

## YHA (England and Wales) Youth Hostel Profile

Historical Archive compiled by the Association's volunteer archivist, John Martin, rev2020-01-01

## Keswick Youth Hostel 1933 to present

Fitzpark Hostel, Station Road, Keswick, Cumbria CA12 5LH

Historic County: Cumberland YHA Region: Lakeland, Lakes, North

GR: NY 267235

Writing in YHA's Spring 1983 edition of *Hostelling News* to celebrate the hostel's 50th year, Keswick youth hostel warden Bob Barnby described the origins of the building and YHA's acquisition:

Though much modified over the years, parts of the building are extremely old. In the nineteenth century, when Keswick was a major industrial centre, it was a woollen mill, using water power from the River Greta on whose bank it stands. With the decline of water power and the increasing tourist traffic in the Lake District, the building was converted into Fitz Park Family and Temperance Hotel, and in 1933 it was leased by YHA to become one of their earliest Lakeland hostels.





Views from before 1933 of the Park Hotel and its largely industrial neighbours.

I: the lower building to the left of the hotel was labelled the Queen of the Lakes Pavilion on ordnance survey maps over many decades from the mid-I9th century. Local magistrates granted licences for dancing there in the early I900s; 2: industrial buildings once lined the south bank of the River Greta downstream from the Park Hotel. The hotel site itself was formerly a woollen mill, and tannery pits have been discovered below the hostel's ground floor (author's collection)

As early as 5th March 1932, barely a year after the first rush of youth hostels appeared in Britain, YHA's National Committee was discussing and minuting an early idea: demonstration hostels. These were to be scattered around England and Wales as best examples of design and provision, to promote high standards. The intention of the scheme was that a slice of YHA's limited resources would be spent on such good practice. Projected hostels being considered were Wakefields House (unknown location), Oddo Hall in Winster, Derbyshire, and North Bridge House, Keswick, none of which came to fruition. Merseyside Region had also begun looking at Gwynant for a demonstration hostel, changed its mind, but eventually took the same property, Bryn Gwynant, in the 1950s.

In truth, demonstration hostels were a fine idea but expensive and therefore rare in practice, when the majority of 1930s hostels were small-scale, privately owned and operating on a very tight budget. About a year after that meeting, however, Lakeland region was to lease the run-down former Park Temperance Family and Commercial Hotel in an elevated position next to the Queen of the Lakes Pavilion on the south bank of the River Greta. It was opened for members probably at the same time as the official opening performed by author Hugh Walpole on 12th April 1933, the Wednesday before Easter, having only just been secured. This was a remarkably busy time for the local executive; Cockermouth hostel opened the following day and Black Sail the day after. The three hostels between them have provided over 250 years of YHA usage up to 2020.

Of the opening, one newspaper reported that the first night was a disaster: the electric power failed and candles were borrowed from neighbours.

The Lakeland and the North-East Regional Guide published about the time of opening gave details and showed how quickly the YHA was established in this corner of England:

Miss Ritchie, Park Hostel, Keswick (men 21, women 21).

Store: In Hostel and adjoining. Bathing: Lake and River. Bus: 1 minute. Station 2 minutes. OS map 12.

Distances: Pardshaw 13 miles, Cockermouth 13, Caldbeck 18, Newbiggin 15, Patterdale (walkers only) 12,

Grasmere 12, Borrowdale 5, Black Sail Hut (walkers only) 12.



An early postcard with the quaint but not unusual title of Keswick Youths' Hostel. At a cursory glance, the external layout here has remained remarkably unchanged over 85 years. The two-storey cottages to the right, I and 2 Park Villas, were later purchased by YHA for wardens' accommodation, and adapted more recently for assistant staff (author's collection)

Though never a demonstration hostel, YHA's Keswick became an instant success as a focal point for hostellers in the northern part of the Lake District. In 1934, it was able to avert a loss by experimenting with meals provision, and the 42 beds became 80. By 1935, Keswick had become the busiest hostel in the country, a position held for several years, even though parts of the community registered a vociferous reaction to these new 'Yo-Ho-ers'. In 1934, one Nottinghamshire paper gave vent to this sentiment:

## Friday 20th April 1934, Nottinghamshire, England. COMPLAINTS AGAINST RAMBLERS

Complaints against Youth Hostel visitors in Lakeland were made at the annual meeting of the English Lake District Ramblers' Association at Ambleside. Mr TN Pape of Keswick protested against ramblers knocking down walls and fences.

