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**ALDER AND ALLAN LTD**

**JENNINGS BREWERY SITE, COCKERMOUTH, CUMBRIA**

**HERITAGE IMPACT ASSESSMENT**

**January 2018**

*your earth our world*






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**January 2018**

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DESK BASED ASSESSMENTS  
ARCHAEOLOGICAL EVALUATION  
ARCHAEOLOGICAL EXCAVATION  
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TOPOGRAPHIC AND LANDSCAPE SURVEY  
HISTORIC BUILDING RECORDING  
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## SUMMARY

Wardell Armstrong Ltd was commissioned by Dom Wilde to undertake a Heritage Impact Assessment of the Jennings Brewery Site, Cockermouth, Cumbria (centred on NGR: NY 12159 30832) to support a planning application for a flood alleviation scheme. This work comprised a consultation of sources relating to the area's development and a site visit. This Heritage Impact Assessment summarises the results of the research and site visit.

The present brewery site lies within an area used by industry from the medieval period onwards. By 1829, an '*Old Brewery*' occupied the south-eastern part of the area within the site boundary. Doorways 7, 8, 9, 12, 15 and 16 are on parts of a u-shaped building range which may retain elements of this pre-1829 '*Old Brewery*', though Doorways 9 and 12 appear to have been altered more recently. The maltings building, a grade II listed building of 1889, and adjacent lean-to, contain Doorways 1, 2, 3, 4 and 5, and Doorways 2, 3 and 4 may have been part of the architect's original design. Doorways 1 and 5 are more recent, though are still directly associated with the grade II listed building. Doorways 10, 11, 6, 13 and 14 are on additional structures of the brewery complex representing various phases of alterations spanning the 20<sup>th</sup> century. The brewery site also lies within a conservation area.

The proposed flood alleviation scheme will directly affect 16 doorways within the brewery complex. Such impacts are likely to be restricted to the construction phase of the works, the long-term impact likely to result in a minor magnitude of impact, which may require mitigation. Any effect on the setting is likely to be seen as positive, because flood alleviation will aid the long-term future and preservation of the building. For the '*Old Brewery*' the effect of the flood alleviation scheme on heritage significance would result in '*no appreciable impact*'.

For the 114 heritage assets outside the area of direct impact for which the magnitude of impact would be no change, the impact on heritage significance would be '*no appreciable impact*'.

There remains the potential for further as-yet unknown remains to survive within the areas due to be directly affected by groundworks at the 16 doorways. This could relate to earlier pre-Brewery activity at the site, as this area of Cockermouth is known to have been the centre of industry during the medieval period, as it has been since.

## **ACKNOWLEDGEMENTS**

Wardell Armstrong thanks Dom Wilde who commissioned the project. Wardell Armstrong also thank Mark Brennand, of Cumbria County Council's Historic Environment Team, for data from the Historic Environment Record and staff at the Cumbria Archives Centres at Whitehaven and Carlisle and libraries of Cockermouth and Carlisle.

The site visit and documentary research was undertaken by Cat Peters.

The report was written by Cat Peters and the figures were produced by Adrian Bailey. Frank Giocco managed the project and Dave Jackson edited the report.

## **1 INTRODUCTION**

### **1.1 Circumstances of Project**

1.1.1 Wardell Armstrong was commissioned by Dom Wilde to prepare a Heritage Impact Assessment of the Jennings Brewery Site, Cockermouth, Cumbria (centred on NGR NY 12159 30832). This assessment is required to support a planning application for proposed flood defence alterations to the buildings at the brewery (Figure 1). The buildings proposed for alterations comprised the grade II listed roughly L-shaped malting building (NHL 1393651), and the u-shaped range of buildings south of Brewery Lane (Figure 2).

### **1.2 The Purpose of the Heritage Impact Assessment**

1.2.1 This Heritage Impact Assessment is designed to show the impact on the heritage significance of the buildings due to be altered, and on nearby heritage assets, within a 500m radius of the brewery site, an area hitherto referred to as the study area.

1.2.2 The Heritage Impact Assessment seeks to address in detail the issues of impacts on heritage significance and to do this it both seeks to understand the significance of the assets before evaluating the impact of the development proposals upon them.

### **1.3 National Planning Policy and Legislative Framework**

1.3.1 National planning policies on the conservation of the historic environment are set out in the *National Planning Policy Framework* (NPPF), which was published by the Department of Communities and Local Government in March 2012. This is supported by *National Planning Practice Guidance* (NPPG) which was published in March 2014.

1.3.2 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance. With regard to designated heritage assets, '*great weight should be given to the asset's conservation*'. The more important the asset, the greater the weight should be; substantial harm to or loss of a Grade II Listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, Grade I and II\* Listed Buildings and Grade I and II\* Registered Parks and Gardens and World Heritage Sites, should be wholly exceptional (NPPF, para 132). Therefore, preservation in-situ is the preferred course in relation for such sites unless exceptional circumstances exist.

1.3.3 The NPPF advises that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets in

order to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably (NPPF, para 137).

#### **1.4 Local Planning Policies**

1.4.1 The Allerdale Local Plan was adopted in July 2014. There is a specific policy on the Cockermouth area (Allerdale Borough Council 2014, 42-45). For the built and historic environment, this aims to *'seek the continued conservation and enhancement of the locality's historic assets, including Cockermouth's distinctive architectural characteristics'* and to *'promote development in accordance with the Cockermouth Design Guide'* (*ibid*, 45). The natural environment policies include an aim to *'support proposals which minimise the risk of flooding and effectively contribute to defence management'* (*ibid*).

1.4.2 For maintaining the value of their heritage assets, Policy S27 states that *'in determining applications that could affect the significance (including character, appearance, historic value, value to people and setting) of a heritage asset and/or archaeological asset the following factors will be taken into account:*

- *The level of significance of the heritage asset(s)*
- *The impact of the proposal on the significance (including setting) of the heritage asset(s)*
- *How the significance and/or setting of the asset could be better revealed*
- *Opportunities for mitigating climate change without damaging significance'* (Allerdale Borough Council 2014, 119-120).

1.4.3 *'Schemes which help ensure a sustainable future for Allerdale's heritage assets, especially those identified as being at risk of loss or decay will be supported'* (*ibid*, 120).

1.4.4 *'Applications that will affect the significance of a heritage asset (positively or negatively) should include a Heritage Statement which explains the value of the heritage asset (including an explanation of its character, appearance, historic value, value to people and its setting), how the proposal will benefit any of these qualities, and an explanation of the public benefits of the proposal. The complexity and depth of the Heritage Statement should be proportionate to the significance of the heritage asset(s) and the scale of impact upon the asset(s)'* (*ibid*). Any proposals within a conservation area should *'conserve or enhance its character'* (*ibid*).

## **2 METHODOLOGY**

### **2.1 Introduction**

2.1.1 The preparation of this Heritage Impact Assessment has been undertaken in accordance with guidance recommended by Historic England and prepared by Bassetlaw District Council (2011). Note is also taken of the Historic England guidance on understanding place (2017a) and on the setting of heritage assets (2017b).

2.1.2 The data underlying the Heritage Impact Assessment was gathered through desk-based study of documentary sources and via a site visit. The impact of the proposals on the heritage significance of the brewery buildings, as well as on upstanding assets within the 500m search radius, was assessed using a series of standard tables (*confer* Appendix 2).

### **2.2 Documentary Sources**

2.2.1 The primary and secondary sources were used to provide the background to the historical character of the study area. Much of the information in this Heritage Impact Assessment was derived from the results of previous archaeological investigations in the area, from internet sources and from sources available at the Cumbria Archive Centres of Carlisle and Whitehaven, the public libraries of Cockermouth and Carlisle, and the Cumbria Historic Environment Record, held at Kendal.

2.2.2 Historic England's guidance on historic area assessments, conservation areas and heritage asset setting was used to establish the compliance of the development scheme proposals with best practice planning guidance.

### **2.3 Site Visit**

2.3.1 The site and its environs were visited on the 19<sup>th</sup> January 2018.

2.3.2 The site visit aimed to:

- consider the impact of the flood alleviation proposals on the heritage significance of the brewery buildings
- consider the impact of the proposed scheme on the heritage significance of the heritage assets within a 500m radius.

### **2.4 Impact Assessment Tables**

2.4.1 The assessment of the impact of development proposals is undertaken using a series of heritage impact tables (Appendix 2). These tables use standard assessment

methods as used by Government agencies, as for example those used in the Highway Agency's *Design Manual for Roads and Bridges* (2007). These tables first establish the significance of the heritage asset against set criteria, secondly they estimate the magnitude of impact and, taking the results of these two together, allow a calculation of impact on overall heritage significance.

## 2.5 Heritage Impact Assessment

- 2.5.1 For the purposes of this report, the term '*site*' is used to refer to the brewery site, the area of proposed direct impact within the proposed site boundary (Figure 2) and the term '*study area*' is used for the wider 500m radial contextual area surrounding the site (Figure 3).
- 2.5.2 Several sources of information were consulted, in accordance with professional guidelines (ClfA 2014) and local curatorial requirements. A further search of online resources was undertaken in order to identify any designated sites such as scheduled monuments, listed buildings and conservation areas, around the proposed development area. This was done in order to help assess the possible impact of the proposed development on archaeologically sensitive areas. The principal sources of information were historical maps and secondary sources.
- 2.5.3 **Cumbria County Council Historic Environment Record (HER):** the HER, maintained by Cumbria County Council, was consulted in January 2018 in order to obtain information regarding known designated heritage assets (for example listed buildings, scheduled monuments and conservation areas), and non-designated heritage assets, i.e. sites of historic or archaeological interest which are not designated, from within the study area.
- 2.5.4 Full details of all these assets are included in Appendix 1 and their locations are represented by asset numbers in Figure 3.
- 2.5.5 **Cumbria Archive Centre, Carlisle (CACC):** the online catalogue was checked and relevant documents noted. A visit was made in person in January 2018.
- 2.5.6 **Cumbria Archive Centre, Whitehaven (CACW):** the online catalogue was checked, relevant documents noted, and a visit in person was undertaken in January 2018. Trade Directories and local history books were also perused.
- 2.5.7 **Cockermouth Library Local Studies Section (CLLSS):** the library was visited in January 2018 and a search was made of their local history collection.

