental remains. It is anticipated that there will be varying degrees of archaeological potential across the site. Character zones and archaeological potential sub zones are indicated on **Figure 6**. Detail of areas is provided on **Figures 7-9**.

5.13.2 The archaeological sub-zones have been created with reference to the Cumbrian extensive urban survey of Kendal (2006), the data provided by CHER and historic mapping. Archaeological potential is divided into four categories which comprise:

- Very high potential: Areas of known high archaeological potential through previous investigations or areas identified to have very high potential through historic mapping and data provided by CHER.
- High potential: These are areas which are likely to contain archaeological remains whose importance, location and character can be inferred through research and interpretation. These areas have been identified through historic mapping and data provided by CHER.
- Moderate potential: These are areas that may contain archaeological remains that may provide moderate levels of archaeological information. These areas are in archaeologically significant parts of the site, however recent development may have compromised any archaeological remains.

- Low potential: These areas are considered to include archaeological remains of a character unlikely to provide significant information, or contain archaeological remains which have been compromised by recent development.

5.13.3 Due to the expansion of Kendal along the river front there is the possibility for the truncation of earlier archaeological deposits. Recent development which has a high possibility of having disturbed archaeological remains is indicated on **Figure 6**. Recent development is defined as development that took place post-1945.

Zone 1 (Figure 7)

- This zone is characterised by fields and modern expansion. Kentrigg was built between the late 1910s and 1930s to the western border of the site. Recent developments include the construction of a factory in the 1960s.
- There is primarily a low potential for archaeological remains due to the potential impact of modern development and the usage of the area in recorded history as predominantly fields.
- There is the potential alluvium across land close to the river may mask evidence of earlier activity.
- There is a moderate potential for post medieval remains in specific areas due to the documentation of the mill race associated with Beck Mills (HA17) as well as previous phases of the Mint Bridge (HA16). It is considered that these archaeological remains would be of moderate or low heritage significance. This would provide the opportunity for a potential early industry to be studied in relation to their landscape setting as presented in the Regional Research Framework (Newman and McNeil 2007: initiative 6.25).

Zone 2 (Figure 7)

- This zone comprises an area of post medieval and modern residential and industrial expansion to the north of the historic core. The Windermere Branch railway runs in a southeast to northwest direction through this zone.
- There is predominantly a low potential for archaeological remains due to the potential impact of modern development and the existence of trees lining the edge of the River Kent to the north of the railway within this zone.
- Recent development of residential expansion to the north east of the zone will have impacted on any potential remains. Although not a recent development, there is the potential that the construction of the railway will have impacted on any remains that may have existed within its footprint.
- Historic mapping demonstrates that the River Kent was utilised for industrial activities. The Dockray Hall Mill and associated leat is documented as running through this zone. It is considered that there is a high potential for archaeological remains relating to its leat and previous built remains. It is considered that these archaeological remains would be of moderate or low heritage significance. If such remains should be encountered it would provide the opportunity for detailed investigations of

mill sites dating to the medieval as presented in the North West Regional Framework (Newman and Newman 2007: initiative 5.41).

- To the south of the zone is an area of post medieval expansion north of the historic core of Kendal. There is potential for economic, structural and social evidence as well industrial activity. Despite this, it is anticipated that some sections within the area will have been impacted by recent development.

Zone 3 (Figure 8)

- This zone primarily comprises the historic medieval core of Kendal as well as its later post-medieval additions; this indicates a general high potential for archaeological remains throughout the zone.
- Very high
 - Historic mapping indicates the boundary of the church grave yard of the Grade I Listed Church of the Holy Trinity has altered since the medieval period. By the time of the 1898 OS map, graves were indicated only on the west of the church; prior to this the church grave yard was indicative on both the east and west. There is therefore potential for the encountering of early medieval church structures, human burials and burial monuments at the site of the former churchyard. Any remains encountered would be of high heritage significance. If statistically viable groups of burials were encountered full scientific analysis using all available techniques would be a high priority (Newman and Newman 2007: initiative 5.28). Priority should be given to any possible early medieval burials or funerary material (Newman and Brennand: initiative 4.36). Due to the potential of early medieval remains relating to the previous phases of the church, radio carbon dating should be undertaken as a matter of route (Newman and Brennand 2007: initiative 4.3).
- High
 - The Stramongate, Nether and Miller bridges which cross the River Kent within Kendal have been altered and rebuilt during the medieval and post-medieval periods. It is possible that archaeological remains dating from previous phases of these river crossings are present within the site. Any such archaeological remains would be of high heritage significance as they would contribute to the archaeological interest of the scheduled bridges.
 - Documentary evidence from as early as 1256 suggest the presence of a number of mills situated along the River Kent during the medieval period, despite this the exact location of the mills are unknown. Although there is plentiful documentary evidence, no medieval mills have been excavated and very few have been surveyed in the North West region (Newman 2006). As such any remains encountered would be of moderate to high heritage significance. If such remains should be encountered it would provide the opportunity for detailed investigations of mill sites and potentially fulling mills, which are of a high importance, dating to the medieval as suggested in the North West Regional Framework (Newman and Newman 2007: initiative 5.41).

- Historic mapping demonstrates that the River Kent was utilised for industrial activities. It is considered that there is a higher potential for archaeological remains comprising mill races, weirs, sluices, and built remains to be present within this zone. Specifically, the Castle Mills millrace is documented as running through this zone. It is considered that these archaeological remains would be of moderate or low heritage significance.
- Moderate
 - The Cumbrian extensive urban survey for Kendal (2006) considers that substantial areas of waterlogged deposits are unlikely. Despite this, it is possible that frequent flooding near the river in Kirkland may have caused remains to be better preserved.
 - Areas with moderate potential within this zone are situated within areas of archaeological importance. However, the areas are likely to have been compromised by recent development. This is in relation to the possible presence of industrial activity to the east of the river, and remains relating to the medieval core to the west of the river near Kirkland.
- Low
 - The areas to the east of the river comprise late post-medieval residential expansion. Prior to this, in recorded history, the areas comprised fields.

Zone 4 (Figure 9)

- This zone is located in an area of modern development and as such the potential of archaeological remains is generally low.
- The CHER records the probable location of the Wattsfield ford dating from the medieval period. It is considered that any archaeological remains associated with this ford would be of high heritage significance due to its historical association with the Scheduled Nether Bridge (NHLE: 1007110).
- Historic mapping indicates the course of the mill race for Low Mills to the south of the zone. It is considered that these archaeological remains would be of moderate or low heritage significance.
- It is possible that frequent flooding near the river in Kirkland to the north of the zone may have caused remains to be better preserved (CCC 2006). Despite this, certain areas are likely to be impacted by recent decent developments.

Zone 5 (Figure 9)

- This zone primarily comprises fields south to the core of Kendal. The zone has modern expansion which includes the sewage works and residential housing. These recent developments are likely to have impacted on any potential archaeological remains present.
- The zone is largely located in an area of known Romano-British activity. This is primarily restricted to the vicinity of the Scheduled Watercrock Roman fort and civil settlement (NHLE: 1007178). It is anticipated that any

archaeological remains of Romano-British date would be of high heritage significance as they would make a positive contribution to the archaeological interest and heritage significance of the Scheduled Monument. If any remains encountered are of a military nature, analysis should focus on chronologies and phasing of sequence of the archaeology. In particular, attention should be paid to possible traces of early pre-fort phases or later roman occupation. Any investigation should be complemented by carefully targeted geophysical surveys and research excavations as it is near the scheduled military site (Philpott and Brennand 2007: initiative 3.19).

- Historic mapping demonstrates that the River Kent was utilised for industrial activities in the post-medieval period. It is considered that archaeological remains comprising mill races, weirs, built remains may be present at the location of the Heslington Laithes Snuff Mill to the south of the zone. It is considered that these archaeological remains would be of low to moderate heritage significance. Due to its rural setting, any remains encountered may provide the opportunity for early industry to be studied in relation to their landscape setting as presented in the Regional Research Framework (Newman and McNeil 2007: initiative 6.25).

Stock Beck Site

- This area is mainly located in an area of enclosed fields to the northeast of Kendal (**Figure 11**).
- The northern boundary of the Stock Beck site is situated in close vicinity to the medieval monastic Hospital of St Leonard and there is therefore the potential for remains relating to this heritage asset to be present within the study area. The location of the cemetery associated with the hospital is unknown and as such the close running course of the scheme may have the potential to encounter remains of the cemetery. If viable groups of burials are encountered full scientific analysis using all available techniques would need to be a high priority (Newman and Newman 2007: initiative 5.28).
- LiDAR imagery has identified a curved earth work that the Stock Beck site partially runs through. There is potential that the earth work is an old field boundary, however, it is not present on the earliest OS maps (appendix). Therefore there is potential for the earthwork to be associated with the medieval hospital, perhaps as a precinct boundary (**Figure 12**). The Stock Beck site runs partially through this boundary. It is considered that any archaeological remains encountered would be of moderate heritage significance. If remains should be encountered it would provide the opportunity for an extensive and site specific study which is required of hospitals and other minor sites of the monastic orders (Newman and Newman 2007: initiative 5.22).
- The southern extent of the Stock Beck site is situated within the former deer park associated with Kendal Castle (NHLE: 1008901). There is the potential for archaeological remains relating to the field boundaries of the park and the unknown course of the park pale line. It is considered that any archaeological remains encountered would be of low heritage significance.
- There is potential for peat deposits, particularly along the western route of the Stock Beck diversion. The channel element extends through an area of

marshland which is fed from a spring situated in woodland east of Spital Farm. There is the possibility the water may run downhill into this marsh land. As such, there is the potential for the presence of waterlogged or palaeoenvironmental remains.

6. Options Appraisal

6.1 Introduction for Kendal Options

6.1.1 This section considers the benefits and constraints upon the historic environment for shortlisted options for flood alleviation schemes along the River Kent in Kendal. These are presented in the table below.

Scheme Option	Heritage Affected	Potential Impact	Mitigation
<u>Option 1 : Do Nothing</u>	<ul style="list-style-type: none"> All identified heritage assets in close proximity to River Kent and River Mint 	<ul style="list-style-type: none"> Continued overtopping of the River Mint and River Kent which could lead to permanent damage of the historic fabric of the heritage assets 	
<u>Option 2 : Do Minimum</u>	<ul style="list-style-type: none"> All identified designated heritage assets in close proximity to River Kent and River Mint 	<ul style="list-style-type: none"> Continued overtopping of the River Mint and River Kent which could lead to damage of the historic fabric of the heritage assets 	
<u>Option 3 : Upstream Storage at One Location</u>			
Kentrigg location.	<ul style="list-style-type: none"> Should be no negative impact on heritage assets due to intervening townscape and it is not situated in an area of high archaeological potential 	<ul style="list-style-type: none"> Extent cannot be confirmed but it will enhance flood protection to varying degrees for all heritage assets identified in the study area for Kendal 	<ul style="list-style-type: none"> Additional archaeological evaluation work (Fieldwalking, geophysical survey, trenching) may be required to determine archaeological potential and significance of storage area. Any potential walls that may be required should be faced with local material to reflect the local vernacular
<i>Complementary Measures</i>	<ul style="list-style-type: none"> Heslington Laithes Mill 	<ul style="list-style-type: none"> Removing the weir could 	<ul style="list-style-type: none"> Any potential walls that may

	(Grade II Listed, NHLE: 1145746)	impact on the setting of the mill and weir structure may be deemed listed curtilage requiring listed building consent for removal	be required should be faced with local material to reflect the local vernacular
Option 4: Upstream Storage at Two Locations			
Series of scenarios with storage on Kent and Mint Tributaries, many storage areas considered including: Kentrigg, Kentmere Tarn, Meal Bank and Ivy Bridge.	<ul style="list-style-type: none"> • See option 3 for location at Kentrigg <p><u>Kentmere Tarn</u></p> <ul style="list-style-type: none"> • Situated in English Lake District World Heritage Site • The Kentmere Tarn storage area is in close proximity to Millrigg Romano-British enclosed hut circle settlement (NHLE: 1008898, Scheduled Monument) which, is located circa 250 m to the east • Due to close proximity to scheduled monument – high archaeological potential for Romano-British remains <p><u>Ivy Bridge</u></p> <ul style="list-style-type: none"> • Ivy Bridge (Grade II Listed, NHLE: 1086873) • Significance of archaeological potential unknown <p><u>Meal Bank</u></p> <ul style="list-style-type: none"> • Should be no negative impact on heritage assets 	<ul style="list-style-type: none"> • See option 3 for location at Kentrigg <p><u>Kentmere Tarn</u></p> <ul style="list-style-type: none"> • Setting of scheduled monument (NHLE: 1008898) potentially affected. • Potential impact to the unique natural landscape which forms part of the Lake Districts Outstanding Universal Values <p><u>Ivy Bridge</u></p> <ul style="list-style-type: none"> • Potential for the setting to be affected but may be at a great enough distance to not cause a significant impact <p><u>General</u></p> <ul style="list-style-type: none"> • Extent cannot be confirmed but it will enhance flood protection to varying degrees for all heritage assets identified in the study area for Kendal • Loss or damage of potential archaeological remains through construction 	<ul style="list-style-type: none"> • Potential need for archaeological evaluation to establish whether archaeological remains relating are present and their degree of significance. This would form the first phase of archaeological mitigation and increase the understanding of the heritage resource. • Subject to evaluation results further archaeological investigations may be required to preserve by record or in situ any remains that may be present and would be damaged or destroyed by groundworks. • Increased understanding of the heritage resource and its significance through research and recording • Construction design to be sensitive to historic surroundings

	due to intervening townscape and it is not situated in an area of high archaeological potential	activities.	
<i>Complementary Measures</i>	<ul style="list-style-type: none"> Heslington Laithes Mill (Grade II Listed, NHLE: 1145746) 	<ul style="list-style-type: none"> Removing the weir could impact on the setting of the mill and weir structure may be deemed listed curtilage requiring listed building consent for removal 	<ul style="list-style-type: none"> Any potential walls that may be required should be faced with local material to reflect the local vernacular
Option 5: Linear Defences			
Kendal North	<ul style="list-style-type: none"> 109 Burneside Road (Grade II Listed, 1318976) 	<ul style="list-style-type: none"> Construction of flood defence walls and embankments will enhance flood protection for 109 Burneside Road and buildings within the Conservation Area Construction of permanent hard standing flood defences may affect the setting of 109 Burneside Road and the special interests of the Conservation Area 	<ul style="list-style-type: none"> Face the frontage of the permanent walls with local material to reflect the local vernacular
Kendal Central	<ul style="list-style-type: none"> Nether Bridge (Scheduled Monument, NHLE: 1004592) Miller Bridge (Scheduled Monument, NHLE: 1007109) Stramongate Bridge (Scheduled Monument, 	<ul style="list-style-type: none"> Construction of permanent flood wall enhances flood protection. Increased degree of resilience from flooding and reduced risk of harm to the historic fabric of designated 	<ul style="list-style-type: none"> Face the frontage of the permanent walls with local material to reflect the local vernacular