Nevertheless, YHA members were soon earning a reputation for care and consideration in the countryside, and local traders welcomed their input. In 1937, when Mr and Mrs Booth came to run the hostel, Keswick remained in the lead nationally and was granted an extra five years' lease. The 5,000 annual overnights of the first year were soon outstripped, 12,000 staying in 1938.



SITTING-ROOM, PARK HOSTEL, KESWICK

A homely corner of the hostel in 1938; the location was later called the reading room, a small drawing room on the first floor. The fireplace remains in a modern 6-bedded dorm (YHA regional guide)

Mr and Mrs Burton were appointed in 1939, when much of the district was coping with an acute water shortage. They stayed until 1967. Harry Chapman, long-serving regional secretary, described the Burtons' contribution some years later:

Early in the war, [we] had a rare ally, perhaps better classed as a team coach, of one of the first of a long line of inveterate youth-hostellers who turned to hostel wardening as their chosen job of work, when Alan Burton, a Lancashire cotton operative, took over the wardenship of Keswick, and became much of a guide, philosopher and friend to the war-time wardens and assistant wardens, a fair batch of whom were conscientious objectors, since Authority had deemed that it was in the national interest that youth hostels be allowed to carry on, classed a warden's work as of national importance and worthy of exemption from conscription.

Keswick hostel operated during each year of the war. YHA stressed the need to keep it from requisition, as it was important to members from industrial towns in South Lancashire and West Yorkshire, and thus essential for the war effort to keep young workers fit and happy. The Burtons steered the hostel through difficult times, when accommodation everywhere was not always remembered for comfort or good food. In 2008 Mary Jephcott recalled, tongue-in-cheek, her 1943 stay at Keswick with a party of young girls in her charge:

Horrified by atmosphere of hostel. Tea or coffee for supper and breakfast – couldn't tell which. Fried cheese for breakfast. Hostel pretty foul.

In a remarkable recent biographical publication gifted to the YHA Archive, *Good Evening Sweetheart*, a tender daily correspondence outlines the hardships of a young married couple forced apart through the war. Cyril wrote to Olga back home in Sheffield of his dismay after previous happy memories:

1943 – We found that there was a dance in Keswick Saturday night so you may guess – we were there also on Monday when there was one in the Pavilion. We thoroughly enjoyed them...

Previously, I have always enjoyed my stays in Keswick Y Hostel but this year it was terrible. The bed numbers have been increased from 80 to 100 with the result that the bedrooms are terrible; there is only sufficient room for one person to make a bed at a time and there was absolutely no room at all. It wasn't like a hostel but like a fourth rate hotel. The food too was dreadful and served up proper British restaurant style with little or no imagination as to the cooking of it! I heard earlier in the holiday that that hostel is making £1,000 a year on catering and after working it out, I find they must make that easily. For breakfast was a small helping of porridge followed by one half slice of thin bread toasted on one side and a spoonful of mixed boiled carrot and potato, no marmalade, bare ration of marg and sugar and nearly always dried milk made up, which we never had in any other hostel but which works out much cheaper for the warden. I estimate the cost of the breakfast to be 3d or 4d.

Yet despite the exigencies and disappointments the numbers staying continued to spiral – to 17,000 in 1945.



Almost all postcard views of Keswick youth hostel have been taken, of necessity, from the opposite bank of the River Greta. This early example shows well the Queen of the Lakes Pavilion to the left, where Cyril enjoyed his Saturday hop. It was built in 1894, owned by the Greta Trust Company in the early 20th century and the Alhambra Theatre Co by 1925. Its huge hall could seat 1,400. Later, it acted as Keswick's public hall, and was even a roller skating rink. In the 1950s YHA's Lakeland Region Council considered purchasing the Pavilion to expand the hostel's capacity considerably, but it proved too expensive (YHA Archive)

Meanwhile, YHA recognised the importance of acquiring the hostel, confident of its continuing importance. When the lease ran out in 1943, the Lakes Regional Group purchased the property for £4,094.4s.2d to provide a fully controlled hostel. It passed to the YHA Trust on 30th September 1943. One wonders how Cyril would have responded to the hostel's capacity rising to 110 in 1946 and 125 in the 1950s and early 1960s. It must have been uncomfortable for members, but still they came in droves, often calling in at Keswick at the beginning or end of a



week's Lake District exploration, hiking between several hostels in one trip. The Burtons saw regular annual figures of 16,000 to 18,000.