2.5.8 **Carlisle Central Library Local Studies Section (CCLSS):** the library was visited in January 2018 and a search was made of their local history collection.

2.5.9 **Wardell Armstrong:** various publications and unpublished reports on excavations and other work in the region are held within the Wardell Armstrong library and these were examined and are referenced as appropriate.

2.5.10 **Websites:** various websites were checked for information relevant to the site's assessment, including Google Earth™, the British Geological Survey, and the Archaeological Data Service. These are listed, as appropriate, in the bibliography.

## 2.6 Reporting

2.6.1 A digital copy of the report will be deposited with Cumbria County Council's Historic Environment team, where viewing will be made available on request.

2.6.2 Wardell Armstrong support the Online AccesS to the Index of archaeological investigationS (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. As a result, details of the results of this study will be made available by Wardell Armstrong, as a part of this national scheme, under code: **wardella2-307419**.

## 2.7 Glossary

2.7.1 The following standard terms are used throughout the report:

- Designation – the process that acknowledges the significance of a heritage asset and thus advances its level of consideration/protection within the planning process. Designated assets can either be statutory, like listed buildings, or non-statutory such as registered parks and gardens or conservation areas.
- Heritage Asset – a building, monument, site, place, area or defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.
- Historic Environment Record – an information service, usually utilising a database that provides public access to up-to-date and dynamic resources relating to the historic environment of a defined geographic area.
- Mitigation – action taken to reduce potential adverse impacts on the heritage significance of a place.
- Setting – the surroundings in which a heritage asset is experienced. The extent is



not fixed and will vary according to the historic character of the asset and the evolution of its surroundings.

- Significance – the value of a heritage asset to present and future generations attributable of its heritage interest. That interest may be archaeological, architectural, artistic or historic (including historical associations).

### 3 DESCRIPTION

#### 3.1 Location and Geology

3.1.1 Cockermouth lies at the confluence of the rivers Derwent and Cocker, at the mouth of the latter, and is located at the junction of the A66 and A595 (Figure 1). The brewery site lies on the north side of the town, to the south-west of the castle on the promontory formed by the confluence of the rivers, the brewery buildings being located either side of Brewery Lane (Figure 2).

3.1.2 The geology in the vicinity consists of mudstone and siltstone of the Hope Beck Formation, a sedimentary bedrock formed approximately 466 to 478 million years ago in the Ordovician Period. The superficial deposits are mapped as glaciofluvial deposits of sand and gravel, formed up to 2 million years ago in the Quaternary Period (BGS 2018).

#### 3.2 Historic Landscape Character

3.2.1 The proposed development site lies within the 'Area 18: Ellen and Marron Valleys' Historic Landscape Character area (Cumbria County Council 2009, 62). This area extends along the north-western boundary of the Lake District fells, broadly respecting the boundary of the national park. The Ellen Valley is dominated by the town of Cockermouth, the only large urban settlement within the character area. Most of the settlements in this area are medieval in origin, many retaining elements of their early form.

3.2.2 The legacy of this character area is '*a mixed pattern of modern and older settlements and field enclosure with strong legibility of landscape elements of medieval origin*' (*ibid*).

#### 3.3 Archaeological and Historical Background

3.3.1 This historical and archaeological background is compiled from secondary sources and primary records consulted in January 2018. It is intended only as a summary of historical developments around the site. The locations of known heritage assets within the 500m study area are referenced in the text, shown in Figure 3, and summarised in Appendix 2.

3.3.2 **Prehistoric Period:** there is no known evidence for prehistoric activity in the vicinity, though a perforated stone of unknown date found in the River Derwent may be an unfinished prehistoric hammerhead (Asset 14).

- 3.3.3 **Roman Period:** evidence for Roman activity within the study area comes from the route of a Roman road between Papcastle (*Derventio*) and Keswick (Asset 115) and a discrete find of an AE dupondius of Hadrian (AD 119-122) discovered in 1991 (Asset 13).
- 3.3.4 **Medieval Period:** although the exact date of the foundation of the settlement of Cockermouth is not known (Cumbria County Council nd, 10), in 1072, a manor which included the land now occupied by Cockermouth was granted by King Malcolm of Scotland to Waldeve, who may have founded a castle before 1106, and it is thought that it was Waldeve's heir who founded the Borough of Cockermouth in the 12<sup>th</sup> century as a centre for their territories (The Cockermouth Partnership & Allerdale Borough Council 2006, 12). This early castle was Tute Hill motte (Asset 1), the earthwork remains of an early to mid 12<sup>th</sup> century motte, made redundant when the present Cockermouth Castle was built. Many of these early structures were only occupied for a short period of time, superseded by later castles.
- 3.3.5 The earliest reference for the site of a stone castle at the present castle site is c. 1225 (The Cockermouth Partnership & Allerdale Borough Council 2006, 12; Asset 5). The bulk of the surviving buildings occupying the site date from 1360-70, though these were partially dismantled in the 17<sup>th</sup> century. The outer gatehouse of the castle dates to the 14<sup>th</sup> century (Asset 40), though the pump (Asset 61) and garden walls enclosing the former bowling green (Asset 74) and the octagonal Bowling Green house (Asset 55) are probably 18<sup>th</sup> century in date, the latter is certainly shown on Wood's Plan of 1832 (Figure 5). The eastern range of buildings (Asset 90) are 19<sup>th</sup> century in origin and the former stables and coaches date to c. 1800 (Asset 100). The stone castle at its present location also originated as an earlier motte and bailey castle, built c. 1150, making the Tute Hill motte even more short-lived (Asset 1). These kinds of castles were garrisons and strongholds at times of military unrest, as well as centres of political, social and economic governance, and aristocratic residences.
- 3.3.6 The earliest part of the town was centred on Market Place (Asset 3), which may have been a pre-existing rural settlement connected to St Helen's Chapel (the location of which remains unknown) (The Cockermouth Partnership & Allerdale Borough Council 2006, 13). This early church was founded at the same time as the castle c. 1225 and an earlier settlement may explain the irregular burgage plots characterising the areas fronting the Market Place, Castlegate and St Helen's Street (*ibid*). The Borough of Cockermouth was first mentioned in documents dating to 1260, when it comprised 178 burgages (Asset 3). Evidence for medieval burgages has been found during

excavations at 75-87 Main Street (Asset 12) and the Ship Inn lies within a known burgage plot (Asset 22).

- 3.3.7 A survey of c. 1270 lists 'two water driven corn mills, a fulling mill, a dye works, eight corn measures, market tolls and three smithies' (The Cockermouth Partnership & Allerdale Borough Council 2006, 13). The presence of a fulling mill and dye works in the 13<sup>th</sup> century suggests the existence of a woollen industry, and this may have been focused in the vicinity of the present brewery site, which was the focus for industry in later periods (*confer* 3.3.8). There was also a moot hall in the medieval settlement, already decayed by 1437-8 (Asset 20).
- 3.3.8 **Post Medieval Period:** the town prospered during the 15<sup>th</sup> and 16<sup>th</sup> centuries, described by John Leland as a 'good market town' and as 'wealthy' by William Camden (The Cockermouth Partnership & Allerdale Borough Council 2006, 14). Much of the prosperity was the result of the woollen industry, and four mills of the post medieval period are known at Cockermouth, three within the study area, Derwent/ Harris Mill (Asset 6), the Goat Mill (Asset 7) and a former mill, now warehouse (Asset 89). Other industrial sites are known from the period within the study area including a smithy (Asset 8), weavers' shops and workshops (Asset 15) and a bleach house (Asset 19).
- 3.3.9 Some of the existing buildings have post medieval origins of the early industrial era, including the Ship Inn, dating to the 16<sup>th</sup> century (Asset 22), Castlegate House, pre-dating 1739 (Asset 18), 4-6 Market Place (Asset 23), Wordsworth House (Asset 11), Old Hall, an Elizabethan hall (Asset 25), 28 Market Place (Asset 26), a Friend's Meeting House (Asset 29), 102 Main Street (Asset 32), gatepiers to a 1710 church (Asset 44), 30 and 30a Market Place (Asset 45), the Globe Hotel (Asset 46), No. 31 (Asset 56), 1 and 3 Castlegate (Asset 57), 46-50 Kirkgate (Asset 58), 2 Crown Street (Asset 62), 16-22 Main Street (Asset 63), 17-25 Kirkgate (Asset 65), a Methodist Chapel (Asset 66), Nos. 45 and 47 Kirkgate (Asset 67), 68 and 70 Kirkgate (Asset 68), 53 and 55 Kirkgate (Asset 69), the Trout Hotel (Asset 70), 41 and 43 Kirkgate (Asset 71), 37 and 39 Kirkgate (Asset 72), 9 Castlegate (Asset 76), 72 and 74 Kirkgate (Asset 79), 47a, 49 and 51 Kirkgate (Asset 80), 8 Castlegate (Asset 81), 4 Main Street (Asset 95), 75-85 Main Street (Asset 82), 38, 40 and 42 Market Place (Asset 83), 26-34 St Helens Street (Asset 87), 9-21 Main Street (Asset 91), 6 Castlegate (Asset 92), a former Congregational Chapel (Asset 93), 1-4 The Croft (Asset 94), 5 and 7 Castlegate (Asset 96), 33 and 35 Kirkgate (Asset 97), Norham House (Asset 98), 45 and 47 Main Street (Asset 99), Pack Horse House (Asset 101), No. 13 Kirkgate (Asset 102), 24 and 28 Main Street (Asset 105), No. 52, Swan Inn, 58-64 (Asset 108) and Kirkgate Corner (Asset 112). These

heritage assets are likely to be in the areas shaded pink, representing developed areas, on Hodkinson and Donald's plan of 1774 (Figure 4).