	<p>NHLE: 1007110)</p> <ul style="list-style-type: none"> • Kendal Conservation Area • Church of the Holy Trinity (Grade I Listed, NHLE: 1319009) • Abbot Hall Art Gallery (NHLE: 1145684) 	<p>heritage assets which contribute towards the character and appearance of the Conservation Area.</p> <ul style="list-style-type: none"> • The setting of several listed buildings which provide positive contribution to the Kendal Conservation Area may be affected due to placement of walls <ul style="list-style-type: none"> ○ Grade I Listed Church of the Holy Trinity (NHLE: 1319009), Abbot Hall Art Gallery (NHLE: 1145684) ○ Grade II Listed Parish Hall (NHLE: 1138184), Drinking fountain on south side of abbot hall recreation ground (NHLE: 1319007), Bridge House (NHLE: 1145730), Aynam Lodge Aynamcote (NHLE: 1145701) • Linear defence walls will impact on the setting of the scheduled monuments 	
Kendal South	<ul style="list-style-type: none"> • Watercrook Roman fort and civil settlement (Scheduled Monument, NHLE: 1007178) • Heslington Laithes Mill (Grade II Listed, NHLE: 1145684) 	<ul style="list-style-type: none"> • Part of proposed wall (adjacent to Watercrook Farm) is going into the scheduled monument area of Watercrook Roman fort and 	<ul style="list-style-type: none"> • Realignment of the wall to not enter into the scheduled monument • Archaeological work required prior to

	1145746)	<p>civil settlement (NHLE: 1007178). This would highly impact the archaeological, evidential and historical values of its heritage significance</p> <ul style="list-style-type: none"> ○ Remaining part of the wall may impact on the setting of the scheduled monument • Construction of embankments will enhance flood protection for the Heslington Laithes Mill • Subject to design and height, construction of embankment may affect the setting of Heslington Laithes Mill. In addition the complementary measure of removing weir at the Mills would impact on the setting 	<p>construction due to significance of archaeological remains</p> <ul style="list-style-type: none"> • Face the frontage of the permanent walls with local material to reflect the local vernacular.
	<p>Archaeological Potential <i>North- potential to affect Zones 1 and 2</i></p> <ul style="list-style-type: none"> • Archaeological potential dating to the post-medieval water powered industry associated with Dockray Hall Mill Leat (HA15) <p><i>Central – potential to affect Zone 3</i></p> <ul style="list-style-type: none"> • Stock Beck (HA28) • Churchyard of the Church of 	<ul style="list-style-type: none"> • Loss or damage of potential archaeological remains through construction activities. • Loss or damage of potential human burials dating from the medieval period onwards 	<ul style="list-style-type: none"> • Potential need for archaeological evaluation to establish whether archaeological remains relating are present and their degree of significance. This would form the first phase of archaeological mitigation and increase the understanding of the heritage resource. • Subject to evaluation results further archaeological

	<p>the Holy Trinity (HA10)</p> <ul style="list-style-type: none"> Archaeological potential dating to the medieval water powered industry Archaeological potential dating to the post-medieval water powered industry associated with Castle Mills Mill Race (HA19) <p><i>South – potential to affect Zones 4 and 5</i></p> <ul style="list-style-type: none"> Archaeological potential dating to the Romano-British Period Archaeological potential dating to the post medieval water powered industry with Heslington Laithes Mill and Low Mill 		<p>investigations may be required to preserve by record or in situ any remains that may be present and would be damaged or destroyed by groundworks.</p> <ul style="list-style-type: none"> Increased understanding of the heritage resource and its significance through research and recording
<u>Option 6: Combination of Linear Defences and Upstream Storage</u>	<p>See Option 3 and 4 for Upstream Storage See Option 5 for Linear Defences</p>	<p>See Option 3 and 4 for Upstream Storage See Option 5 for Linear Defences</p> <ul style="list-style-type: none"> Use of upstream storage would limit the height of linear defences which is would make the permanent features less imposing. However, they would still impact on the setting of the heritage assets they would be located near to 	<p>See Option 3 and 4 for Upstream Storage See Option 5 for Linear Defences mitigation</p>
<u>Complementary Measures on Stock</u>	<ul style="list-style-type: none"> Stramongate Bridge 	<ul style="list-style-type: none"> If linear defences are required 	<ul style="list-style-type: none"> Face the frontage of the

Beck	(Scheduled Monument, NHLE: 1007110)	to supplement the replacement culverts then it may impact on the setting of the scheduled monument	permanent walls with local material to reflect the local vernacular.
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6.2 Diversion Route for Stock Beck Scheme

6.2.1 This section considers the benefits and constraints upon the historic environment for the flood alleviation schemes for the Stock Beck diversion route. These are presented in the table below.

Scheme Components	Heritage Affected	Potential Impact	Mitigation
<p>Swale</p> <ul style="list-style-type: none"> Of up to 2.5m in depth in places 	<ul style="list-style-type: none"> Church of St Leonard (HA46) – possible precinct boundary as identified on LiDAR imagery (Plate 22) Kendal Castle, Deer Park (HA50) – potential field boundaries It is considered that the proposed scheme will not have a negative impact on the setting of the Grade II Listed Spital Farmhouse (NHLE: 1318953) as the function of the landscape as green 	<ul style="list-style-type: none"> Loss or damage of potential archaeological remains through construction activities. 	<ul style="list-style-type: none"> Realignment of the swale to avoid truncating the possible boundary associated with the monastic church (HA46) Potential need for archaeological evaluation to establish whether archaeological remains relating are present and their degree of significance. This would form the first phase of archaeological mitigation and increase the understanding of the heritage resource.

	<p>pasture will remain the same. The course of the proposed swale broadly follows a natural channel within the landscape (Plate 23) and will not distract or detract from the heritage significance of the Listed Building.</p>		<ul style="list-style-type: none"> • Subject to evaluation results further archaeological investigations may be required to preserve by record or in situ any remains that may be present and would be damaged or destroyed by groundworks. • Increased understanding of the heritage resource and its significance through research and recording
<p>Pumping Station located on the Stock Beck</p> <ul style="list-style-type: none"> • Approximately 3 m in depth 	<ul style="list-style-type: none"> • The main chamber of the pumping station is located within an area of High archaeological potential. The remainder of the pumping station is located in a low area of archaeological potential (Plate 24) As such, there is the potential for the installation of the station to affect as yet unknown archaeology 	<ul style="list-style-type: none"> • Loss or damage of potential archaeological remains through construction activities. 	<ul style="list-style-type: none"> • Potential need for archaeological evaluation to establish whether archaeological remains relating are present and their degree of significance. This would form the first phase of archaeological mitigation and increase the understanding of the heritage resource. • Subject to evaluation results further

			<p>archaeological investigations may be required to preserve by record or in situ any remains that may be present and would be damaged or destroyed by groundworks.</p> <ul style="list-style-type: none">• Increased understanding of the heritage resource and its significance through research and recording
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Plate 22: Looking south west towards Spital Farmhouse. Note the impress of the potential earthwork as identified on Figure 12



Plate 23: Looking north east towards Spital Farmhouse



Plate 24: Pumping Station location within areas of archaeological potential as shown on Figure 6 (Red - High, Yellow- Moderate, Green - Low)

7. Discussion

7.1 Summary

- 7.1.1 The study has highlighted areas where the proposed flood defence schemes may impact upon designated and non designated heritage assets. It is considered that some of the schemes would result in varying degrees of harm upon the historic environment resource whilst others provide opportunity for resilience to historic fabric of buildings during flood episodes.
- 7.1.2 Options 1 and 2 would result in the heritage assets remaining under threat of disrepair which would be significantly harmful to the heritage assets. Subject to final designs and placement the upstream storage units in Options 3, 4 and 6 could result in minor negative impact the settings of some designated heritage assets. Subject to final designs the permanent flood barriers in Options 5 and 6 could result in minor negative impact to the setting of the designated heritage assets by adding modern, hard, impermeable boundaries within the settings of the designated heritage assets. It may be possible to mitigate or lessen these impacts through design.
- 7.1.3 Part of the design for Option 5 would have a direct negative impact on the scheduled Watercrock Roman fort and civil settlement (NHLE: 1007178) as the current wall alignment enters the area of the scheduled monument. Realignment should be sought at this location. However the permanent flood barriers would enhance flood protection for the designated heritage assets which would help to preserve its historic and archaeological importance for the future.
- 7.1.4 It is considered the proposed scheme provides public heritage benefits by providing protection to Kendal as well as the physical historic fabric of the local heritage assets from future flooding events. It is considered this benefit outweighs any perceptible harm to their heritage significance due to changes within their setting. Despite this, in choosing preferred flood defence options, preference should be given to the schemes which do not adversely affect the setting of listed buildings and those that preserve or enhance that setting of designated heritage assets and the special character and appearance of the Conservation Areas.
- 7.1.5 There is evidence of activity in Kendal since the Romano-British period including the important industrial water powered mill activity of the medieval and post medieval periods. There is therefore potential for archaeological remains to be present which could be damaged or destroyed during construction activities associated with Options 4, 5, and 6 and the pumping station element of the Stock Beck scheme. There is evidence from LiDAR imagery of an earthwork feature near the northern boundary of the Stock Beck site boundary as well as potential activity relating to the deer park associated with Kendal castle to the south of the site. As such there is potential for archaeological remains which could be damaged or destroyed during the construction activity of the swale. .

Mitigation

- 7.1.6 All constraints and opportunities of the proposed flood defence options have been explored. To minimise the impact upon the heritage significance of the historic environment a series of mitigation proposals were suggested in section 6 which will reduce any potential harm to the designated and non-designated heritage assets. Considerations to the impact of the scheme on the significance of heritage assets will need to be assessed once the scheme is finalised.

- 7.1.7 Subject to final designs the impact of the flood defence walls could be reduced through the frontage of the walls being faced with local materials in order to reflect the local vernacular and to help blend the walls into their surrounding setting. It is suggested that the wall entering Watercrock Roman fort and civil settlement (NHLE: 1007178) should be realigned in order to avoid directly impacting on the scheduled monument. This realignment may provide opportunities for the enhancement of the public realm.
- 7.1.8 To minimise harm to archaeological remains it has been suggested that there may be a potential need for archaeological evaluation to establish whether archaeological remains are present and to ascertain the significance of any potential remains. A series of ground investigations with archaeological monitoring have already been agreed with the curatorial advisor to the SLDC and may inform an understanding of archaeological potential in certain areas. Any results would be supported by subsequent targeted evaluation. Subject to evaluation results, further archaeological investigations may be required to preserve by record or in situ any remains that may be present and would be damaged or destroyed by groundworks. This would lead to an increased understanding of the heritage resource and its significance through research and recording. Subject to the finalised archaeological interventions, there is the potential for educational and community engagement opportunities associated with the archaeological interventions.
- 7.1.9 A slight realignment of the swale could be suggested at the northern end of the Stock Beck diversion scheme in order to avoid the earthwork potentially associated with the former monastic hospital. Alternatively, the features could be tested as part of a programme of evaluation in order to determine their significance and whether realignment is required.

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Appendix 1: Gazetteer of Heritage Assets

HA	Period	Name	HER Reference	NGR	
				Easting	Northing
1	Romano-British	Watercreek Pottery Kiln, Kendal	2071	351200	490600
2	Romano-British	Watercreek Farm Bath House	2079	351480	490550
3	Romano-British	Potlands Roman Cemetery, Watercreek, Natland	3108	351400	490200
4	Romano-British	Kendal Fell Road	4162	351400	490700
5	Romano-British	Roman Pottery Finds, Watercreek, Natland	6501	351480	490380
6	Romano-British	Candlestick Find, Watercreek Farm, Natland	19007	351620	490570
7	Romano-British	Altar, Watercreek Farm, Natland	19009	351500	490510
8	Romano-British	Coin Finds, Helsington Mills, Watercreek, Helsington	19084	351400	490400
9	Romano-British	Coin Finds, Helsington Mills, Watercreek	19085	351300	490200
10	Medieval	Churchyard associated with Church of the Holy Trinity, Kendal	2475	351685	492142
11	Medieval	Wattsfield Ford	2467	351760	491269
12	Post-medieval	Stramongate Bridge Ducking Stool, Kendal	2464	351880	492990
13	Post-medieval	Helsington Laithes Snuff Mill	4310	351329	490344
14	Post-medieval	Lancaster - Kendal Canal	5332	352205	484963
15	Post-medieval	Dockray Hall Mill, Kendal	17580	351548	493656
16	Post-medieval	Mint Bridge, Kendal	17581	352190	494259
17	Post-medieval	Beck Mills, Kendal	17583	352593	494674
18	Post-medieval	Natland Mill Beck Sand Pits, Kendal	17598	351854	490980

19	Post-medieval	Castle Mills, Miller Field, Kendal	19013	351750	492435
20	Post-medieval	Industrial Workers' Cottages, Yard 12, Wildman Street, Kendal	19975	351880	493071
21	Post-medieval	Beezon Road Bonded Warehouse	40355	351746	493146
22	Post-medieval	Bridge End Tannery, Nether Bridge, Kendal	40863	351690	491910
23	Post-medieval	Netherfield Shoe Factory	40864	351710	491840
24	Post-medieval	K Shoes	40865	351739	491826
25	Post-medieval	Turnpike House	40869	351730	491880
26	Post-medieval	Beezon Road Brewery, Beezon Road, Kendal	41741	351800	493095
27	Post-medieval	Lancaster and Carlisle Railway, Windermere Branch	41967	348322	495863
28	Post-medieval	Stock Beck, Kendal	41968	352011	492986
29	Post-medieval	The Brewery, Wildman Street, Kendal	43438	351920	493011
30	Post-medieval	Beezon Road Tannery, Kendal	43439	351852	493022
31	Post-medieval	The Bridge Inn, Stamongate, Kendal	43440	351839	492931
32	Post-medieval	Albert Buildings / Allen Technical College / Kendal Museum, Kendal	43443	351842	493120
33	Post-medieval	6 Rawes Yard, Wildman Street, Kendal	43446	351872	493055
34	Post-medieval	The Cock & Dolphin, 2 Milnthorpe Road, Kendal	43594	351617	491933
35	Post-medieval	Milnthorpe Road Building, Kendal	43595	351625	491920
36	Post-medieval	Canal Head Warehouse, Canal Head North, Kendal	43659	351822	492601
37	Post-medieval	St George's Church, St George's Walk, Kendal	43878	351975	492942
38	Post-medieval	The Vicarage, Holy Trinity Parish Church, Kendal	43882	351690	492095
39	Post-medieval	The Old Fire Station, Miller's Court, Aynam Road, Kendal	44176	351711	492575
40	Post-medieval	6 Aynam Road, Kendal	44836	351733	492457
41	Modern	Avenue Works / Avenue House, Beezon Road, Kendal	41742	351781	493086