Left: Keswick youth hostel stamp, 1943

It was reported that an evacuee girl had been employed on part-time work at Keswick hostel at 15/- per week. It was agreed that her wage be 20/- per week;

Keswick hostel: 72 mattresses to be remade @ 23/6d each and 72 pallets @ £1.1s.1d to be purchased, to be held at Park hostel for distribution to other hostels – two reports from Lakeland Region minutes, 1945

By the 1950s Lakeland region had established many large hostels on its patch: Keswick, Penrith, Longthwaite (Borrowdale), Bassenthwaite Lake, Buttermere, High Close, Troutbeck (Windermere), Thorney How (Grasmere), Patterdale, Helvellyn, Queen's Hotel (Ambleside), Hawkshead, Holly How, Eskdale, Kendal and Carlisle. Even with these riches, the Regional Council considered creating, in 1958, a 200-bed property out of the established Keswick hostel and the adjoining Pavilion. The huge cost of £18,000 for the development led both to the scrapping of the plan and the opening of Derwentwater youth hostel.





Keswick hostel's interior in the post-war years.

I: supper is ladelled out by the warden, possibly Alan Burton, in a crowded dining area close by the hostel office and shop;
2: this style of 4-view YHA postcard by Abrahams of Keswick was a popular seller in hostels throughout the region after the war.

It shows a crowded dormitory for at least 12 members, with little room to move or store rucksacks and a bare wooden floor, though unlike at some other large hostels in the 1940s, at least there were curtains at the window. Hostel wardens campaigned for many years for central heating here — the top floor sometimes froze up. Other views show dining areas and, again, the warden's office and shop. This was tucked into a corner against the walkway, with the hostel entrance, hallway and stairs beyond the open door. Bob Barnby tells of how his assistant was making a phone call from inside the shop when he collapsed through a hole into the rubble below. The crater was, of course, subsequently filled in.

Old tannery pits have been reported under this floor (YHA Archive)

South Wales cyclist Pat Packham echoed the frustrating experiences of many when she described the 5 o'clock queuing ritual at Keswick, as at most other popular hostels in this era:

We walked to the park and watched the crowd outside the hostel get bigger and bigger. At 5pm we joined them and had to queue for nearly three-quarters of an hour to sign in.

At last, the tide began to turn in favour of a more comfortable, less institutional, hostelling experience, though many had come to regard the hardships as part of their enjoyment and way of life, a kind of catharsis. A second Grasmere hostel opened in 1958 and Derwentwater in 1961, to relieve some of the pressure on places. In 1964 the regional council decided to reduce bed numbers to 112 to prevent overcrowding, accepting a consequent loss of revenue.



The existence of three design variations of the popular one-inch pin-badges suggests that they were sold and re-ordered in very large numbers (author's collection)

On the retirement of the Burtons in 1967, Ivor and Edith Harrison arrived, staying for almost ten years. The greater elbow room at the hostel and wider choice of centres in the region meant that bed numbers now dipped just under the hundred mark and annual overnights eased to 14,000 or so in this period.

A long-drawn-out plan to improve the self-catering kitchen at Keswick hostel was instigated in 1973, during the Harrison's time. If enlarged, it would reduce the number of beds by four, or perhaps as much as ten. There were complaints about the lack of equipment.

More significantly, signs began to emerge over a few years of a dissatisfaction with the location: YHA's regional officers were looking longingly at the derelict Keswick railway station site just down the road, the branch-line from Penrith having closed in 1972. YHA wrote to the Lake District Planning Board in 1974 regarding the possibility of building a large youth hostel on the site, asking for support under the National Parks and Countryside Acts 1949. The Planning Board noted the interest, but plans for an industrial development there were emerging in 1975 and no more was heard. Other possibilities for new (if not straight replacement) hostels in the area were regularly aired: the Old School at Crosthwaite on the northern outskirts of the town was suggested as a new site, while Braithwaite old



railway station was put forward for a small simple hostel, though as it would detract from Cockermouth's results and would be prohibitively expensive, the idea soon evaporated. The regional council would have remembered all too well catching a cold with the large, expensive and very short-lived youth hostel at Bassenthwaite Lake in the early 1950s.

Left: Clint Maitland's somewhat prosaic hostel stamp, 1971 (YHA Archive)

In 1975 finding a replacement for Keswick youth hostel was described in minutes as a priority. A serious proposition, the redundant Blencathra Hospital at Threlkeld, was given much thought and time in local YHA committees. It seemed that the Lake District Planning Board was interested in part-ownership with the YHA, and a 60-bed hostel (much smaller than Keswick) might emerge, though later the LDPB changed its mind. Discussions went on into 1976, but by then Keswick had new wardens – Bob and Judy Barnby, and attention turned instead to improving the original hostel.