- 3.3.10 Many known heritage assets of the 18<sup>th</sup> and 19<sup>th</sup> century are known from the study area, representing the continued expansion of the settlement, including the new Derwent Bridge of 1822 (Asset 85) and Cocker Bridge of 1828 (Asset 110), Low Park farm predating 1832 (Asset 17), 11 and 13 Castlegate (Asset 53), 12 and 14 Main Street (Asset 55), the Grecian Villa (Asset 59), the Market Hall of the 1830s (Asset 24), 10 and 12 St Helens Street (Asset 60), the Wordsworth Hotel (Asset 75), Kirkgate House (Asset 77), the Town Hall (Asset 78), the Old Courthouse (Asset 84), Challoner House (Asset 64), the National Westminster Bank (Asset 73), 1-21, 23-27 and 29-35 St Helens Street (Asset 48), 65-69 Main Street (Asset 49), 2 and 4 Castlegate (Asset 50), 10 Castlegate (Asset 107), 44 Market Place (Asset 86), the Bush Hotel (Asset 89), 11-23 Market Place (Asset 51), 3-7 Main Place (Asset 103), 33 and 35 Market Place (Asset 111), 9 Market Place (Asset 104), 46 Market Place (Asset 114), 52-56 Market Place (Asset 109), Cockermouth Union Workhouse of 1840-3 (Asset 116), All Saints Church of 1852-4 (Asset 21), the Congregational Church of 1856 (Asset 52), Christ Church (Asset 106), a former school of 1869 (Asset 27), railway station of 1865 (Asset 9), the Brown Cow and adjacent buildings (Asset 37), 24-28 Kirkgate (Asset 113), 38 Kirkgate (Asset 38), Kirkby House (Asset 39), 78 to 86 Kirkgate (Asset 31), 49 and 51 Main Street (Asset 41), the Mayo statue of 1875 (Asset 42), 70-82 Main Street (Asset 43), the Sun Inn (Asset 47) and a police station of 1894 (Asset 28). A nurses' home was built to the north-east of the castle in 1902, redesigned as a cottage hospital in 1915 (Asset 16).
- 3.3.11 This large number of surviving heritage assets of the early and later post medieval periods, many conforming to the earlier medieval town plan with retaining burgage plots, is part of the reason why much of Cockermouth lies within Cockermouth Conservation area (Asset 117), including the present brewery site.
- 3.3.12 It is not clear exactly when brewing first occurred at the present brewery site. Wood's Plan of Cockermouth of 1832 shows a roughly u-shaped range of buildings fronting the River Cocker, labelled '*Old Brewery*', (Figure 5; Asset 36). The north-westernmost part of the u-shaped range appeared to be a dwelling house, or was by 1839 (Figure 6). To the north, on the site now containing the malthouse (Asset 30), the land was occupied by William Bragg with an associated house (Asset 35). To the west, the land was occupied by '*Abraham Hetherington*' and contained buildings fronting the Cocker, with an L-shaped building to the north (Figure 5). It is not clear what this was used as by 1832, but by 1839, these buildings were, along with the '*Old Brewery*', owned by

'John Richardson & Co' (Figures 5 and 6), though it was probably already a tannery, but tenanted, as depicted on the First Edition Ordnance Survey map of 1866 (Figure 7).

3.3.13 The fact that the brewery was already deemed 'old' by 1832 may indicate at least a late 18<sup>th</sup> century origin, though in 1797 the chief industries were 'shalloons, worked stockings and hats' (Hutchinson 1797, 101) and neither brewing nor malting is mentioned. The brewery site area is shaded pink on the Cockermouth inset of Hodkinson and Donald's Plan of Cumberland of 1774 (Figure 4), as are the other built-up areas of Cockermouth, and it possible that a brewery was already in place by then. This area was the focus for industry in the post medieval period, occupied by a windmill (Asset 2), ropewalk (Asset 4) and a tannery (Asset 10). This was still true in the 19<sup>th</sup> century, indicated in the image below by the number of buildings and chimneys (Plate 1). This image shows early brewery buildings fronting the Cocker, with tannery buildings to the left. This area of intensive industry might explain the need for a 'Retreat', labelled to the north of the brewery (Asset 34) on the First Edition Ordnance Survey map (Figure 7), on a site previously occupied by buildings (Figures 5 and 6).



Plate 1: Early view of confluence of rivers (after Bernard Bradbury 1994, 83)

3.3.14 A trade directory of 1829, listed 'Richardson, John & Co' at 'Old Brewery', under brewers (Parson and White 1829, 192) and separately under maltsters (*ibid*, 194), pushing the date back to 1829 for definite brewing at the site. Mannix and Whellan's directory of 1847 states that Cockermouth was furnished with 'a large brewery and maltsters' (Mannix and Whellan 1847, 522), and lists 'Richardson, John & Co' at the

'Old Brewery', as both brewers (*ibid*, 533) and maltsters (*ibid*, 535). By 1861, it seems that John Richardson & Co had quit the premises, as 'Wyndham, Horace', was listed as a 'brewer' on 'Castle Street' (Morris, Harrison & Co 1861, 130). The First Edition Ordnance Survey map of 1866 (Figure 7) shows that the eastern half of the southern part of the present brewery site was occupied by the 'Old Brewery' (Asset 36), which had been extended westwards along the river frontage. The western half was occupied by 'Castle Tannery' (Asset 10) with the tanning pits depicted between the L-shaped building range and the buildings fronting the Cocker, a layout shown in the 1830s maps (Figures 5 and 6). By 1866, the northern part of the present brewery site appears still to have been gardens, presumably associated with the house to the west, as was the case in 1839 when it was owned by William Bragg and occupied by Joseph Little (Figure 6; CACC DRC 8/47). This 1866 map is the earliest to reference the lane across the centre of the present brewery site as 'Brewery Lane'.

- 3.3.15 The 1873 Post Office directory lists 'Horace Robert Wyndham & Co' at the 'Old Brewery in Cockermouth' (Watson 2003, 10), though by the Autumn of 1873, Horace Wyndham wanted to retire, and a surviving draft prospectus, drawn up in September 1874, indicated that £6,000 'should be amply sufficient to buy the premises, plant and stock and continue the business upon an extended scale' (*ibid*, 11). Instead it was sold to the Jennings brothers, a family who had started brewing at Lorton in 1828.
- 3.3.16 The Jennings Brothers Ltd improved the offices and '£10,000 was spent in 1889 on erecting a fine new maltings built on four floors' (Watson 2003, 14). A contemporary source stated that the brewery had the capacity to produce 350 barrels of beer each week, over half of its output in 2003: 'the machinery and appliances in use are of the most improved description, including a first-class mash tun fitted with special draining pipes, two large wort coppers... fifteen fermenting rounds holding from 36 to 70 barrels each, and a Brigg's patent vertical refrigerator which will cool 35 barrels per hour. The whole of the brewery proceeds in sequence by gravitation, the grist mill being on the top floor, adjoining the hop and malt store... The ground floor, cellars and racking rooms are all paved with concrete...' (source unknown, quoted in Watson 2003, 14). These changes to the layout of the site are shown on the Second Edition Ordnance Survey map (Figure 8), which shows that the westernmost part of the u-shaped building had been extended westwards to meet the tannery boundary, and shows the new maltings building to the north-west (Asset 30), on the former garden associated with the house to the west. The maltings building is thought to have been designed by Henry Stopes (1852-1902; PastScape 1542991). In 1900, the western half of the

southern part of the present brewery site was still occupied by the tannery (Asset 10; Figure 8).

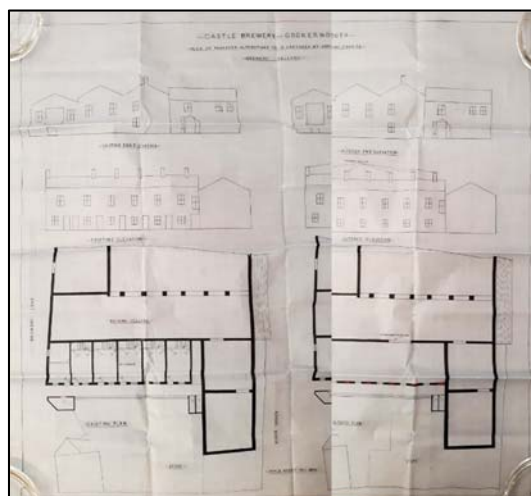
3.3.17 **Modern Period:** in 1912-14 the directors of Jennings Brothers Ltd agreed to a new programme of improvements at the brewery, and this included a new artesian well (Watson 2003, 20). The Third Edition Ordnance Survey map of 1925 (Figure 9) shows some extensions to the main u-shaped building range on the river frontage, including northwards into the yard from the southernmost part of the building range, and eastwards into the yard, from the westernmost part of the building range. Otherwise the layout of the site is much the same as shown on the earlier 1900 map (Figure 8). Alterations had been made in the intervening years to the tannery in the western part of the present brewery site, and this area is no longer labelled as 'Castle Tannery' (Figure 9). At some time around 1925, the brewery seems to have extended, as a Fire Insurance Plan for Castle Brewery drawn up in August 1925 (CACW YDB 28/1/12/11) also shows the former tannery site, as well as some buildings beyond the present site boundary to the east (Buildings 22, 23 and 24), with all buildings labelled consecutively, as if they were all part of the same site (Figure 10). Unfortunately, no accompanying list survives naming the buildings at this time, but it does show the additions of between 1900 and 1925 numbered 16 and 18 and that the yard was used to store barrels (Plate 2). Two outbuildings, at the far western part of the site, beyond the then brewery boundary, were labelled 'store' and 'Omnibus Co as Motor Garage' (Figure 10). A further fire insurance plan of 1957 (Figure 11; CACW YDB 28/1/12/45) shows that the brewery had since acquired a long narrow building to the north-east, formerly 'Banks Hardware Warehouse' (Figure 10), and had constructed a long narrow north-east south-west orientated building, labelled '1a' to the west of the 1889 maltings building (Asset 30). This was a 'lean-to bottling shed' (Eadie 2012, 11).