42	Unknown	Quern Find, Watercrook	4103	351500	490700
43	Unknown	Watercrook Architectural Detail	4104	351700	490600
44	Unknown	Beck Mills Unclassified Earthworks	13594	352595	494838
45	Unknown	Beck Mills Unclassified Earthworks	13595	352420	494731
Stock Beck					
46	Medieval	Hospital of St Leonard, Spital Farm, Kendal	2074	352700	494300
47	Medieval	Mint Deserted Medieval Village	3629	352200	494400
48	Medieval	Sedbergh Road Motte, Kendal	19120	353111	492871
49	Medieval	Ring Find, Kendal	42620	353000	494000
50	Medieval	Kendal Castle, Deer Park	6420	353128	6490000
51	Post-medieval	Lancaster and Carlisle Railway / London and North Western Railway	41005	352860	515479
52	Post-medieval	Spital Quarries, Spital Wood, Kendal	17584	352966	4490000
53	Post-medieval	Jenkinrag Quarries, Kendal	17585	353133	8490000

Appendix 2: Historic Mapping for Stock Beck site

Site Details:

352769.31605922437,
493818.6580987016

Client Ref: 016348
Report Ref: GS-5342715
Grid Ref: 352871, 493640

Map Name: County Series

Map date: 1858-1859

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1859
Revised 1859
Edition N/A
Copyright N/A
Levelled N/A

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Revised 1858
Edition N/A
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Surveyed 1858
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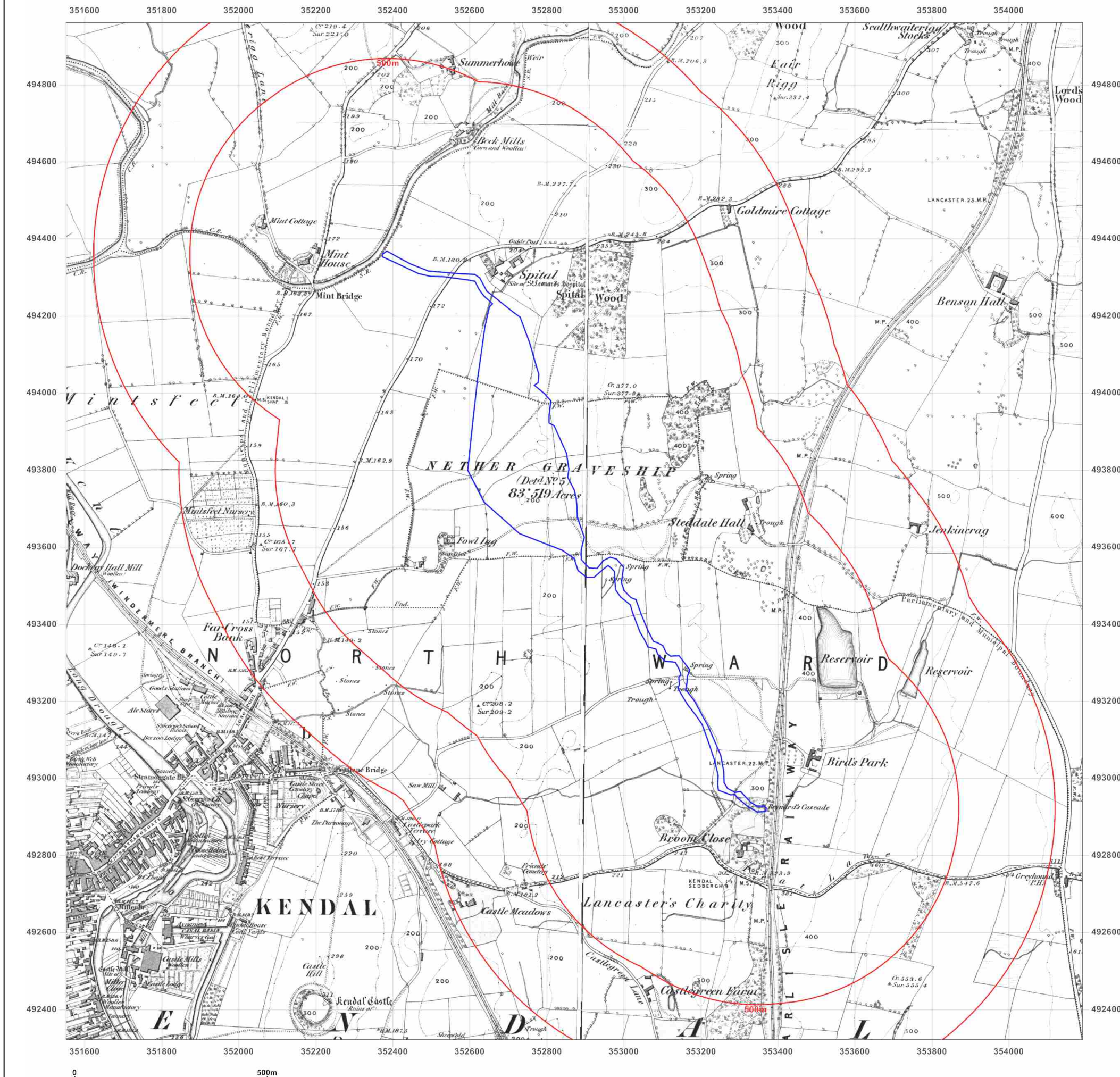


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Site Details:

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493818.6580987016

Client Ref: 016348
Report Ref: GS-5342715
Grid Ref: 352871, 493640

Map Name: County Series

Map date: 1897

Scale: 1:10,560

Printed at: 1:10,560



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Surveyed 1858
Revised 1897
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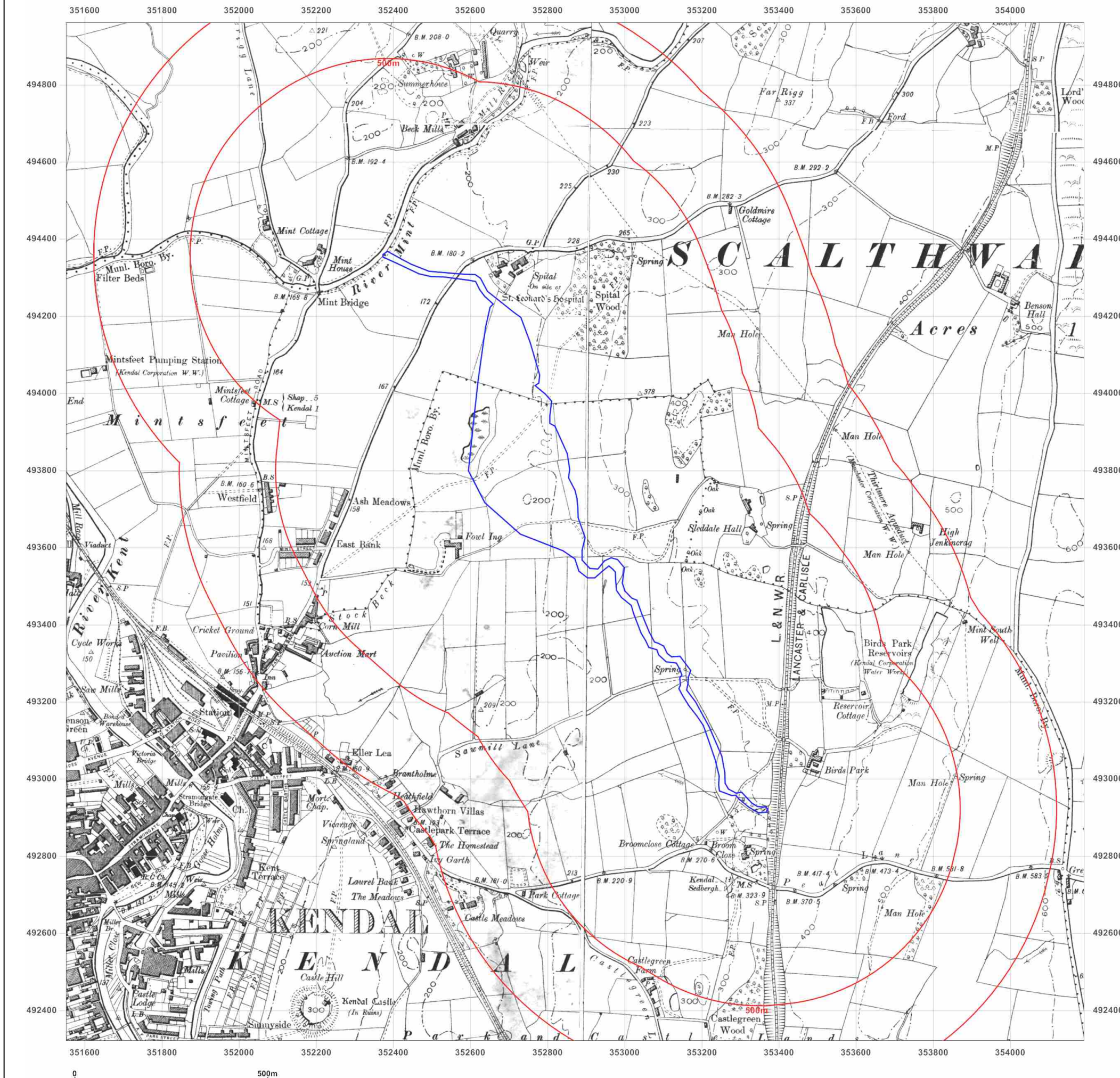


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Report Ref: GS-5342715
Grid Ref: 352871, 493640

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1857
Revised 1938
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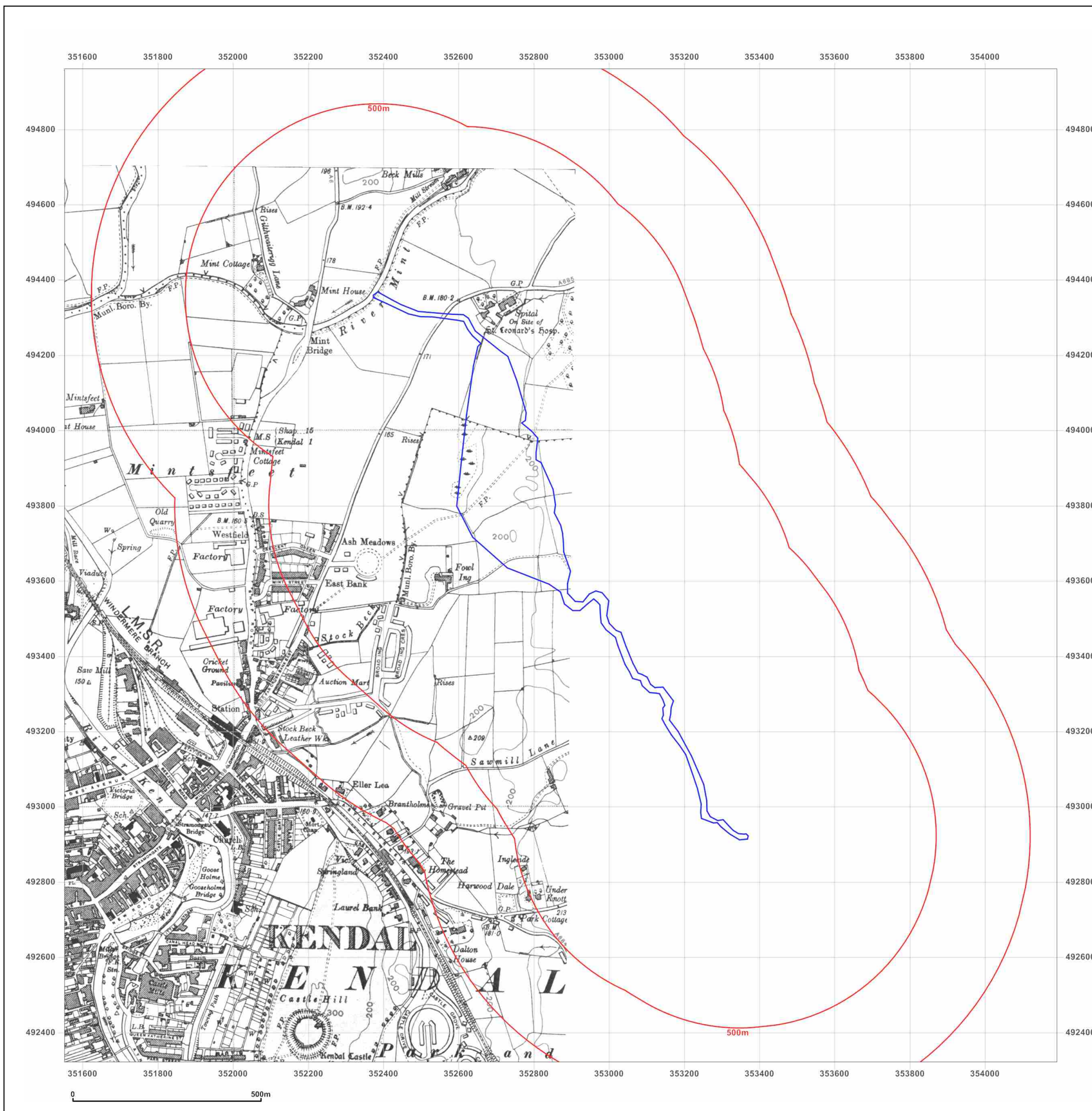


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Client Ref: 016348
Report Ref: GS-5342715
Grid Ref: 352871, 493640