Number 1 Park Villas, the cottage to the right of the hostel, came on the market in 1976 and was offered first to YHA. After some haggling a purchase price of £17,000 was agreed. The wardens moved from the hostel building to the cottage, creating more space in the main building for an improved facility with 99 beds. Alterations to the hostel started promptly; by the following year improvements were progressing well and the enlarged members' kitchen was looking *quite spacious* after £1,500 of work. YHA was able to purchase Number 2 Park Villas some time later, when the incumbent died. This allowed assistant staff to free up further rooms in the hostel for members' use. Number 3 has always remained in private hands.

The verandah came up for discussion from time to time. In 1975 the iron supports were corroded and replacements were sought at a Workington foundry. Traditionally, hostellers' bikes were left on the verandah during the day but taken into the hostel entrance at night for safekeeping. In the 1970s it was thought that there was no other solution to their security, save renting a piece of land for a second-hand hut, or providing a metal rail on the verandah for chaining up. Finally, some years later, space was found behind the hostel building for a bike store. The canopy across the front of the wardens' new cottage had been removed by the previous owner; in 1976 it was to be reinstated. YHA also agreed to provide a bath in the wardens' quarters.

Regular requests for full central heating were still not agreed to. Carpeting all the dormitories would be too expensive; though by 1979 it was provided on the top floor, where the females' dormitories were located, because of the poor state of the floorboards.

The hostel's environs changed significantly in 1979 with the demolition of the Queen of the Lakes Pavilion between



it and Station Road and the subsequent building of multiple modern flats on the site. While construction was in progress the hostel lost its walkway entrance; business carried on with an emergency rear access for members and staff necessitating a temporary flight of steps over the boundary wall, a foretaste of things to come in 2015. A consequence of the work was that the alley behind the hostel, hitherto the property of the Pavilion, was permanently ceded to the YHA.

Left: the Pavilion boarded up for demolition (YHA Archive)

Keswick was included in a new programme of hostel opening every day for a full six-month period, along with Longthwaite and Windermere hostels, from 1980. As a consequence, it was necessary to convert a three-bed dormitory for an extra seasonal assistant. Another plea by the warden for general heating in 1981 was rebuffed; the committee recommended closing off the top floor in the cold winter months, though this never happened.

At last, in 1983, it was deemed the right time to improve the overall facilities at an estimated cost of £20,000, so as to upgrade the hostel from Standard to Superior. As so often, committee plans were constantly tweaked, such forecasts rarely proved accurate and the reclassification didn't happen. Neither did the planned reduction from 96 beds to 82. Full central heating would be part of the upgrade. There would be special attention to refurbishing washrooms and washbasin facilities, with the emphasis on providing extra privacy, work later praised for the high standard of its workmanship. Early in 1983 Keswick and Derwentwater hostels introduced daytime access from 1pm, a pioneering move for rural hostels. Improvements to the whole of the ground floor, including a redesigned warden's kitchen with servery and a new office and shop were described as excellent when they reopened in 1986, somewhat behind schedule. At this time annual reports consistently named Keswick as performing well.





Contrasting angles on two colour postcards, that on the right being much more recent than the other (YHA Archive)

Bed numbers were now established as 91, and remained so for about 20 years. Dormitory provision in the late 1980s was four 3-bedded rooms, eleven 4-bedded, one 5, one 10 and one 12. A further refurbishment took place during 1988-89, as part of YHA's Product Development Plan. At the end of this decade, Bob Barnby left Keswick hostel, taking on a senior management role within YHA's Lakes Region and further afield. Judy remained for an interim period in sole charge until Chris Williams and Helen Swatton took the reins in 1990. They stayed until 1999.

Peter and Anne Haworth followed in the new century, Anne remaining until 2012. While they were in post in 2005 Keswick hostel was the beneficiary of a most generous financial gift from Dr Graham Pink. He supported a new scheme to refurbish the hostel, aided further by a bequest from Lancastrian hosteller Norman Watson and funds from Rural Regeneration Cumbria and Cumbria Vision. The hostel reopened on 13th September 2006 after significant alterations. The YHA website described £650,000 worth of improvements. BBC's website added:

A rundown youth hostel in Cumbria is £250,000 richer after a donation from a businessman who spent some of his happiest times as a child there. Retired Manchester schoolteacher Dr Graham Pink has given the cash to help fund a £550,000 [sic] refurbishment project at the Keswick hostel. Dr Pink said he wanted youngsters of today to enjoy youth hostels in the way he once had. The Youth Hostels Association said it was 'immensely grateful' for the gift.