Plate 2: Yard enclosed by the u-shaped building range (after Watson 2003, 21)



- 3.3.18 Under new directors, particularly Colin Lee from 1966, *'the brewery underwent a phased modernisation programme which included investment in bottling and new plant, acquisition of new fermenting vessels and yeast presses, taking barley in bulk rather than in sacks and installing an automatic stoker for the kiln'* (Watson 2003, 28). The Ordnance Survey map of 1968 (Figure 12) shows a similar layout for the site as the plan of 1957 (Figure 11), suggesting that these alterations were largely internal. The only change externally appears to be the extension southwards in the yard area from the western part of the u-shaped range of buildings.
- 3.3.19 During the 1970s and 1980s *'the brewery introduced new beers... carried out a number of improvements to tied houses and began to plan for the modernisation of the brewery'* (Watson 2003, 31). Changes are shown on the Ordnance Survey map of 1983 (Figure 13) in the western part of the southern half of the present brewery site. The former cottages, previously associated with the tannery and first shown as a north-east south-west orientated terrace on the First Edition Ordnance Survey map of 1866 (Figure 7) seem to have been partially demolished and incorporated within the main u-shaped brewery complex. A surviving building control plan (CACW YDB 28/1/12/68), which is undated but thought to be of mid 20<sup>th</sup> century origin, can probably be more accurately dated to between 1968 and 1983. It shows the integration of the former cottages into the racking cellars of the brewery building to the immediate east, shown by the layout plan (bottom of the image below; Plate 3). It also shows the removal of the individual entrances to the former cottages, forming one unbroken elevation with no exterior doors after the alterations (centre of the image; Plate 3), though the north-facing elevation was proposed to remain unaffected (top of the image; Plate 3).



*Plate 3: Plan of Proposed Alterations to 5 Cottages by adding them to Brewery Cellars  
(CACW YDB 28/1/12/68)*

3.3.20 A new brewhouse was opened by Chris Bonnington in 1983 (Watson 2003, 32). This may have been the westernmost building, as this is depicted as an L-shape on the 1983 map (Figure 13), or an adjacent building linking this to the u-shaped building, shown on modern mapping (Figure 2). In the 1980s, Jennings Brothers Limited also stopped malting (Plate 4), making the 1889 maltings building (Asset 30) redundant. At some time in the late 20<sup>th</sup> century it was converted to offices, though retained some features such as an in-situ brick kiln with furnace above and the iron columns (Eadie 2012, 11), shown in Plate 4. Production facilities were expanded in the mid 1990s which increased fermenting capacity by more than 50% and a further four-year phased programme of improvements costing £1.5 million began in 1998 (Watson 2003, 36). This is partly confirmed by Ordnance Survey maps which show that the u-shaped building had been extended westwards between 1983 and the publication of modern mapping (Figures 13 and 2).



*Plate 4: Malting in the malthouse (Asset 30) (after Watson 2003, 33)*

### **3.4 Previous Archaeological Works**

3.4.1 A Heritage Assessment and Statement was produced in January 2012 to inform a proposed conversion of the Maltings Building (Asset 30). This comprised a site visit and photographic record and assessment of the proposed conversion of the Grade II listed building and adjacent bottling shed. It did not affect the other brewery buildings, or require any research or map regression, though it has been referenced in the text where applicable (Eadie 2012).

3.4.2 There have been 39 previous archaeological works in the 500m study area, one was the heritage statement outlined above, and several were watching briefs relating to flood alleviation schemes. Of particular significance was a phased watching brief which included the areas to the immediate north-west and south-east of the brewery site, in 2012 and 2013. This encountered archaeological remains in the form of surviving remnants of the windmill and possible former tannery wall to the north-west below a minimum of 0.42m of late 20<sup>th</sup> century rubbish and debris (Haigh and Thompson 2013, 27) and standing walls and stone floor surfaces associated with the windmill (Asset 2) to the south-east (Haigh and Thompson 2013, 31), demonstrating the survival of sub-surface archaeological remains in the immediate vicinity. The other previous archaeological works were undertaken in the wider Cockermouth area and have little implication for this present study.

### **3.5 Designated Heritage Assets**

3.5.1 A total of 89 known heritage assets are designated. The Maltings Building (Asset 30), is a Grade II listed building. The remaining 88 designated assets lie outside the site boundary but within the 500m study area. One is a scheduled monument (Asset 1), six are grade I (Assets 5, 11, 40, 61, 90, 100), seven are grade II\* (Assets 18, 21, 67, 83, 92, 96, 98) and 73 are grade II (Assets 6, 23, 26, 31, 37- 39, 41-60, 62-66, 68-82, 84-89, 91, 93-95, 97, 99, 101-114) listed structures. The brewery site also lies within a Conservation Area (Asset 117).

### **3.6 Non-Designated Heritage Assets**

3.6.1 The remaining brewery buildings to be affected are not designated, though some may retain surviving elements of a former tannery (Asset 10) and some may retain architectural components of the pre-Jennings era 'Old Brewery' (Asset 36).

3.6.2 A further 26 known heritage assets are non-designated and lie outside the site boundary but within the 500m study area (Assets 2-4, 7-9, 12-17, 19-20, 22, 24-25, 27-29, 32-35 and 115-116).

### **3.7 The Character of the Proposals**

3.7.1 The proposed flood defence works involve the installation of flood barriers at door entrances. For these doorways, this will require excavations to a maximum of 0.2m and the laying of concrete to provide a level surface (Figure 14). In addition, existing pavements will be lifted, and concrete laid in their place to provide a level surface (Dom Wilde *pers. comm.*).

## 4 SITE VISIT

### 4.1 Introduction

4.1.1 The brewery site was visited on Friday 19<sup>th</sup> January 2018. The doorways due to be directly impacted upon were identified based on a plan issued by Dom Wilde, and photographed from publicly accessible areas (Doorways 1-16; Figure 14).

### 4.2 Doorway 1

4.2.1 Doorway 1 was located on the south-west facing elevation of the north-east south-west aligned building at the north-western boundary of the site (Figure 14). This building was identified as a *'lean-to bottling shed'* by an earlier heritage assessment (Eadie 2012, 11) and was first depicted on a fire insurance plan of 1957 (Figure 11; CACW YDB 28/1/12/45). It is not shown on either the Third Edition Ordnance Survey map of 1925 (Figure 9), nor a fire insurance plan of 1925 (Figure 10; CACW YDB 28/1/12/11), so must date to between 1925 and 1957. As this building is attached to the maltings building, this means that it should be considered as grade II listed, as if it were an extension of the earlier building. The heritage assessment in 2012 said it was *'of little or no architectural or historical significance'* (Eadie 2012, 11) and intimated that its demolition would not be a negative outcome (Eadie 2012, 26). This, combined with the fact that demolition was considered, suggests that a slight alteration to its doorway would have little long-term impact. The doorway itself was a wide sliding one with iron girder lintel, perhaps suggesting it once had shutters, and on the south-western side a modern cement-smoothed surface suggests modern alteration had already occurred (Plate 5). An area of concrete led to the doorway.



*Plate 5: Doorway 1, facing north-west*

### 4.3 Doorway 2

4.3.1 Doorway 2 was the north-westernmost of the doorways proposed to be affected on the south-west elevation of the grade II listed malting building (Asset 30), the northernmost building of the brewery site (Figure 14). This had large dressed surrounds, and was at the north-westernmost edge of the projecting stair turret adjacent to the integrated six-storey barley kiln, to the north-west. It was single-width, timber and painted blue, and a code entry box was positioned next to it, as well as a downpipe on the other side. Immediately outside was a path-width area of small rectangular flagstones/ flat cobbles which were not consistently covering the area surrounding the building, and were probably not the original surface associated with the building (Plate 6).



*Plate 6: Doorway 2, facing north-east*

### 4.4 Doorway 3

4.4.1 Doorway 3 was located centrally on the longest straight of the south-western elevation of the grade II listed malting building (Asset 30), the main malt house (Figure 14). It was 1.5 times standard width, and not centrally located beneath the windows above, though its south-eastern edge was in line with the south-eastern edges of the windows above, suggesting that this doorway had been widened at some time since its original build in 1889. It had a sandstone lintel with large sandstone dressed surrounds. A sliding timber gatedoor, open at the time of the site visit, was in place, suggesting the method of closing was from the inside. A stretch of concrete the width of the doorway, led to the doorway, a continuation of the small rectangular



flagstones/ flat cobbles observed outside Doorway 2, was observed against the building either side of Doorway 3 (Plate 7).



*Plate 7: Doorway 3, facing north-east*

#### **4.5 Doorway 4**

4.5.1 Doorway 4 was located close to the south-eastern extent of the south-west elevation of the grade II listed malting building (Asset 30; Figure 14). It was a single doorway, centrally located beneath and in line with the windows on the floors above and close to the recessed southernmost corner of the building (Plate 8). This building is recessed at the ground floor and first floor levels to ease access along Brewery Lane (Eadie 2012, 10). Doorway 4 was timber, with a timber surround, the doorway smaller within a larger frame, perhaps suggesting it was not the original door for this doorway. The doorway had a stone lintel, with flat stone dressed surrounds, matching those of the quoin stones, and those edging the other doors on the south-western elevation of the malting building (Doorways 2 and 3; Plate 9). The area immediately in front of Doorway 4 was a modern asphalt surface.