Map Name: Provisional

Map date: 1951

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1951
Revised 1951
Edition N/A
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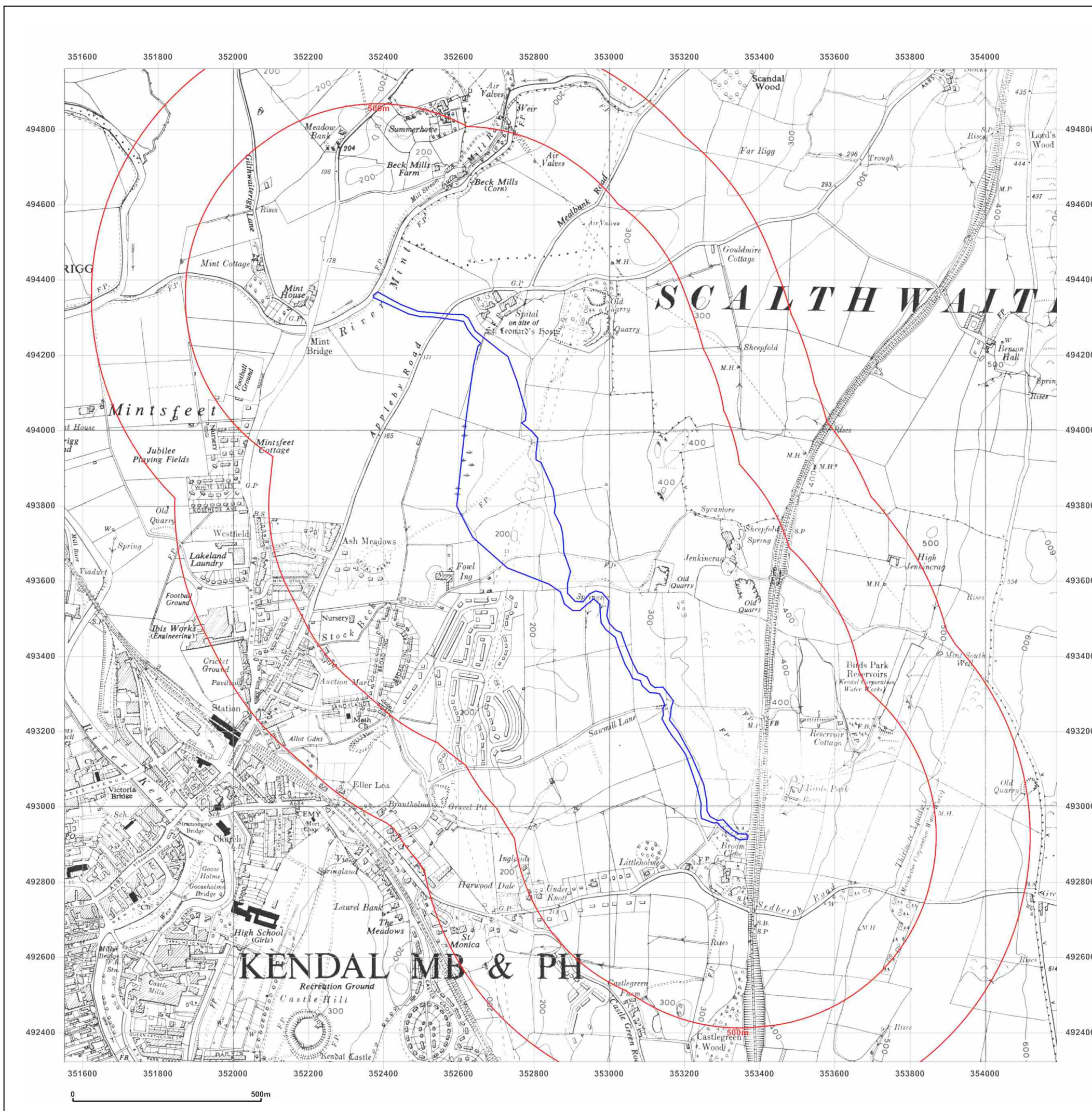


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Client Ref: 016348
Report Ref: GS-5342715
Grid Ref: 352871, 493640

Map Name: Provisional

Map date: 1969

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1969
Revised 1969
Edition N/A
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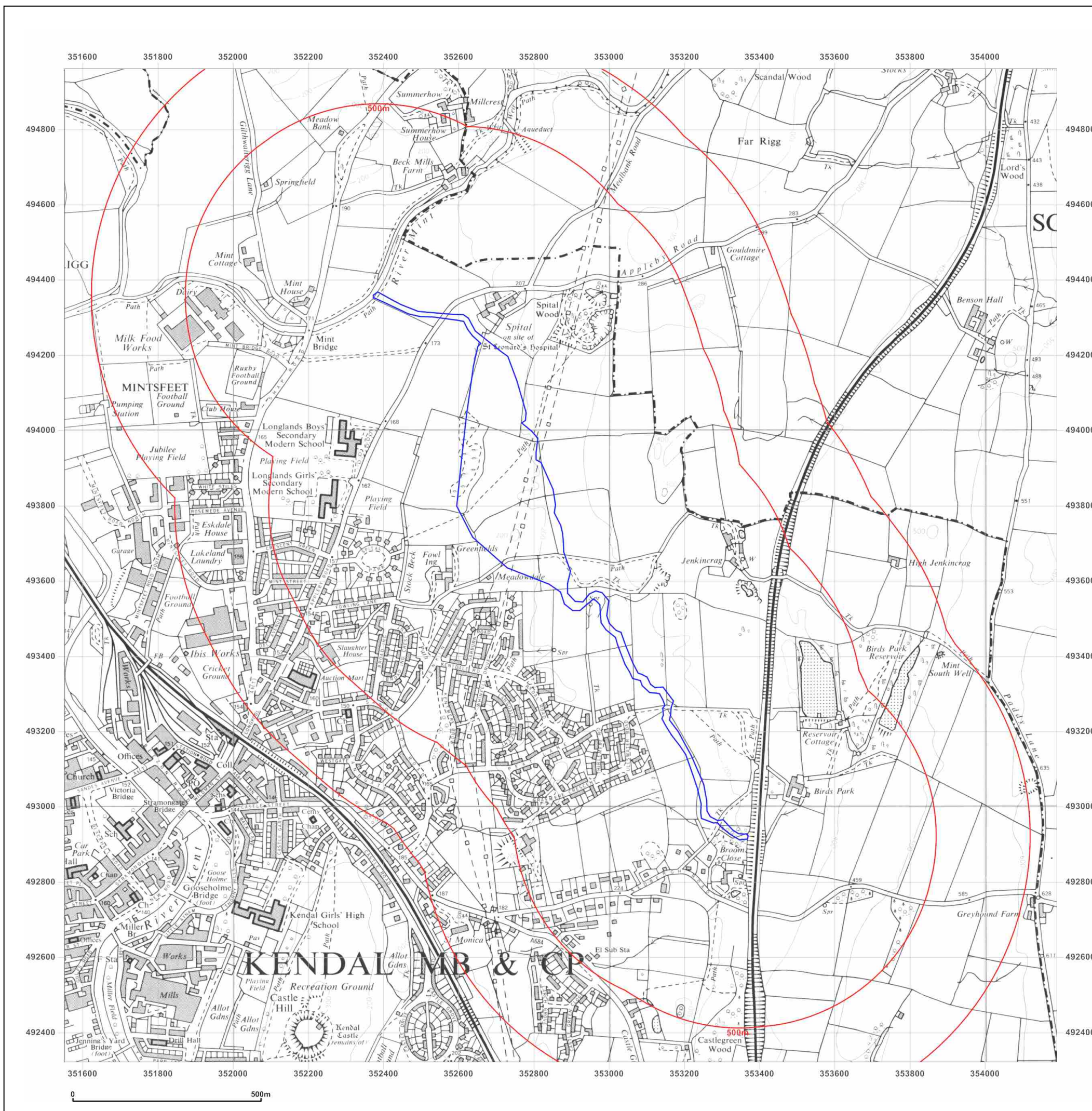


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493818.6580987016

Client Ref: 016348
Report Ref: GS-5342715
Grid Ref: 352871, 493640

Map Name: National Grid

Map date: 1979

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1975
Revised 1979
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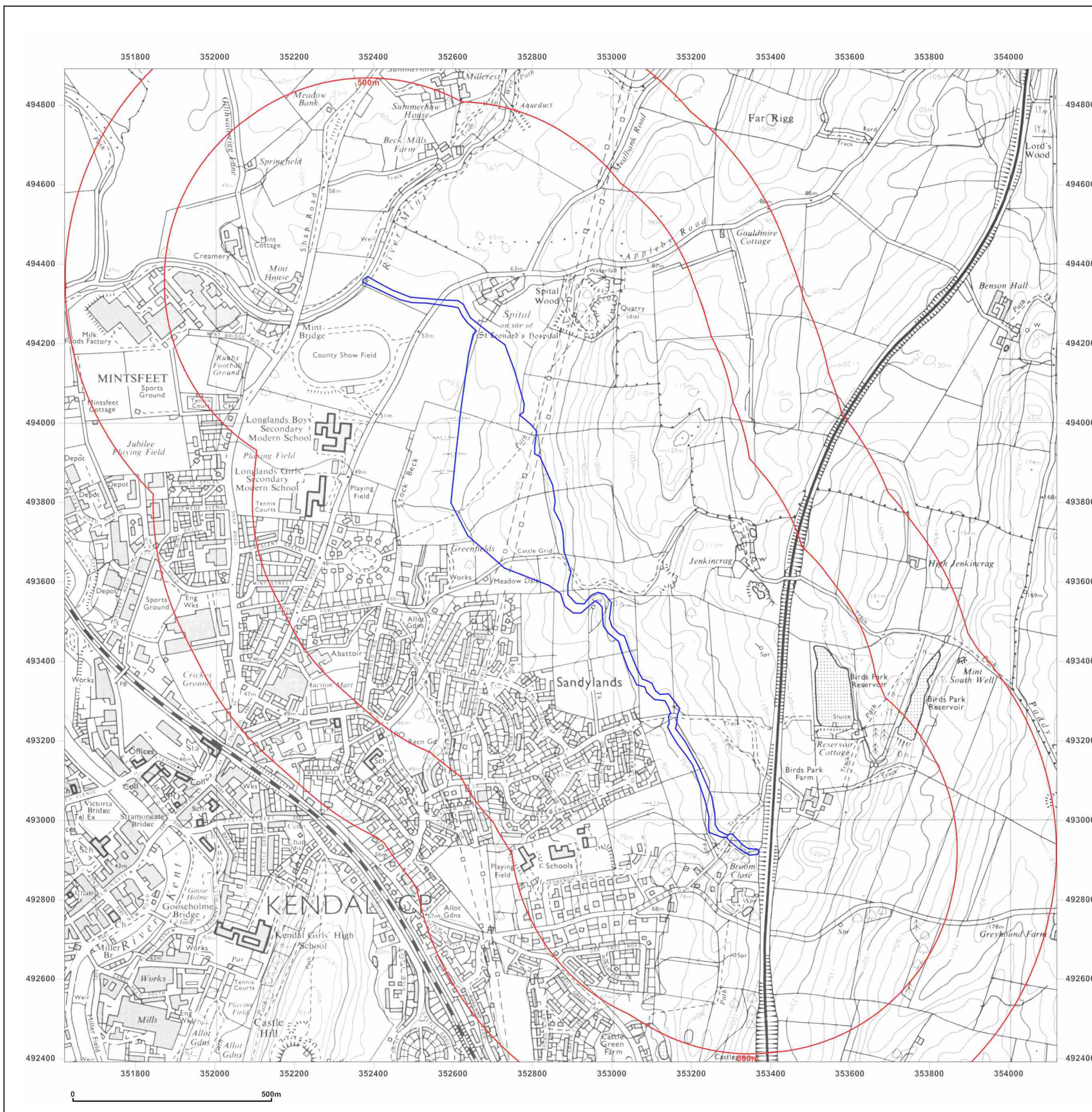


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Client Ref: 016348
Report Ref: GS-5342715
Grid Ref: 352871, 493640

Map Name: National Grid

Map date: 1991

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1990
Revised 1991
Edition N/A
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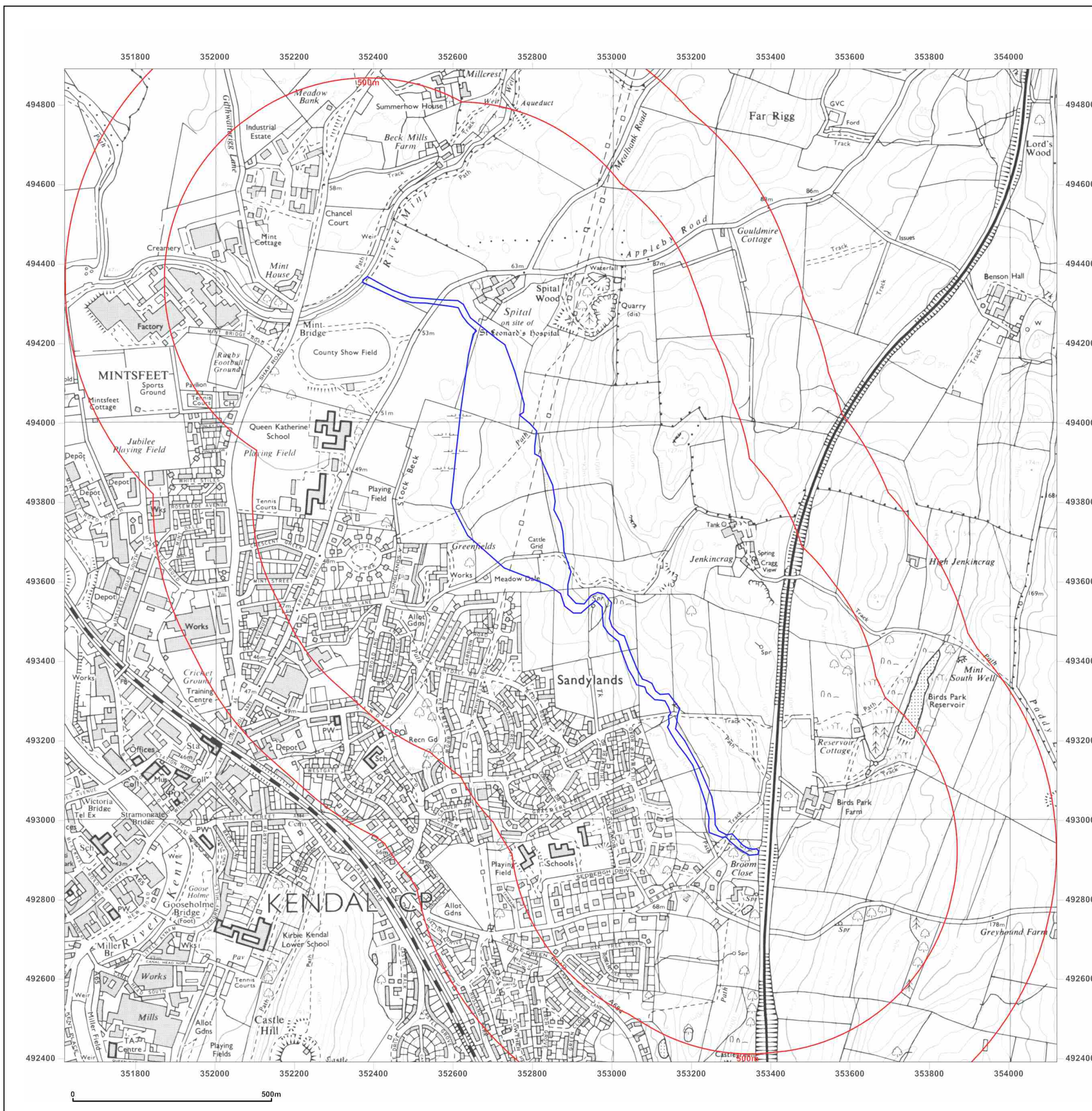


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493818.6580987016

Client Ref: 016348
Report Ref: GS-5342715
Grid Ref: 352871, 493640

Map Name: 1:10,000 Raster

Map date: 2002

Scale: 1:10,000

Printed at: 1:10,000



2002



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Site Details:

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493818.6580987016

Client Ref: 016348
Report Ref: GS-5342715
Grid Ref: 352871, 493640

Map Name: National Grid

Map date: 2010

Scale: 1:10,000

Printed at: 1:10,000



2010

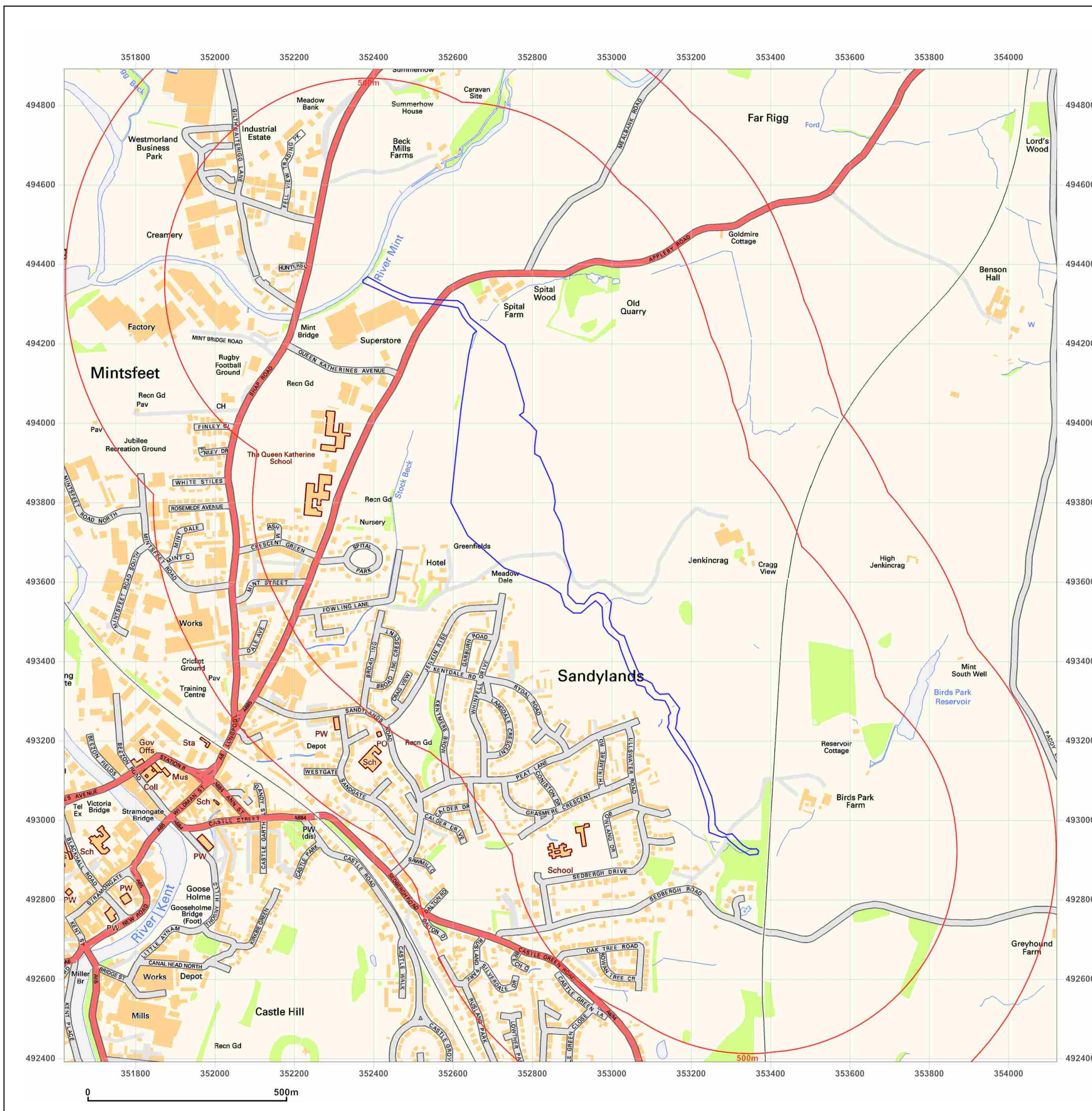


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Client Ref: 016348
Report Ref: GS-5342715
Grid Ref: 352871, 493640

Map Name: National Grid

Map date: 2014

Scale: 1:10,000

Printed at: 1:10,000



2014

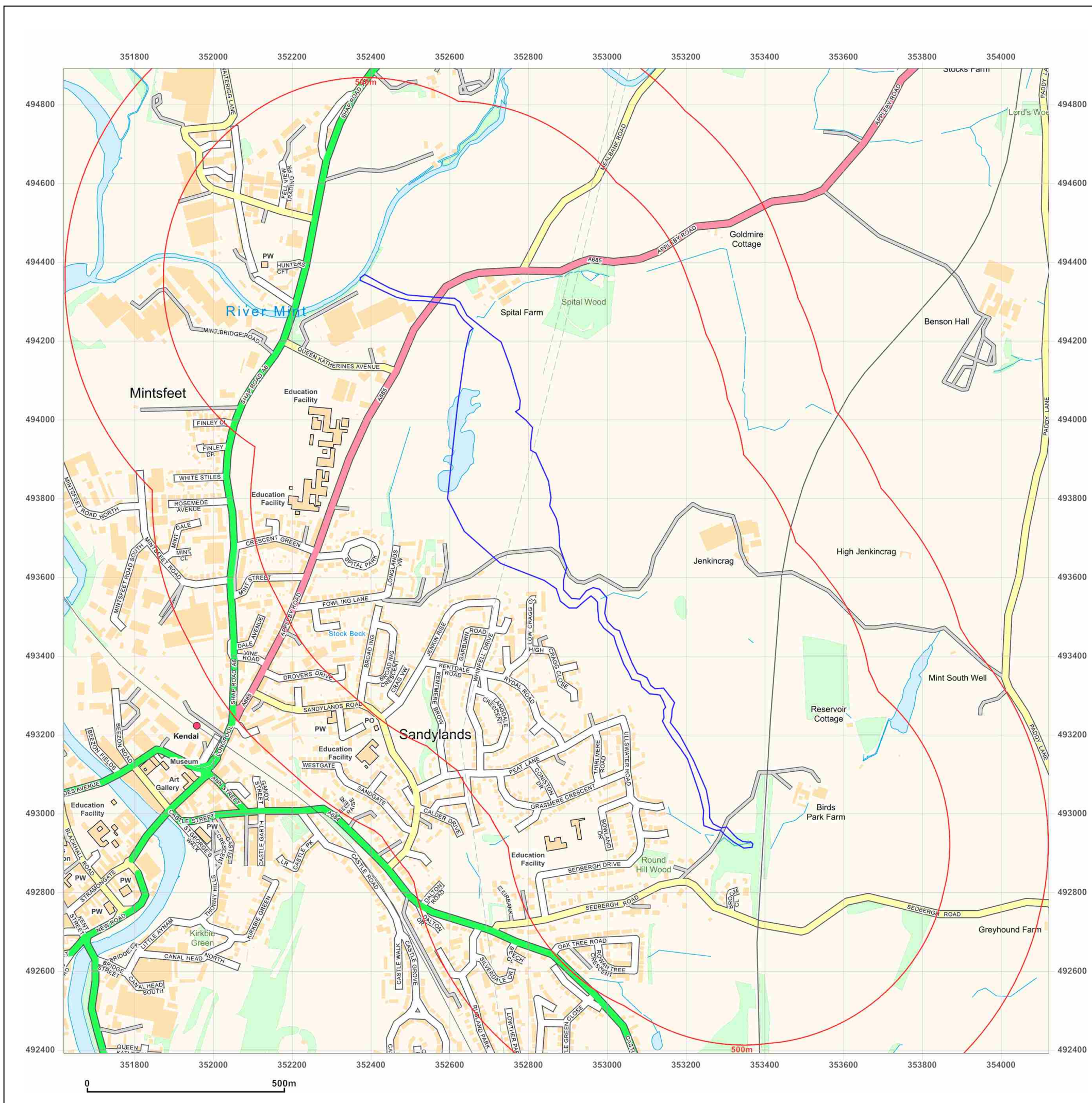


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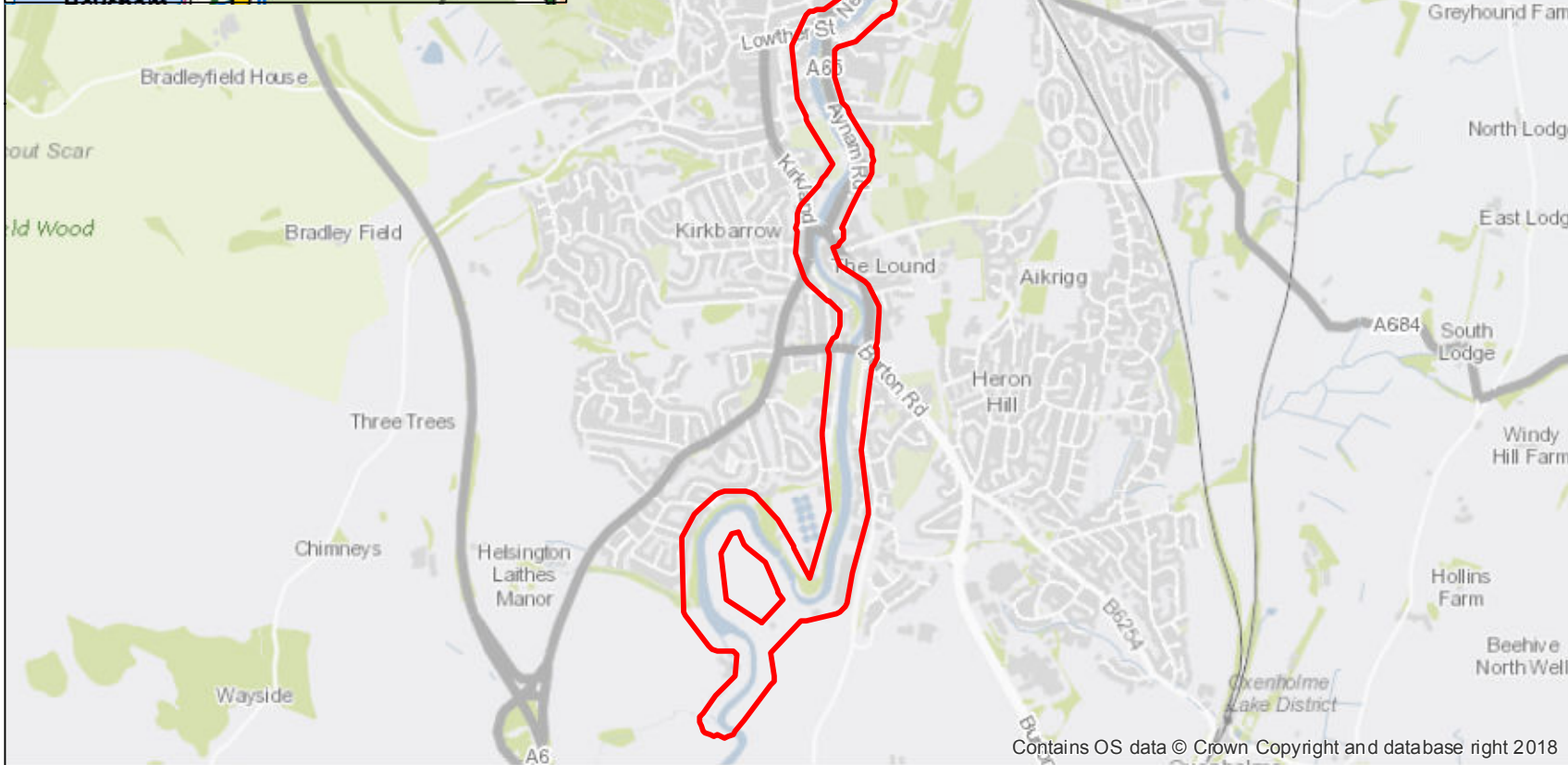
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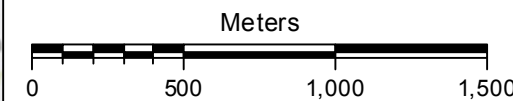
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Illustrations



- Site
- Stock Beck site

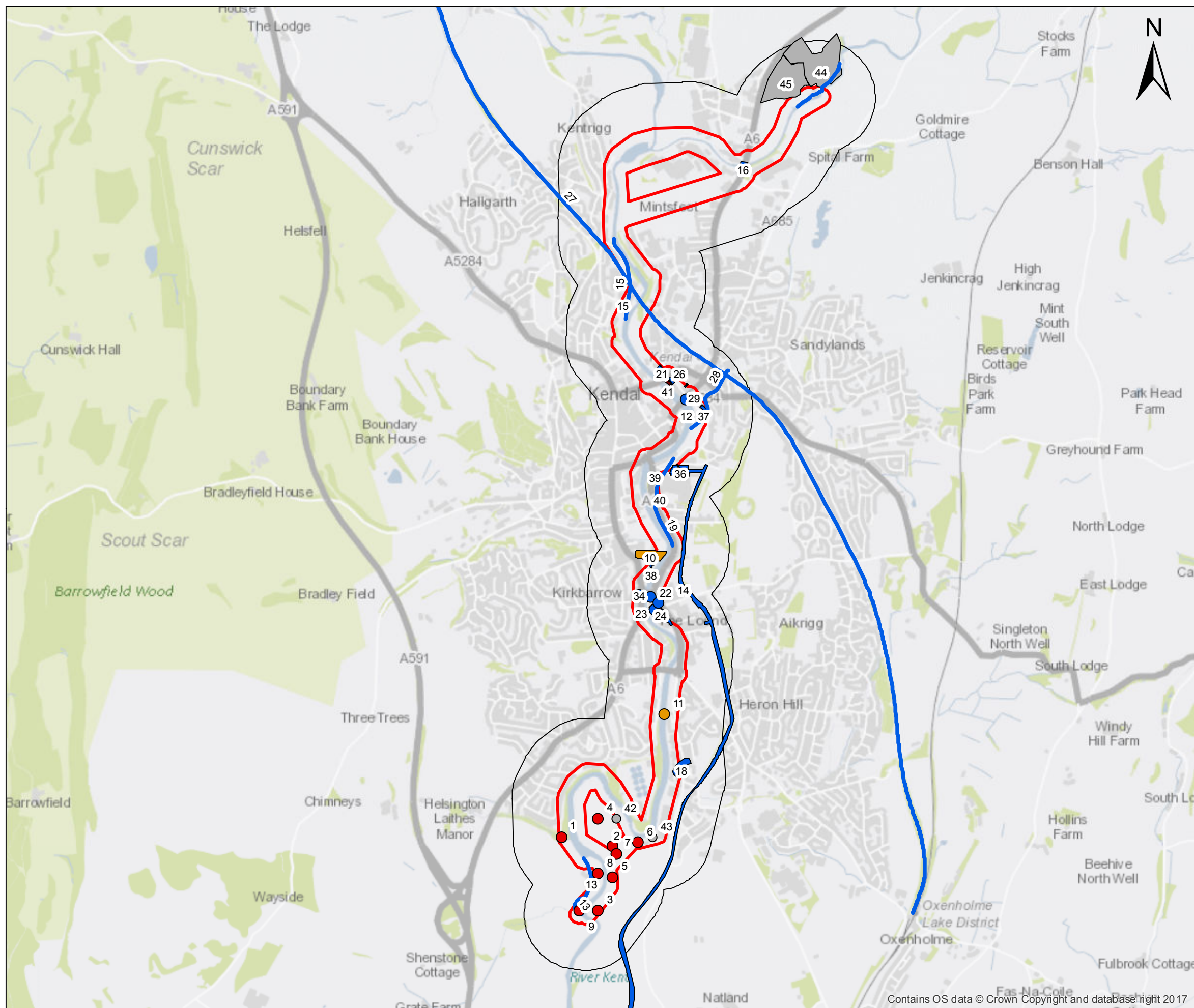


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Figure 1: Site Location

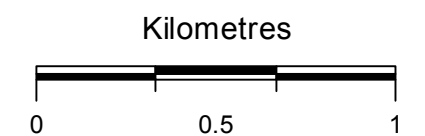
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- Site
- 250 m Study Area