Dr Pink said: 'As a youngster, some of my happiest times were spent in youth hostels and I'm delighted to be able to help to give today's youngsters the same opportunity.'

During the refurbishment extra private rooms were added and all bed and bathroom facilities improved. The ground floor was considerably altered. The hostel kitchen, formerly to the right of the entrance hall with a store behind it, was moved to the rear of the dining room. The dining room itself was transformed into the *Riverside Restaurant and Café*, available to the public during the day.





YHA Keswick after the 2005-06 refurbishment, aided by benefactor Dr Graham Pink (author's photographs, September 2008)

The Gretaside area of Keswick has had for generations a tendency to flood, with about 20 significant flood events recorded since the 1700s. The hostel was partially affected in November 2009, though to nothing like the extent of six years later.

The March 2014 edition of YHA's Council Bulletin described an update to the catering arrangements with the introduction of the Rocky River Diner at YHA Keswick, though nature ensured that this was to be a short-lived scheme:

The Rocky River Diner has been completed at YHA Keswick after several months of preparation. A restyled dining area along the lines of an American diner with bar area, with walls hung with old climbing gear, lights made from helmets and bikes and lots of old photos of the site. The plan is to attract more people to take non-resident meals and entice more residents to stay in. All the staff have pitched in to make it very special indeed. The official opening is planned for the 15th March.

The opening will coincide with the late shift on reception giving guests a longer service period and doubling their social areas, and all at no additional extra staff cost. The whole thing cost just £550. This was the final stage of redesigning all the hostel social areas.

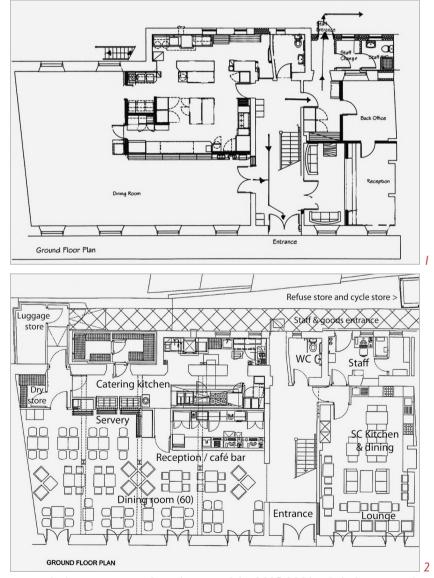


KESWICK



The short-lived Rocky River Diner, newly opened in 2014, framed by a 1960s cloth badge and the 2018 hostel stamp (YHA Archive)

Following on from Anne Haworth there was an interim period when Tim Butcher, manager of YHA York, was seconded to Keswick in 2014, and Chris Edis ran Keswick hostel jointly with Borrowdale in 2015.



Ground floor reorganisation. I: the arrangement from the time of the 2005-2006 refurbishments, with reception and back office to the right of the hall and dining room to the left; 2: the new layout that opened in 2017, after the devastation of Storm Desmond – the old reception and office now replaced by a new self-catering kitchen and cosy lounge (YHA Archive)

Storm Desmond left a trail of devastation in the Lake District on the 5th and 6th of December 2015. December 2015 was the wettest calendar month on record for the UK, with much of northern England receiving double the average December rainfall. This followed a very wet November in the region. The River Greta rose to extreme river levels following extensive rainfall over the preceding 36-hour period. The Keswick area was inundated. On



Gretaside, the river burst over the walkway balustrade, flooding and ruining all the ground floor of the hostel. The foundations were damaged. An emergency agreement with the insurers allowed YHA to reopen temporarily from the first floor upwards, via a temporary new walkway and entrance into a former fire escape door to the rear. Self-catering facilities were already located on the first floor, and an emergency reception was set up. These arrangements existed from early 2016 until March 2017, when the hostel could reopen in full.