*Plate 8: Doorway 4 at southern corner, facing south-east*



*Plate 9: Doorway 4, facing north-east*

#### **4.6 Doorway 5**

4.6.1 Doorway 5 was located to the south-west of the centre of the south-east elevation of the malting building (Figure 14), and faces the visitor on the main approach from the south-east along Brewery Lane. Doorway 5 itself was a modern double-door entrance beneath a modern timber and glass canopy (Plate 10). The area in front of Doorway 5 was laid with modern stone paving slabs (Plate 10).



*Plate 10: Doorway 5, facing north*

#### **4.7 Doorway 6**

4.7.1 Doorway 6 was on the south-west elevation of the southernmost of the eastern extensions into the yard area from the western part of the original u-shaped range of buildings on the south side of Brewery Lane (Figure 14). This particular building seems to have been an extension built between 1968 (Figure 12) and 1983 (Figure 13; *confer* 3.3.18). The fabric of this building is not known, as it was pebble-dashed and whitewashed at the time of the site visit. Doorway 6 was located on the south-west elevation, abutting the south-east elevation of the main western part of the original u-shaped range of buildings (Figure 14). It was timber, with timber lintel and jambs, and the door itself was partly glazed (Plate 11). The area immediately adjacent to the door comprised square paving slabs with rounded rectangular cobbling to the south-east and south-west.





*Plate 11: Doorway 6, facing north-east*

#### **4.8 Doorway 7**

4.8.1 Doorway 7 was located towards the south-western extent of the south-eastern elevation of the western part of the u-shaped range of brewery buildings on the south side of Brewery Lane (Figure 14). It faced onto the same yard area as Doorway 6. This elevation appears relatively constant on mapping encountered by this research stretching back to 1832, and it could be that this area of the range may retain elements of the pre-Jennings Brothers' pre-1829 'Old Brewery' (Asset 36). This is difficult to determine, as this whole u-shaped range was pebble-dashed and white-washed. A chimney was included towards the south-western extent of this building, and one almost ground to rooftop window existed towards the north-eastern extent of the façade, with another above Doorway 7, though not directly. Doorway 7 was double width and timber and slightly recessed with no obvious lintel or stone surrounds (Plate 12). The area immediately outside the door comprised square paving slabs. A square pattern of ventilation air holes had been provided to the south-west, above a small window.



*Plate 12: Doorway 7, facing south-west*

#### **4.9 Doorway 8**

4.9.1 Doorway 8 was located at the north-western extent of the north-east elevation of the southern part of the u-shaped building range surrounding the yard on the south side of Brewery Lane (Figure 14). This southern range appears relatively constant on mapping encountered by this research stretching back to 1832, except for extensions to the south-east on 1925 (Figure 9), 1968 (Figure 12) and 1983 Ordnance Survey mapping (Figure 13), since removed. It could be that this area of the range may retain elements of the pre-Jennings Brothers' pre-1829 'Old Brewery' (Asset 36). Doorway 8, considering it wasn't blocked by the extensions shown on 20<sup>th</sup> century mapping, may be one such element. It was a large rounded-arch entrance, with large double doored timber door with metal brackets to the wall, glazing above, and metal footplates to the base, suggestive of a more recent construct to fill an archway which may originally have remained open to allow cart access (Plate 13). The area immediately in front was surfaced in rounded rectangular cobbles, which covered much of the yard area; the yard may originally have been cobbled (Plate 2).



*Plate 13: Doorway 8, facing south-west*

#### **4.10 Doorway 9**

4.10.1 Doorway 9 was located towards the north-eastern extent of the north-western elevation of the eastern part of the u-shaped building range enclosing the yard, on the south side of Brewery Lane (Figure 14). This north-eastern part of the eastern range appears relatively constant on mapping encountered by this research stretching back to 1832, and it could be that it retains elements of the pre-Jennings Brothers' pre-1829 'Old Brewery' (Asset 36). Doorway 9, however, and the windows to the north-east did not seem to be consistent with a pre-1829 date. Doorway 9 was timber with two steps leading up to it and no surround or lintel detail could be ascertained, as again, this area was pebble-dashed and white-washed (Plate 14). The area immediately at the base of the steps was surfaced in rounded rectangular cobbles.



*Plate 14: Doorway 9, facing south-east*

#### **4.11 Doorway 10**

4.11.1 Doorway 10 was located towards the north-eastern extent of the south-eastern elevation of the eastern extension at the north-western extent of the u-shaped range of buildings south of Brewery Lane (Figure 14). This eastern extension building was shown on the Third Edition Ordnance Survey map of 1925 (Figure 9) but not the Second Edition Ordnance Survey map of 1900 (Figure 8), and was numbered '16' on the Fire Insurance Plan of 1925 (Figure 10). Like the other buildings forming the u-shaped range of buildings, this was pebble-dashed and whitewashed, making detail impossible to identify. Doorway 10 was single width with a blue-painted surround, and contained a modern timber door (Plate 15). Immediately outside the door, the ground surface was a combination of square flagstones and the rounded rectangular cobbles seen across much of the yard.





*Plate 15: Doorway 10, facing north-west*

#### **4.12 Doorways 11 and 12**

4.12.1 Doorways 11 and 12 were located on the north-eastern elevation of the northern extent of the eastern part of the u-shaped building range on the south side of Brewery Lane, and faced Brewery Lane (Figure 14). Doorway 11, to the west was large, with venting at the top, and was fenced off, suggesting it was rarely opened (Plate 16). This western extent seems to have been added sometime between 1925 (Figure 9) and 1968 (Figure 13). A large chimney separated the western part of this elevation from the eastern part. The eastern part housed the Reception and Brewery Shop and Tour Entrance for the Jennings Brewery. This part of the northern extent of the east part of the u-shaped building range may be that shown on the very earliest mapping (Figure 5) and seems to be that shown on the Tithe Award map of 1839 (Figure 6). Doorway 12 was a large modern glassed entry, with blue-painted timber outer doors. The area to the fore was a mix of rectangular paving slabs, with smaller rectangular cobbles to the north (Plate 16).



*Plate 16: Doorways 11 and 12, facing south-west*

#### **4.13 Doorway 13**

4.13.1 Doorway 13 was located on the north-east elevation of the easternmost part of the u-shaped building range on the south side of Brewery Lane (Figure 14). This building seems to have been erected since 1983 (compare Figures 13 and 2). It was clad in grey pebble dashing. Doorway 13 was centrally located on the north-east elevation, and comprised a cement surround with timber doorframe housing a blue-painted timber half-glazed door with glazed panel to the east (Plate 17). A step allowed entry, which appeared to be a more recent addition, and this area was surrounded in by a concrete surface (Plate 18).



*Plate 17: Doorway 13, facing south-west*



*Plate 18: Doorway 13, facing west*

#### **4.14 Doorways 14, 15 and 16**

4.14.1 Doorways 14, 15 and 16 were located on the River Cocker side of the brewery buildings (Figure 14), and were viewed from Cocker Bridge, to the south-east (Plate 19), and Brewery Bridge, to the south-west (Plate 20). Doorway 14 was located on the south-west elevation of the easternmost part of the u-shaped building on the opposite side of the building to Doorway 13. This building seems to have been erected since 1983 (compare Figures 13 and 2). Although a full analysis of this door was not possible, it seemed to be blue-painted timber and at a high elevation, perhaps accessed via steps (Plate 19, right of image in brown-grey building). Doorway 15 seems to have iron bars in front of it and was located in a cement rendered lower portion of a two-storey building (Plates 19 and 20). Doorway 16 was further east, also within a cement rendered lower portion of the building range, this part taller, perhaps three-storey. Doorway 16 appeared to be blue-painted timber (Plates 19 and 20). These parts of the building appear relatively consistently on mapping encountered by this research stretching back to 1832, and it could be that this area of the range may retain elements of the pre-Jennings Brothers' pre-1829 'Old Brewery' (Asset 36).



*Plate 19: Doorways 14, 15 and 16, facing north-west*



*Plate 20: Doorways 14, 15 and 16, facing east*

#### **4.15 Summary**

4.15.1 Doorways 1, 2, 3, 4, and 5 are located on buildings that are grade II listed, or, as with Doorway 1, on an extension to a grade II listed building which must be considered as grade II listed itself. Doorways 2, 3 and 4 may be part of the original design of the 1889 malting building (Asset 30).

4.15.2 Doorways 6-16 are not directly on listed buildings. Doorways 7, 8, 9, 12, 15 and 16 are on parts of the u-shaped building range which may predate the Jennings Brewery and retain elements of the pre-1829 'Old Brewery', though Doorways 9 and 12 appear to



have been altered more recently. The remaining doorways are positioned on structures known to have originated in the 20<sup>th</sup> century; Doorway 10 on a building constructed between 1900 and 1925, Doorway 11 on a building constructed between 1925 and 1968, Doorway 6 on a building constructed between 1968 and 1983, and Doorways 13 and 14 on a building constructed after 1983.

4.15.3 The brewery site lies within the known industrial area of Cockermouth, likely to have been used as such since the medieval period, and any ground-breaking excavations in these areas have the potential to encounter associated archaeological remains.