Non Designated Heritage Assets by Period

- Romano-British
 - Medieval
 - Post-medieval
 - Unknown
-
- Medieval
 - Post-medieval
 - Modern
 - Unknown

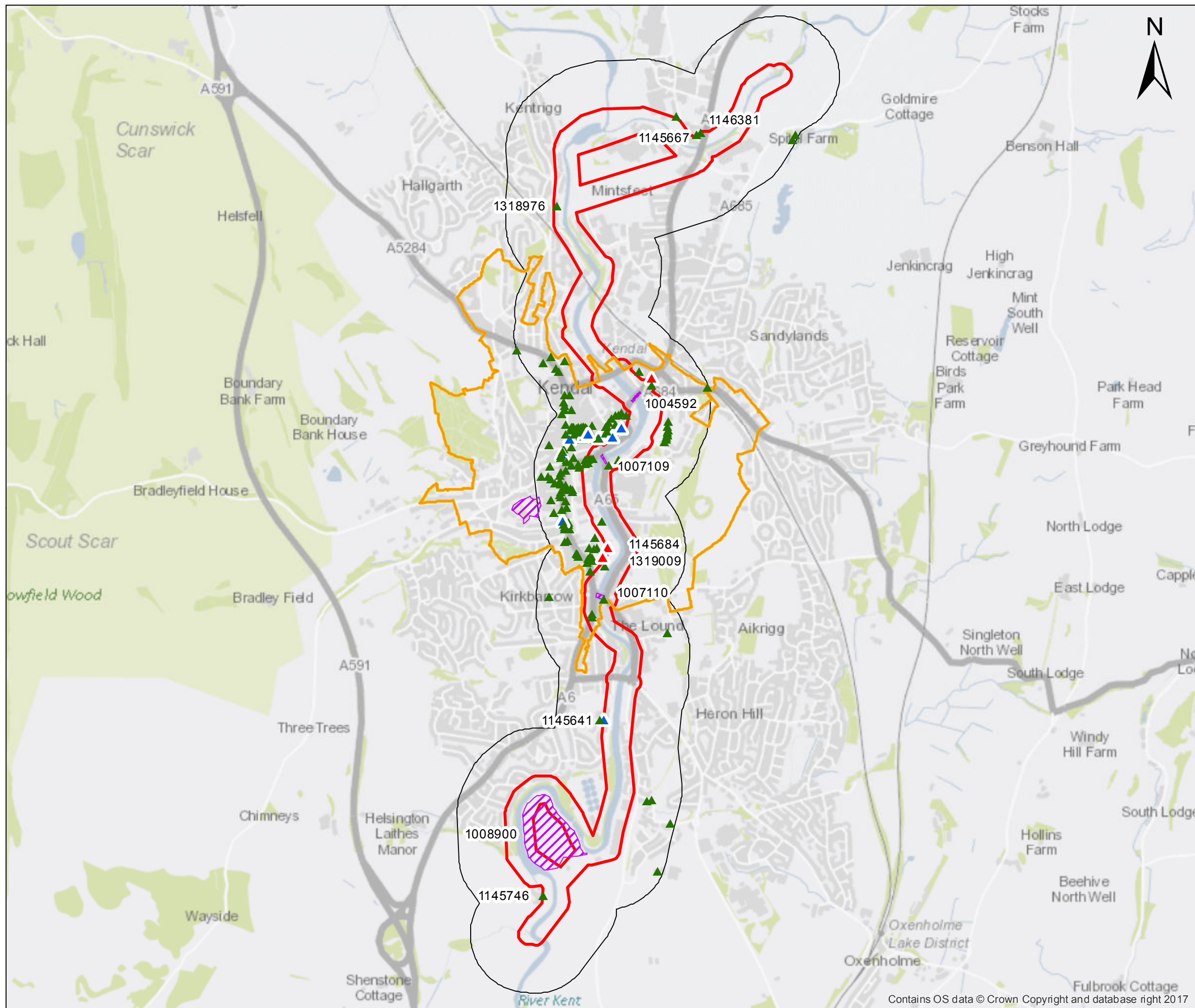


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**Figure 2: Non designated
heritage assets within the study area**

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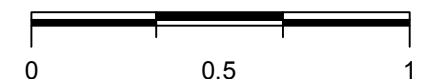
- Site
- 250 m Study Area

Designated Heritage Assets

- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Scheduled Monument
- Conservation Area

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Data can be obtained from
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Kilometres

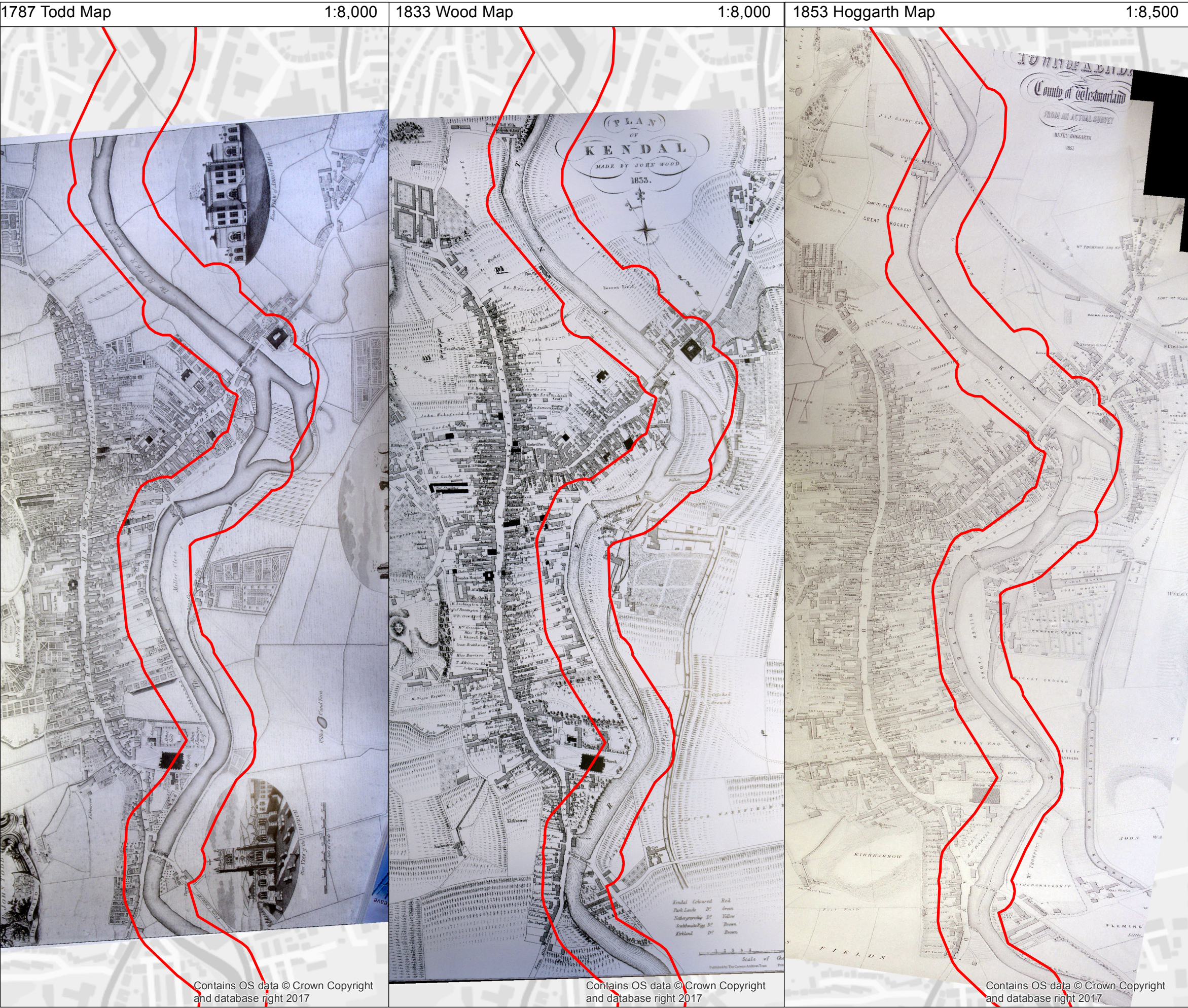


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**Figure 3: Designated heritage assets
within the study area**

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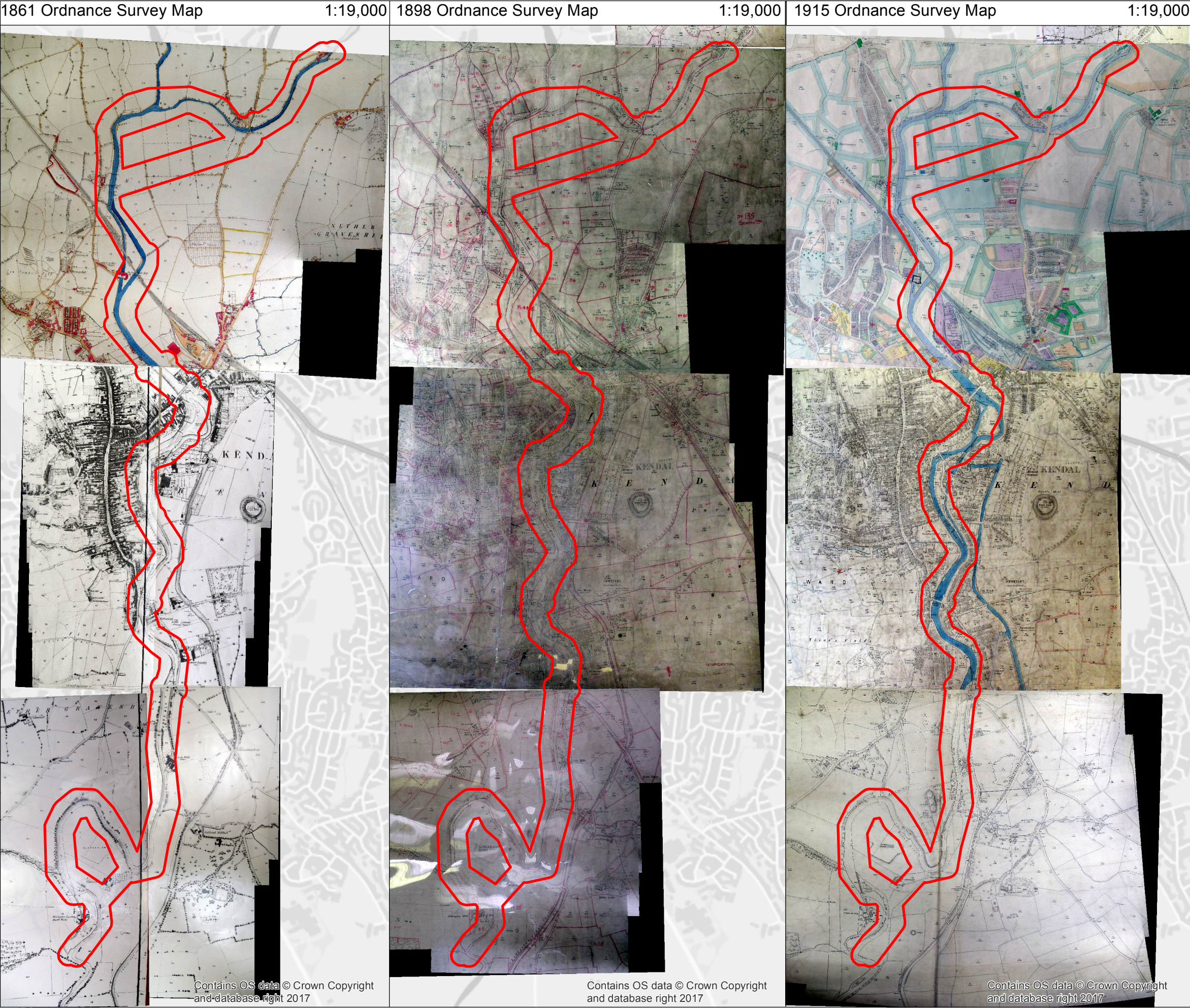
 Site



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Figure 4 Historic Mapping for Kendal