Left: devastation, Keswick youth hostel, December 2015

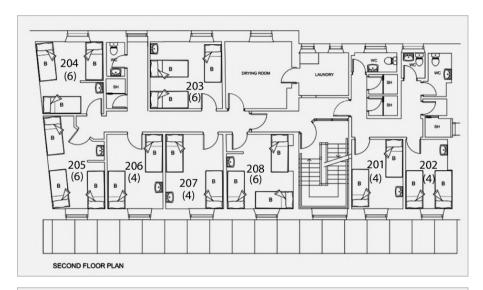


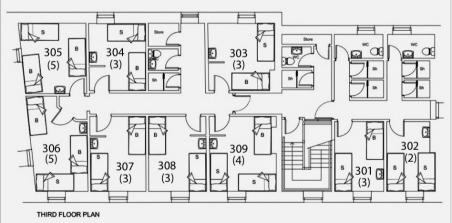
Comparison, first floor. 1: pre-2016, with its large lounge and self-catering kitchen areas and three bedrooms; 2: post-2016 refurbishment, with six highly attractive en suite waterfront bedrooms and a further three en suite rooms behind (YHA Archive)

Rachael Kirkby was appointed in 2016 to manage the hostel and its significant rebuilding challenges. Advantage had been taken of the opportunity to recast the hostel considerably in line with modern YHA thinking. For many years the hostel entrance at the right of the building had led into the reception on the right of the hallway; this space became the new self-catering kitchen, with a small cosy lounge to the front. The original long dining room left of the

old reception became a new all-purpose public area; reception, bar, hostel kitchen, servery and lounge-cum-dining area, all served by the entrance from the hallway and separate staff entrance. Freed space on the first floor, where originally there had been the self-catering and lounge facilities and just three bedrooms, was reconfigured to house nine bedrooms, those to the front having attractive riverside balconies and en suite facilities. Larger en suite bedrooms take up the rear. The two further floors of bedrooms received attention too. The hostel now has 26 bedrooms, ranging from two to six beds, with 107 beds in total.

Overnights were fractionally depleted during the renovations, though the 15,000 recorded in 2016 was a remarkable figure given the circumstances. In 2018 and 2019 Keswick hostel achieved records of over 25,000 overnights, a testimony to the attractive and stylish accommodation.





Second and third floor arrangements, redeveloped but unchanged in layout, pre- and post-2016 refurbishment (YHA Archive)

Two online reviews make a fitting tribute for this modern youth hostel:

This YHA is in a beautiful location a 2 minute walk to the town centre, very friendly staff, rooms were lovely and clean with loads of storage space. No need to book en-suite as there are plenty toilets and showers on every floor. The recent refurb after the 2015 floods is fabulous. Lovely restaurant with balcony overlooking the river with fantastic views over to the fells. Self catering facilities were amazing. Breakfast was great, very good value.

You can park on the road next to the entrance from 6pm until 8am only, all other times it is disc parking for two hours. Great YHA in a great location. Highly recommend! Wonderful setting and well refurbished [guest's comment on TripAdvisor, July 2017].

## YHA moves with the times

The last time I stayed at YHA you were expected to help in the daily duties and the dormitory rooms were basic and housed many. Wow, have they moved on! The beds in the female dorm were basic but very comfy. The bars and restaurants are a great addition – their house wine is very palatable. The menu is basic but very tasty and their breakfasts are plentiful, hot and freshly cooked. The staff are knowledgeable and without exception eager to please. The location here is idyllic [guest's comment on TripAdvisor, September 2017].















1: a most attractive shot of the hostel on Gretaside, taken through a carved piercing on Station Road bridge;
2: the welcoming multi-purpose reception, bar and bistro counter;
3: adaptable social and dining area with river view;
4: first floor front en suite bedroom, with attractive private balcony;
5: rear larger en suite bedroom on the first floor;
6: stylish ground floor self-catering kitchen;
7: view from the hostel entrance across the Greta to Fitz Park
(YHA publicity photographs,
2018)

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8345	14626	15029	15900	16313	17301	18972	17846	18517	17766
1950	1951	1952	1953	1954	1955	1956	1957	1958	1959
17611	16415	17407	16506	16255	16370	16637	17597	17365	18045
1960	1961	1962	1963	1964	1965	1966	1967	1968	1969
18571	18510	18242	17861	16553	16143	16179	15469	14602	14208
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18931	19057	20085	20826	20351	16678†	15911†	24148†	25044	25073



Tailpiece – the view from Fitz Park, opposite Keswick youth hostel, looking north towards Skiddaw on a November day in 2018 (author's photograph)

John Martin, 2020. YHA Profiles are intended to be adaptable in the light of new materials gained by YHA Archive