## 5 DISCUSSION

### 5.1 Summary of Heritage Asset Significance

- 5.1.1 The present brewery site seems to have been within an area used by industry from the medieval period onwards. By 1829, an 'Old Brewery' existed (Asset 36), occupying the south-eastern part of the area within the site boundary. Doorways 7, 8, 9, 12, 15 and 16 are on parts of a u-shaped building range which may retain elements of this pre-1829 'Old Brewery', though Doorways 9 and 12 appear to have been altered more recently. The 'Old Brewery' would be seen to be of local significance (Appendix 1, Table 1). The maltings building, a grade II listed building of 1889, and adjacent lean-to, contain Doorways 1, 2, 3, 4 and 5, and Doorways 2, 3 and 4 may have been part of the architect's original plan. Doorways 1 and 5 are more recent, though are still directly associated with the grade II listed building. Doorways 10, 11, 6, 13 and 14 are on later structures at the brewery complex representing various phases of alterations of the 20<sup>th</sup> century. The grade II maltings building is of district or county (higher) significance (Appendix 1, Table 1). The site is also within a conservation area (Asset 117) which is of district or county (higher) significance (Appendix 1, Table 1).
- 5.1.2 In the wider 500m study area, 87 of the 114 heritage assets are designated. One is a scheduled monument (Asset 1) and 13 are grade I or grade II\* listed buildings (Assets 5, 11, 18, 21, 40, 61, 67, 83, 90, 92, 96, 98 and 100) and these fourteen assets are therefore of national importance (Appendix 1, Table 1). 73 of the 114 heritage assets in the 500m study area outside the area of direct impact are grade II listed buildings (Assets 6, 23, 26, 31, 37- 39, 41-60, 62-66, 68-82, 84-89, 91, 93-95, 97, 99 and 101-114) and thus of district or county (higher) significance (Appendix 1, Table 1).
- 5.1.3 A further 27 known heritage assets are non-designated and lie outside the area of direct impact but within the 500m study area. This includes Castle Tannery, which although lies within the site boundary, is not due to be directly impacted on by the proposed development (Asset 10). Thus 25 of these 27 heritage assets are deemed as of local significance (Assets 2-4, 7-10, 12, 15-17, 19-20, 22, 24-25, 27-29, 32-35 and 115-116; Appendix 1, Table 1), and two, as discrete findspots, of negligible significance (Assets 13 and 14; Appendix 1, Table 1).

## 5.2 Magnitude of Impact on Heritage Assets

- 5.2.1 The proposed flood alleviation scheme will directly affect 16 doorways within the brewery complex. These will have a direct impact on two heritage assets, one of district or county (higher) significance (Asset 30), and one of local significance (Asset 30), and an indirect impact on one heritage asset of district or county (higher) significance (Asset 117). Such impacts are likely to be restricted to the construction phase of the works, the long-term impact likely to result in *'slight changes to historic buildings elements or setting that hardly affect it'*, thus representing a minor magnitude of impact (Appendix 1, Table 2).
- 5.2.2 For the 87 heritage assets of national and district or county (higher) significance outside the area of direct impact, but within the 500m study area, a slight long-term impact resulting from the alteration of some of the doors at ground level, largely not intervisible with these 87 heritage assets, the magnitude of impact is likely to be *'no change'* (Appendix 1, Table 2).
- 5.2.3 For the 25 heritage assets of local significance, the magnitude of impact would be no change, as they are either not directly affected and intervisible or do not survive above surface (Appendix 1, Table 2). For the two findspots of negligible significance, the magnitude of impact would also be no change (Appendix 1, Table 2).

## 5.3 Heritage Statement

- 5.3.1 For the grade II listed maltings building (Asset 30) and Cockermouth Conservation Area (Asset 117), a minor magnitude of impact on assets of district or county (higher) significance, would result in a *'very limited'* impact on heritage significance which may require mitigation (Appendix 1, Table 3). Any effect on the setting is likely to be seen as positive, because flood alleviation will aid the long-term future and preservation of the building. For the *'Old Brewery'* (Asset 36) of local significance, a minor magnitude of impact would be *'no appreciable impact'* (Appendix 1, Table 3).
- 5.3.2 For the 114 heritage assets outside the area of direct impact for which the magnitude of impact would be no change, the impact on heritage significance would be *'no appreciable impact'* (Appendix 1, Table 3).
- 5.3.3 There remains the potential for further as-yet unknown remains to survive within the areas due to be directly affected by groundworks at the 16 doorways. These could relate to earlier pre-Brewery activity at the site, as this area of Cockermouth is known to have been the centre of industry during the medieval period, as it has been since.

## 6 BIBLIOGRAPHY

### 6.1 Primary Sources

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#### **6.4 Other Sources**

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## APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

**Table 1 Measuring Significance**

Significance	Designation	Asset types and justification	Preferred response to negative impact
International	Non-statutorily designated heritage assets	World Heritage Site (NPPF s132)	Avoid negative impact where asset contributes to the WHS's defined outstanding universal values (NPPF s138)
National	Statutorily designated heritage assets	Scheduled monuments, grade I and II* listed buildings (NPPF s132). Grade A Listed Buildings in Scotland	Avoid negative impact
National	Non-statutorily designated heritage assets	Registered battlefields, grade I and II* Registered Parks and Gardens (NPPF s132)	Avoid negative impact
National	Non-designated heritage assets of demonstrable equivalence to a scheduled monument (NPPF s138)	Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act (NPPF s139)	Avoid negative impact
District or County (Higher)	Statutorily designated heritage assets	Grade II listed buildings (NPPF s132). Grade B Listed Buildings in Scotland	Limit negative impact (avoid substantial harm) and mitigate
District or County (Higher)	Non-statutorily designated heritage assets	Conservation area (NPPF s127), grade II registered park and garden (NPPF s132)	Limit negative impact (avoid substantial harm) and mitigate
District or County (Lesser)	Non-designated heritage assets within a national park or AONB	Any extant heritage assets (NPPF s115)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Heritage assets placed on a local planning authority list (NPPG). Grade C Listed Buildings in Scotland	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Any area of potential listed in a local plan (NPPG)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Historic Hedgerow as defined under the Hedgerow Regulations 1997	Limit negative impact and mitigate
Local	Non-designated heritage assets	Any extant heritage assets outside of a national park or AONB.	Mitigate
Negligible	Non-designated heritage assets	Heritage assets recorded in the HER that are no longer extant, individual findspots or structures of no heritage value	No action

**Table 2: Establishing the Magnitude of Impact**

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Loss	<ul style="list-style-type: none"> <li>Change to most or all key archaeological materials, such that the resource is totally altered</li> <li>Comprehensive changes to setting</li> </ul>	<ul style="list-style-type: none"> <li>Change to key historic building elements, such that the resource is totally altered</li> <li>Comprehensive changes to setting</li> </ul>	Major change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Changes to most key historic landscape elements, parcels or components</li> <li>Extreme visual effects</li> <li>Major change to noise or change to sound quality</li> <li>Major changes to use or access</li> </ul>
Substantial	<ul style="list-style-type: none"> <li>Changes to many key archaeological materials, such that the resource is clearly modified</li> <li>Considerable changes to setting that affect the character of the asset</li> </ul>	<ul style="list-style-type: none"> <li>Changes to many key historic building elements, such that the resource is significantly modified</li> <li>Changes to setting of an historic building such that it is significantly modified</li> </ul>	Moderate change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Changes to many key historic landscape elements, parcels or components</li> <li>Visual change to many key aspects of the historic landscape</li> <li>Noticeable differences in noise or sound quality</li> <li>Considerable changes to use or access</li> </ul>
Less than substantial	<ul style="list-style-type: none"> <li>Changes to key archaeological materials, such that the asset is slightly altered</li> <li>Slight changes to setting</li> </ul>	<ul style="list-style-type: none"> <li>Change to key historic building elements, such that the asset is slightly different</li> <li>Changes to setting of an historic building such that it is noticeably changed</li> </ul>	Limited change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Changes to few key historic landscape elements, parcels or components</li> <li>Slight visual changes to few key aspects of the historic landscape</li> <li>Limited changes to noise levels or sound quality</li> <li>Slight changes to use or access</li> </ul>
Minor	<ul style="list-style-type: none"> <li>Very minor changes to archaeological materials</li> </ul>	<ul style="list-style-type: none"> <li>Slight changes to historic buildings elements or setting that hardly affect it</li> </ul>	Very small change to historic landscape character resulting from: <ul style="list-style-type: none"> <li>Very minor changes to key historic landscape elements, parcels or components</li> <li>Virtually unchanged visual effects</li> <li>Very slight changes to noise levels or sound quality</li> <li>Very slight changes to use or access</li> </ul>
No change	No change		



**Table 3 Impact on Heritage Significance**

Assessment Matrix to define the degree of impact on heritage asset significance		Magnitude of impact				
		No change	Minor alteration with no reduction in significance	Less than substantial	Substantial	Loss
Significance of Heritage Asset	National	Blue	Yellow	Dark Green	Red	Red
	District/County (Higher)	Blue	Yellow	Light Green	Dark Green	Red
	District/County (Lesser)	Blue	Yellow	Light Green	Light Green	Dark Green
	Local	Blue	Blue	Yellow	Light Green	Light Green
	Negligible	Blue	Blue	Blue	Blue	Blue

Blue (no appreciable impact) = no mitigation necessary  
 Yellow (very limited impact) = low level mitigation eg photographic record/watching brief etc  
 Light green (limited impact) = may need evaluation to establish appropriate mitigation which may include site survey/excavation etc  
 Dark green (major impact) = may not be agreed and then only with significant justification, may require evaluation and will require significant mitigation such as excavation, detailed building survey, visual restoration, some in-situ preservation and on-site interpretation  
 Red (very major impact) = unlikely to be agreed except in exceptional circumstances and only with a high level of mitigation

## APPENDIX 2: LIST OF HERITAGE ASSETS

*Heritage Assets within the 500m search radius (study area), including assets from Cumbria County Council Historic Environment Record (HER), Historic England's PastScape dataset (PastScape) and from Historic England's National Heritage List (NHL):*