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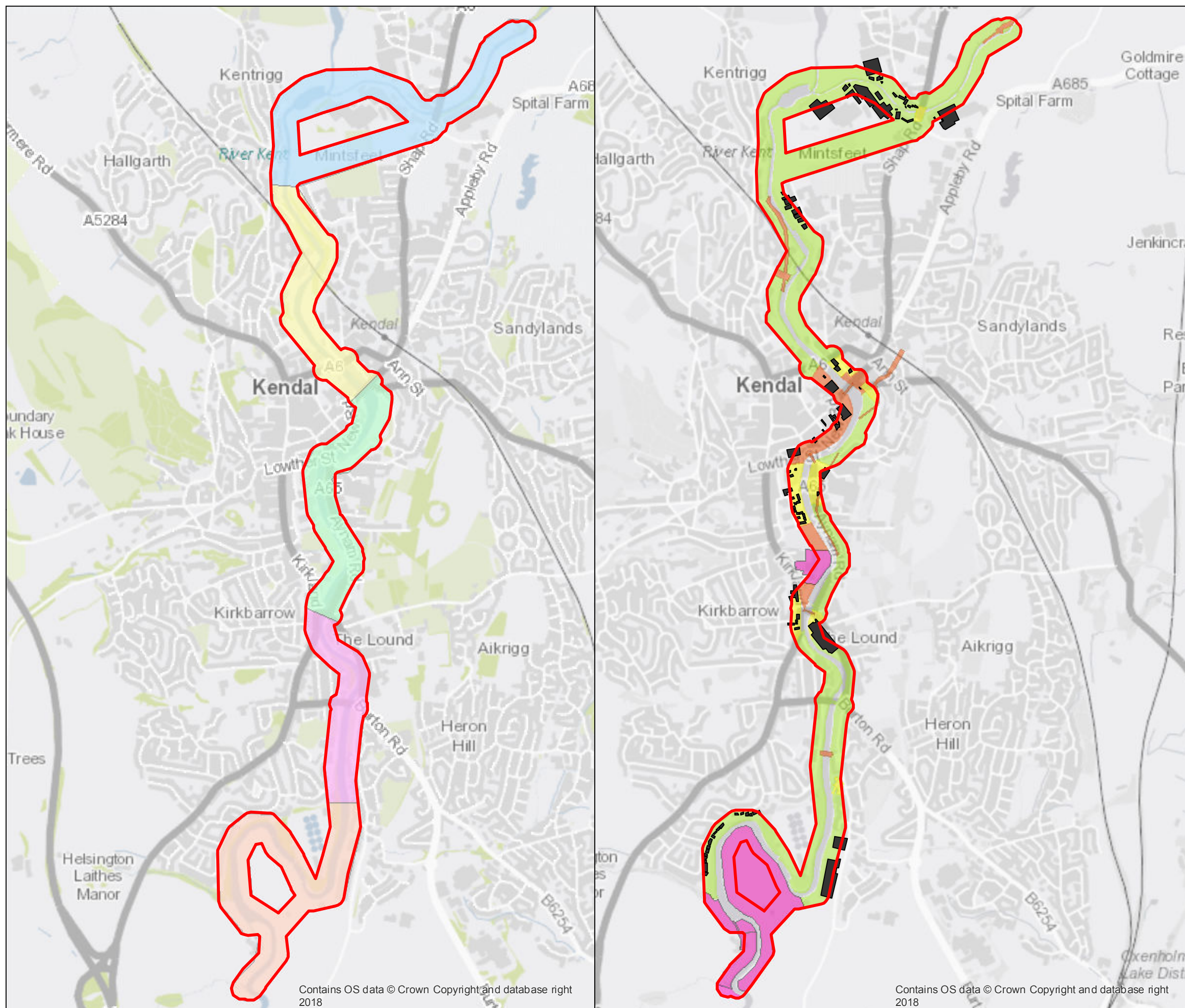
 Site



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Figure 5 Historic Mapping for Kendal

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Site

Zones

- 1
- 2
- 3
- 4
- 5

Archaeological Potential

- Very High
- High
- Moderate
- Low
- Recent Development

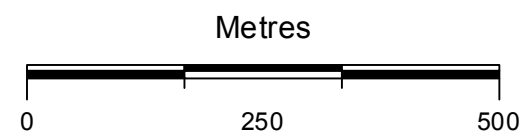
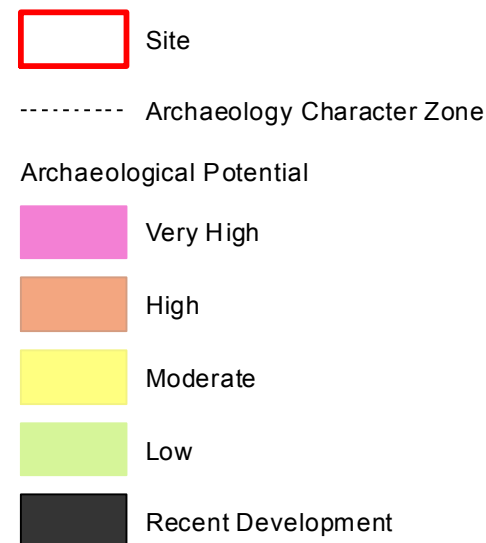
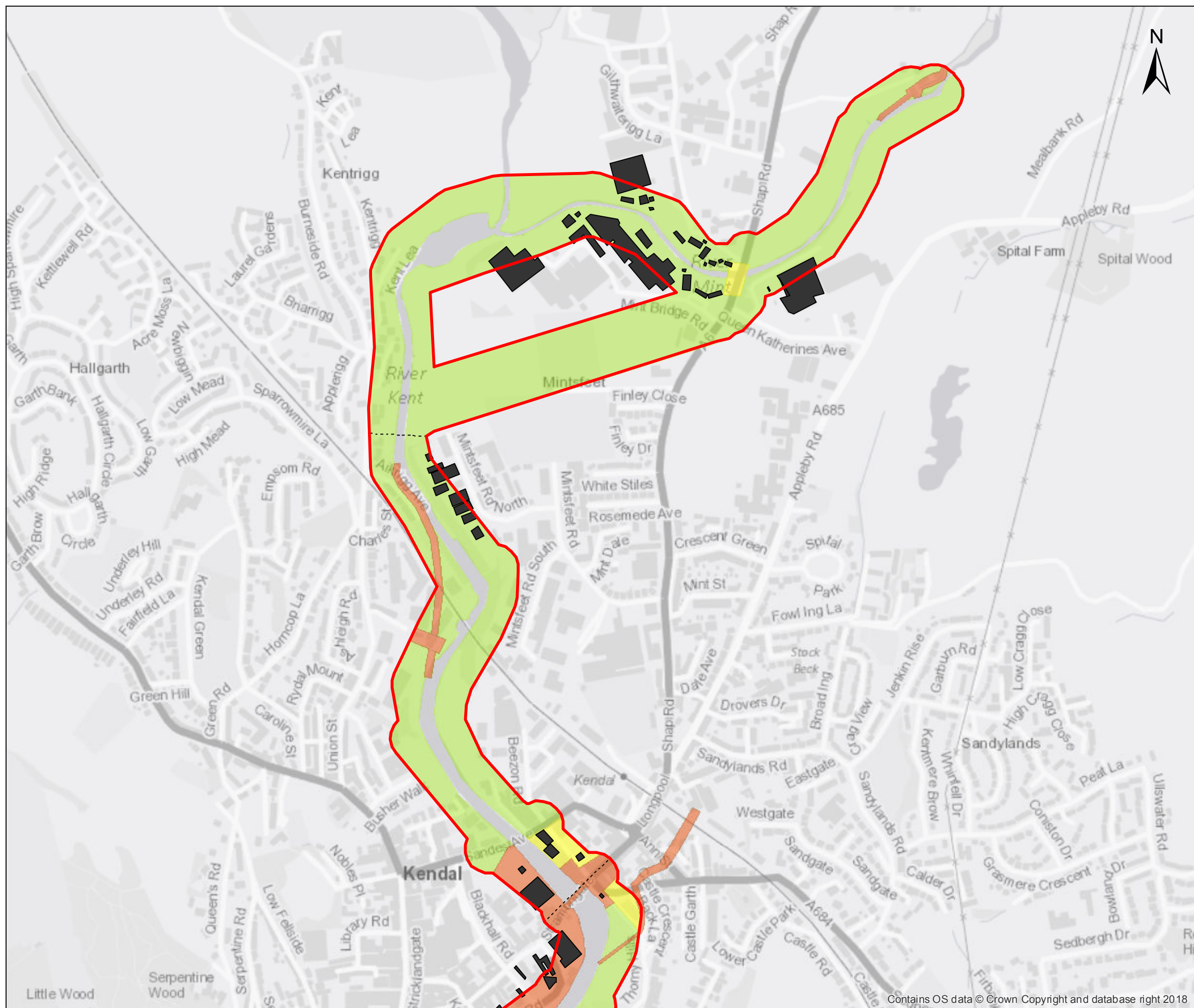


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Figure 6: Archaeology character zones and archaeological potential sub-zones

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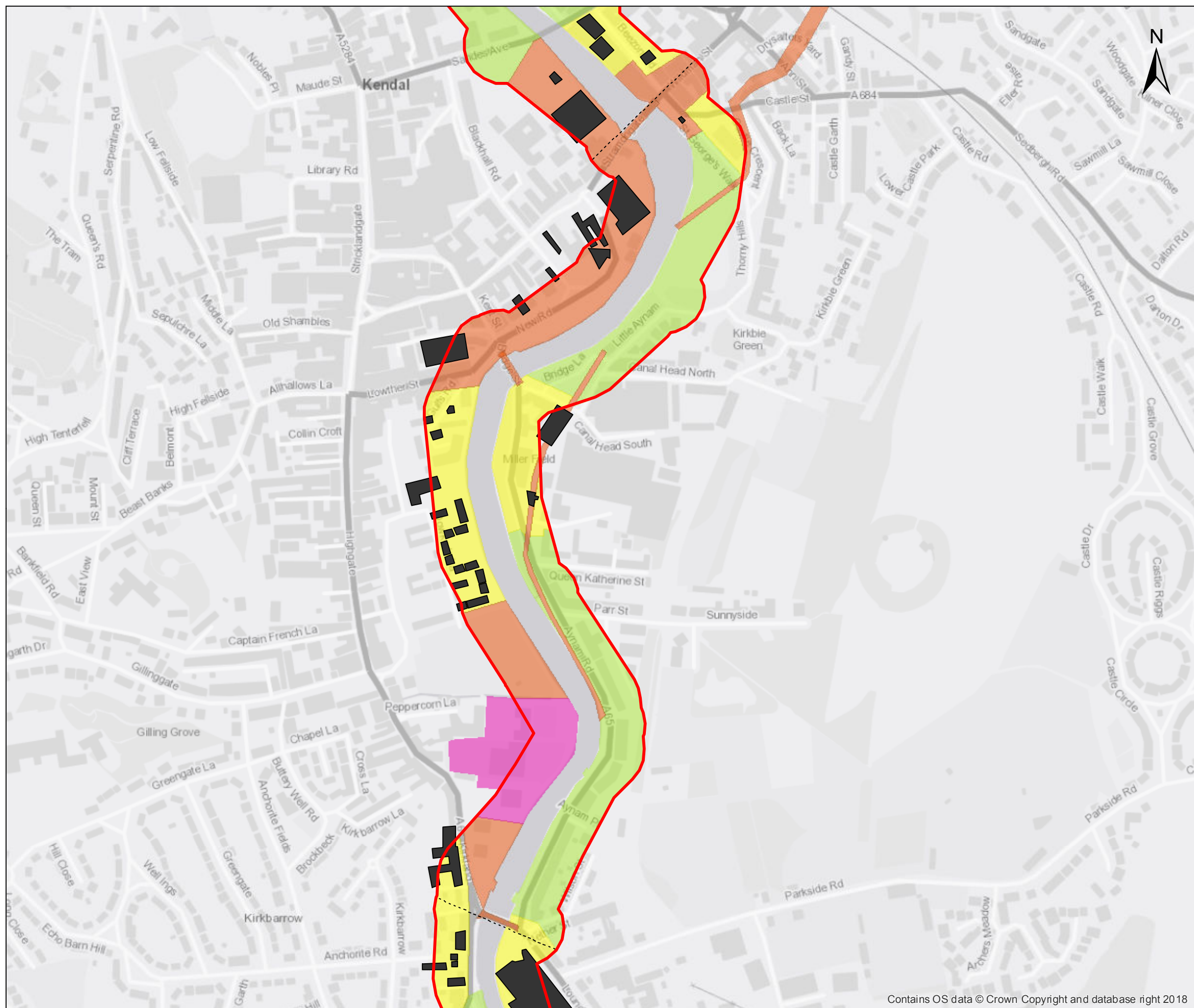


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Figure 7: Archaeological potential within
archaeology character areas 1 and 2

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- Site
- Archaeology Character Zone
- Archaeological Potential
 - Very High
 - High
 - Moderate
 - Low
 - Recent Development

Metres

0 125 250

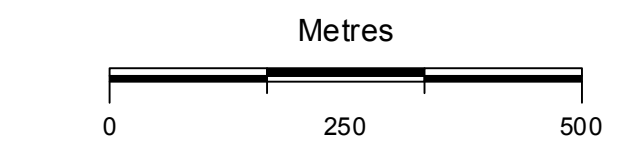
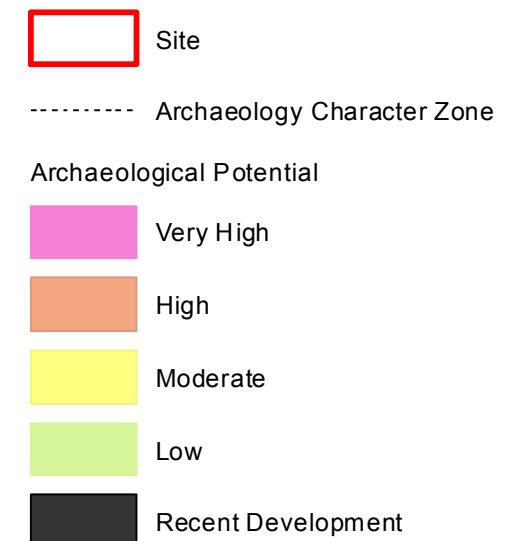
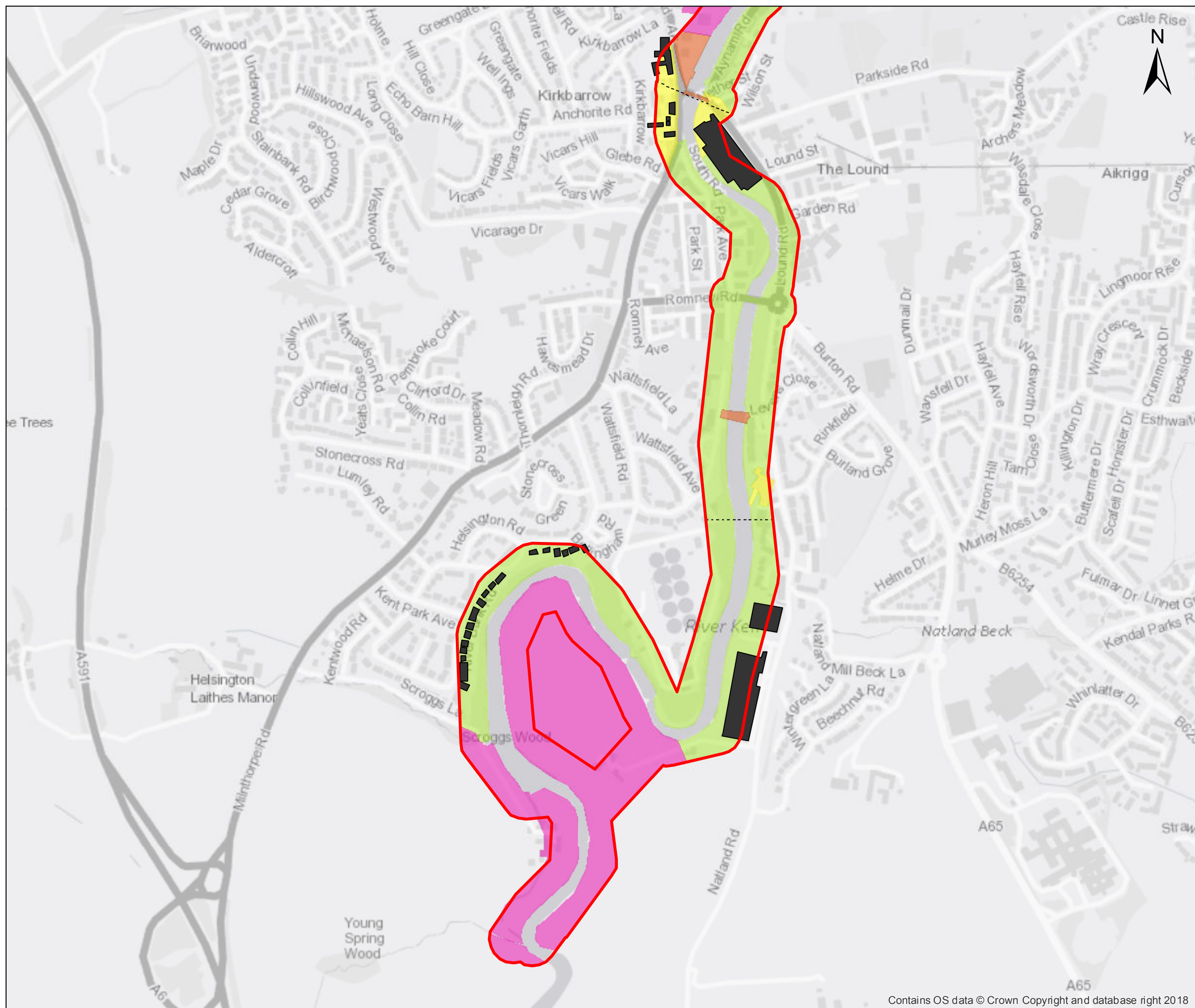
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**Figure 8: Archaeological potential within
archaeology character area 3**