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
1	HER 849; NHL 1013388; PastScape 9488	Tute Hill Motte	Truncated cone-shaped mound up to 2.6m in height, previously thought to have been a natural feature or a windmill mound but is earthwork remains of an early to mid 12 <sup>th</sup> century mott. Made redundant when Cockermouth castle was built. Scheduled monument	312450,530780	Medieval
2	HER 2633	Castle Brewery Windmill	Ruined remains of a windmill	312200,530800	Post Medieval
3	HER 3027; PastScape 918102	Market Place	15 <sup>th</sup> century Market Place adjacent to the Cocker Bridge. The medieval borough is mentioned in documents dated to 1260, when it had 178 burgages, and 1278	312290,530750	Medieval
4	HER 3033	Ropewalk	Ropewalk- no further details given	312300,530900	Post Medieval
5	HER 3035; NHL 1144724; NHL 1144725; NHL 1013333; PastScape 9485	Cockermouth Castle	Earliest reference is in 1221, but the bulk of the building dates from 1360-70. The uninhabited parts are Grade I listed (NHL 1144724), as are the inhabited parts (NHL 1144725). The medieval enclosure, castle and site of earlier motte and bailey castle are scheduled. It was originally a motte and bailey built c. 1150	312230,530870	Medieval
6	HER 5519; NHL 1144687; PastScape 960617	Derwent/Harris Mill	Once part of the flax and tow spinning industry of 1770. Cotton mill is a large dominant building of local stone rubble (Grade II listed). Complex includes an early 19 <sup>th</sup> century warehouse (PastScape 960618), an early to mid 19 <sup>th</sup> century office (PastScape 960619) and a 19 <sup>th</sup> century chimney (PastScape 960620)	311864,530921	Post Medieval
7	HER 5520	Goat Mill	Goat Corn mill, early 19 <sup>th</sup> century 3-storey rectangular building	311500,531130	Post Medieval

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
8	HER 10974	Smithy	Site of an old forge	311820,530626	Post Medieval
9	HER 11054	Railway Station	Cockermouth Railway station, opened 1865, closed 1966	312000,530350	Post Medieval
10	HER 11071; Third Ed OS 1925; CACW YDB 28/1/12/11	Castle Tannery	Tannery site, on banks of Cocker and Derwent, on First Ed OS map and Tithe Map of 1839. No longer labelled as 'Castle Tannery' on Third Ed OS map, around which time it was subsumed by the brewery to the east (Fire Insurance Plan: Castle Brewery (CACW YDB 28/1/12/11))	312080,530840	Post Medieval
11	HER 15206; NHL 1327088; PastScape 9497	Wordsworth House	Grade I listed mid 18 <sup>th</sup> century house, birthplace of Wordsworth in 1770	311850,530700	Post Medieval
12	HER 17806; PastScape 9501	75-87 Main Street	Medieval tenement, well and post medieval inn across three burgage plots subjected to excavation in 1980 and 1981	311900,530675	Medieval; Post Medieval
13	HER 19516	Coin Findspot	An AE dupondius of Hadrian (AD119-122) was found in 1991	311870,530640	Roman
14	HER 19581	Perforated Stone Findspot	A stone with irregular outline and unfinished hole in upper surface was found in the River Derwent in 1991. Probably unfinished prehistoric hammerhead	312100,531200	Unknown
15	HER 40374	Weavers Shop and Workshop	By 1840, land at Sullart Street had been developed with a weaving shop and small number of houses fronting Sullart Street	311820,530520	Post Medieval
16	HER 42182; PastScape 1072334	Cottage Hospital	Originally founded in 1902 as a nursing home and extended to form a hospital in 1915. T-shape in plan with an attached matron's house	312470,531040	Modern
17	HER 42183	Low Park Farm/ Castle Cottages	Site of a farmstead first show on c. 1832 plan and now Castle Cottages and the estate yard for the castle yard workshop	312410,530900	Post Medieval
18	HER 43268; NHL 1327097; PastScape 9498	Castlegate House	Grade II* listed detached house built 1739	312345,530840	Post Medieval

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
19	HER 43337	Site of Goat Bleach House	Building named 'Bleach House' on Wood's 1832 map, still shown but not labelled on later maps. Not shown on modern maps	311770,530910	Post Medieval
20	HER 43343	Site of Moot Hall	First recorded in 1437-8 as decayed, stone-built and demolished in 1829	312300,530750	Medieval
21	HER 43344; NHL 1144744	All Saints Church	Grade II* listed church, built 1852-54 to replace earlier church destroyed by fire	312360,530640	Post Medieval
22	HER 43397	The Ship Inn	Public house with 16 <sup>th</sup> century origins within medieval burgage plot	312345,530755	Medieval; Post Medieval
23	HER 43398; NHL 1227091	4-6 Market Place	Grade II listed late 18 <sup>th</sup> century properties separated by central covered passageway	312380,530740	Post Medieval
24	HER 43454	Site of Market Hall	Site of market hall built in 1830s, used as garage around 1865. It burnt down in 1966 was rebuilt and then demolished in 2009	312330,530675	Post Medieval
25	HER 43455	Site of Old Hall	Site of a property known as Old Hall, recorded as an Elizabethan mansion, demolished along with neighbouring properties in 1973 for a car park	312340,530710	Post Medieval
26	HER 43639	28 Market Place/ Gateway House	Grade II listed one of a row of three storeyed properties. Almost certainly originated in second half of 16 <sup>th</sup> century, depicted on a survey map of 1600	312300,530770	Post Medieval
27	HER 43898	Former All Saints National School	Former school, built in 1869 and closed in 1973. Saved from demolition in 1900 and now civic building and theatre- Kirkgate Centre	312430,530680	Post Medieval
28	HER 44016	Former Police Station	Police station, police house and stables to rear, built 1894, converted 2013 to residential and bar	312186,530723	Post Medieval
29	HER 44204	Friends Meeting House	Friends Meeting House, built 1782, rebuilt 1884-5	312446,530499	Post Medieval

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
30	HER 44231; NHL 1393651; PastScape 1542991	Malthouse and Barley kiln	Grade II listed malthouse and barley kiln. The Jennings Brewery moved to its present location in 1874 and was expanded in 1886. It was designed by Henry Stopes (1852-1902) who had set up as Brewers' Engineer in 1880. The five-storey malthouse and six storey-barley kiln was built in 1889	312158,530858	Post Medieval
31	HER 44278; NHL 1144707	78 to 86 Kirkgate	Grade II listed terrace of early 19 <sup>th</sup> century cottages	312415,530475	Post Medieval
32	HER 44824	102 Main Street	Building currently a shop with flat above, probable 18 <sup>th</sup> century date	311880,530695	Post Medieval
33	HER 44825	Rear of 102 Main Street	Group of single storey and two storey late 19 <sup>th</sup> and early 20 <sup>th</sup> century buildings arranged around a courtyard originally owned by ironmongers, Queen Street	311870,530720	Post Medieval
34	1866 OS map; Tithe Map 1839; Wood 1832 map	'Retreat' / Houses and yard	Group of buildings, labelled 555, 556 and 567 on tithe map and listed as houses and yard on award, and as 'Retreat' on First Ed OS 10ft to 1 mile map. Buildings shown at this location on Wood's Plan of 1832	312186,530834	Post Medieval
35	1983 OS map; Tithe Map 1839; Wood 1832 map	House and land	'House and land' marked on Tithe Award of 1839-40 owned by William Bragg and tenanted by Joseph Little, and labelled as Mr William Bragg on Wood's Plan of 1832. Gone by 1983	312140,530880	Post Medieval
36	1866 OS map; Tithe Map 1839; Wood 1832 map; Parson and White 1829, 192 and 194	Old Brewery	'Brewery and dwelling' on Tithe Award of 1839-40, owned by John Richardson & Co. Labelled Old Brewery on Wood's Plan of 1832, extended westwards between tithe map 1839 and First Ed OS 10ft to 1 mile map 1866. Listed in 1829 Trade Directory. Taken over by Jennings 1874 to form Castle Brewery.	312173,530804	Post Medieval
37	NHL 1327089	Brown Cow and adjacent buildings	Grade II listed Brown Cow Public House, Huntsman Hotel and Former Barclay's Bank	312066,530683	Post Medieval
38	NHL 1144745	38 Kirkgate	Grade II listed early 19 <sup>th</sup> century house	312410,530588	Post Medieval
39	NHL 1327099	Kirkby House	Grade II listed early 19 <sup>th</sup> century house	311825,530682	Post Medieval

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
40	NHL 1144726	Outer Gatehouse	Grade I listed 14 <sup>th</sup> century vaulted round-arched gatehouse with spiral stair	312271,530882	Post Medieval
41	NHL 1327090	49, 51 Main Street	Grade II listed shops and flats, possible formerly one house	312021,530678	Post Medieval
42	NHL 1327084	Mayo Statue	Grade II listed 1875 statue of sixth Earl of Mayo, died 1872	312018,530696	Post Medieval
43	NHL 1144712	70-82 Main Street	Grade II listed buildings, inc. 4 shop windows of late 19 <sup>th</sup> /early 20 <sup>th</sup> century	311964,530708	Post Medieval
44	NHL 1367447	Gatepiers	Grade II listed 18 <sup>th</sup> century entrance to All Saints Churchyard, perhaps contemporary with earlier church, built 1710, burnt down 1850	312399,530640	Post Medieval
45	NHL 1144718	30 and 30a Market Place	Grade II listed 18 <sup>th</sup> century buildings	312276,530764	Post Medieval
46	NHL 1144714	Globe Hotel	Grade II listed late 18 <sup>th</sup> and 19 <sup>th</sup> century building	312134,530688	Post Medieval
47	NHL 1055853	Sun Inn	Grade II listed early 19 <sup>th</sup> century building at corner of Kirkgate and St Helens Street	312382,530715	Post Medieval
48	NHL 1144723	1-21, 23-27, 29-35 St Helen's Street	Grade II listed Georgian row of varied properties of various dates	312464,530703	Post Medieval
49	NHL 1054870	65-69 Main Street	Grade II listed buildings, formerly two houses, now three, with 19 <sup>th</sup> century shopfronts	311950,530677	Post Medieval
50	NHL 1144730	2, 4 Castlegate	Grade II listed late Georgian buildings	312305,530779	Post Medieval
51	NHL 1144720	11-23 Market Place	Grade II listed three-storey buildings with small late Victorian shopfronts	312332,530729	Post Medieval
52	NHL 1045807; PastScape 1502525	Congregational Church	Grade II listed Congregational Chapel, built 1856	311934,530737	Post Medieval
53	NHL 1372873	11, 13 Castlegate	Grade II listed early 19 <sup>th</sup> century buildings	312300,530804	Post Medieval
54	NHL 1144729	Bowling Green House	Grade II listed early 18 <sup>th</sup> century octagonal garden house in the grounds of Cockermouth Castle	312377,530896	Post Medieval
55	NHL 1144709	12, 14 Main Street	Grade II listed early 19 <sup>th</sup> century buildings	312172,530724	Post Medieval