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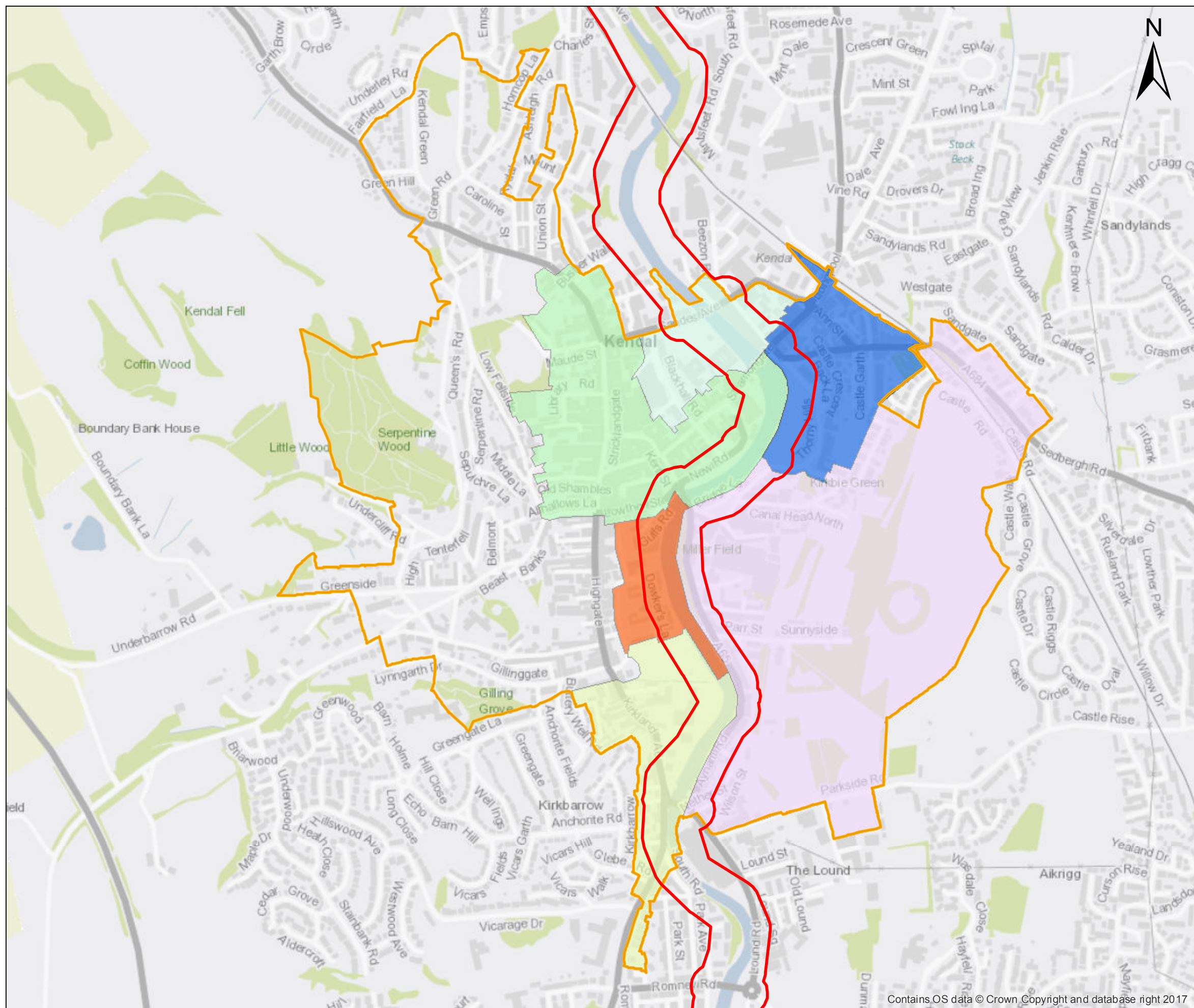


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**Figure 9: Archaeological potential within
archaeology character areas 4 and 5**

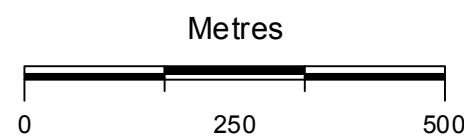
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- Site
Conservation Area

Character Area

- 1
3
7
8
9
10



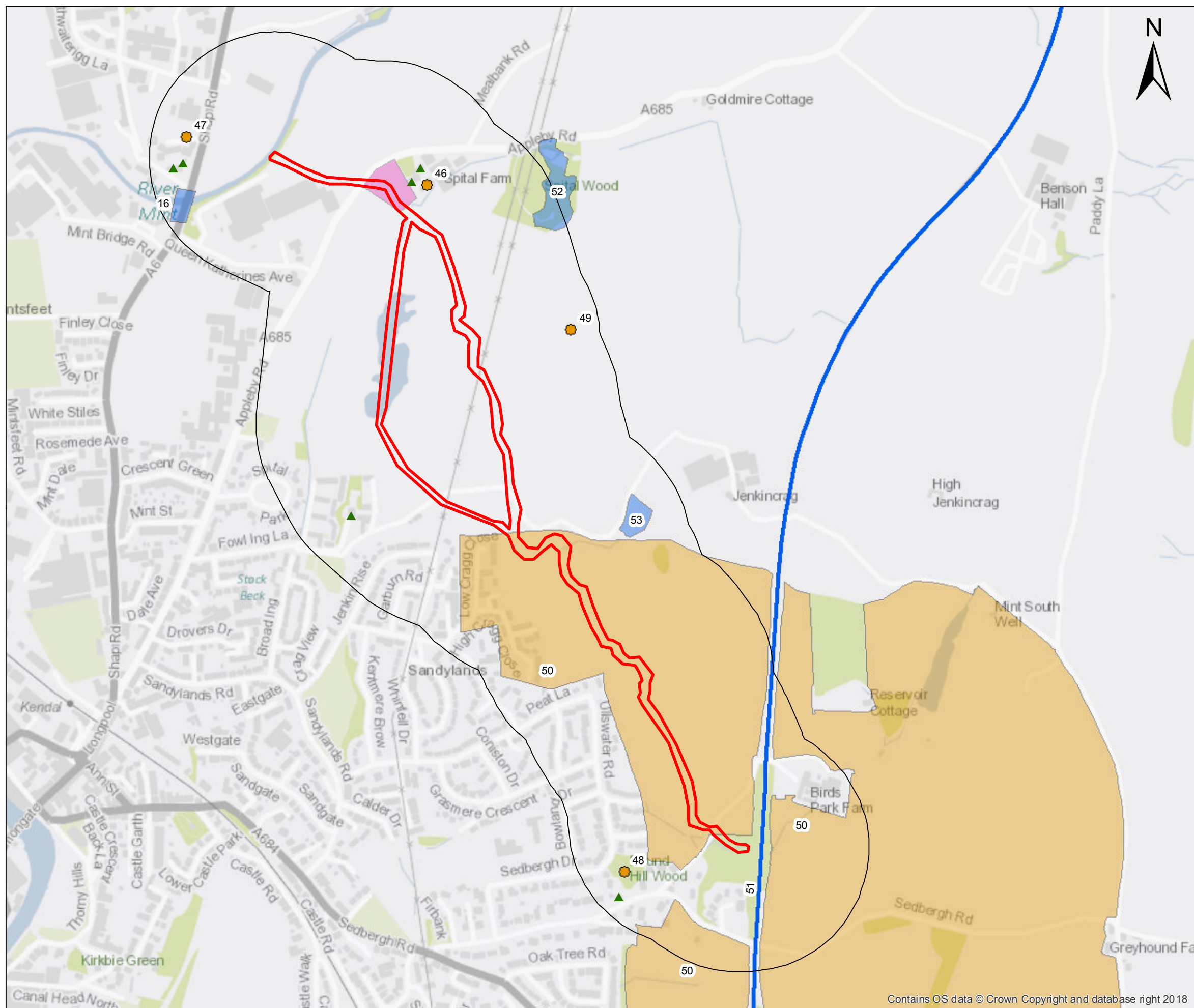
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**Figure 10: Kendal Conservation Area
character areas within the site**

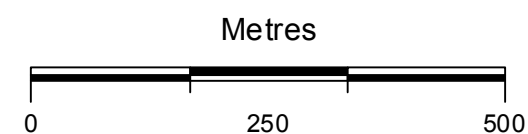
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- Site
- 250 m Study Area
- Designated Heritage Assets**
 - ▲ Grade II Listed
- Non Designated Heritage Assets by Period**
 - Medieval
 - Post-medieval
- Medieval
- Post-medieval
- Area of higher archaeological potential

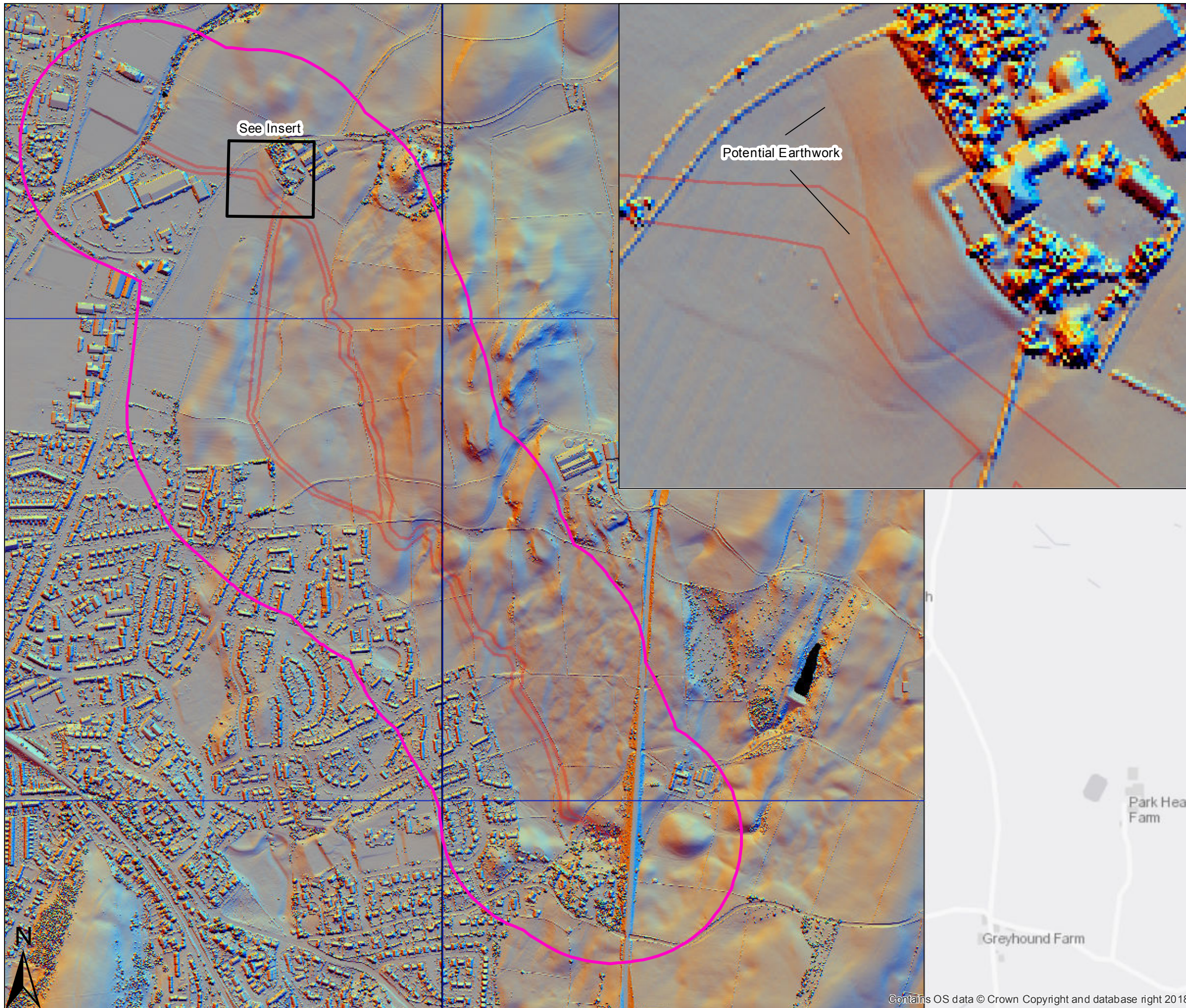
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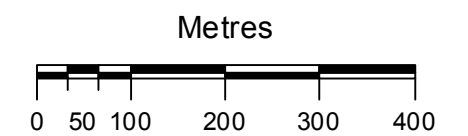
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Figure 11: Heritage assets within the study area along the Stock Beck

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- Site
- 250 m Study Area



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**Figure 12: LiDAR data for
Stock Beck site 250 m study area**

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