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
56	NHL 1367126	No. 31 and cobbled forecourt to No. 31	Grade II listed buildings with long uninterrupted cobbled forecourt to pavement	312426,530634	Post Medieval
57	NHL 1144733	1, 3 Castlegate	Grade II listed 18 <sup>th</sup> century buildings	312283,530772	Post Medieval
58	NHL 1144704	46-50 Kirkgate	Grade II listed 18 <sup>th</sup> century buildings	312412,530553	Post Medieval
59	NHL 1372247	Grecian Villa (County Fire Office)	Grade II listed free-standing square villa of early 19 <sup>th</sup> century date	311821,530628	Post Medieval
60	NHL 1144721	10, 12 St Helens Street	Grade II listed early 19 <sup>th</sup> century buildings	312430,530730	Post Medieval
61	NHL 1327094	Pump	Grade I listed square stone pier with iron curved handle and wooden pipe	312262,530876	Post Medieval
62	NHL 1372897	2 Crown Street	Grade II listed late 18 <sup>th</sup> century building	311835,530688	Post Medieval
63	NHL 1144710	16-22 Main Street	Grade II listed row of 18 <sup>th</sup> century cottages with shopfronts inserted	312153,530725	Post Medieval
64	NHL 1144684	Challoner House	Grade II listed house with stable, coachhouse and former coachman's cottage	312167,530537	Post Medieval
65	NHL 1327063	17-25 Kirkgate	Grade II listed late 18 <sup>th</sup> century buildings	312412,530647	Post Medieval
66	NHL 1327114; PastScape 1502527	Victorian Hall	Grade II listed former Methodist Chapel, built 1797. Converted to a church hall in the late 20 <sup>th</sup> century	312061,530764	Post Medieval
67	NHL 1327064; PastScape 9504	Nos. 45 and 47 and cobbled forecourts	Grade II* listed late 18 <sup>th</sup> century buildings of 45 and 47 Kirkgate	312438,530584	Post Medieval
68	NHL 1144706	68 and 70 Kirkgate	Grade II listed late 18 <sup>th</sup> century buildings	312417,530498	Post Medieval
69	NHL 1054021	Nos. 53 and 55 and cobbled forecourts	Grade II listed 18 <sup>th</sup> century buildings	312440,530548	Post Medieval
70	NHL 1144736	The Trout Hotel	Grade II listed mid 18 <sup>th</sup> century building	311810,530676	Post Medieval
71	NHL 1054726	Nos. 41 and 43 and cobbled forecourts	Grade II listed 18 <sup>th</sup> century Nos. 41 and 43 Kirkgate	312438,530599	Post Medieval

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
72	NHL 1144742	Nos. 37 and 39 and cobbled forecourts	Grade II listed late 18 <sup>th</sup> century buildings	312438,530614	Post Medieval
73	NHL 1144711	National Westminster Bank	Grade II listed early 19 <sup>th</sup> century bank	312075,530719	Post Medieval
74	NHL 1327095	Garden Walls	Grade II listed garden walls. Probable 18 <sup>th</sup> century, and mainly of old brick enclosing former bowling green and separating Castle grounds from the street	312351,530862	Post Medieval
75	NHL 1144715	Wordsworth Hotel	Grade II listed early 19 <sup>th</sup> century hotel with segmental arched coach entrance	312044,530682	Post Medieval
76	NHL 1327098	9 Castlegate	Grade II listed late 18 <sup>th</sup> century building	312296,530798	Post Medieval
77	NHL 1144703	Kirkgate House	Grade II listed early 19 <sup>th</sup> century building	312391,530575	Post Medieval
78	NHL 1055821; PastScape 1321620	Town Hall	Grade II listed hall. Built as a Wesleyan Chapel in 1841, converted to town hall in 1934	312299,530643	Post Medieval
79	NHL 1327083	72 and 74 Kirkgate	Grade II listed buildings dated 1729	312417,530486	Post Medieval
80	NHL 1144743	Nos. 47a, 49 and 51 and cobbled forecourts	Grade II listed 18 <sup>th</sup> century buildings and cobbled forecourt of Nos. 47a, 49 and 51 Kirkgate	312438,530563	Post Medieval
81	NHL 1144731	8 Castlegate	Grade II listed late 18 <sup>th</sup> century building	312317,530799	Post Medieval
82	NHL 1367080; PastScape 513135	75-85 Main Street	Grade II listed row of houses built in the late 17 <sup>th</sup> to mid 18 <sup>th</sup> century with some 19 <sup>th</sup> century alterations	311910,530673	Post Medieval
83	NHL 1327092; PastScape 610184	38, 40 and 42 Market Place	Grade II* listed former town house of early to mid 16 <sup>th</sup> century, altered in mid 19 <sup>th</sup> century and refurbished and extended in 1958. Originally a three-room cross-passage plan with external stair turret	312260,530750	Post Medieval
84	NHL 1144708	The Old Courthouse	Grade II listed building	312217,530735	Post Medieval



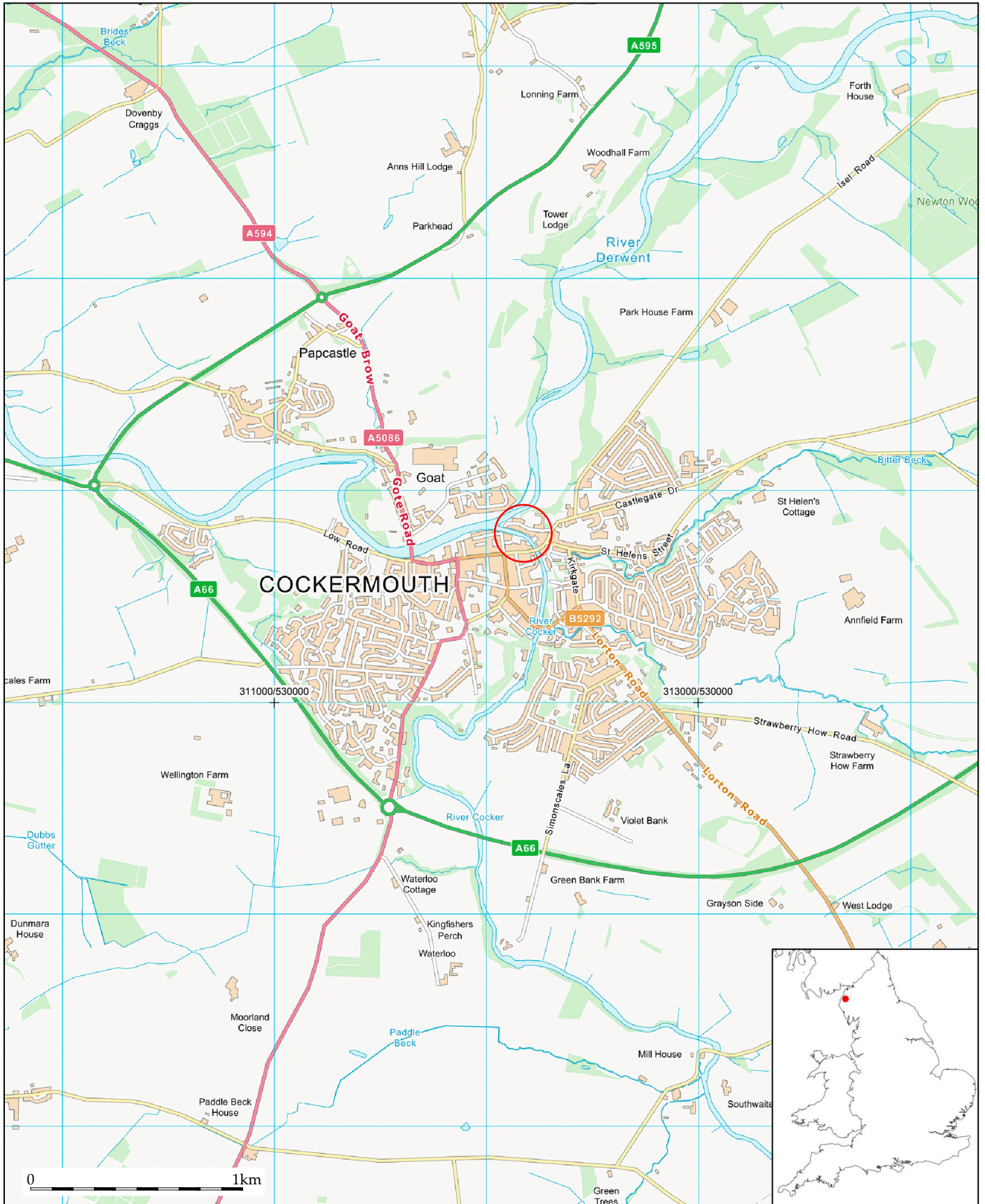
<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
85	NHL 1144765	Derwent Bridge	Grade II listed bridge, dating to 1822	311648,530712	Post Medieval
86	NHL 1222239	44 Market Place	Grade II listed house with shop of early 19 <sup>th</sup> century date	312251,530740	Post Medieval
87	NHL 1055794	26-34 St Helens Street	Grade II listed early 18 <sup>th</sup> century buildings	312486,530719	Post Medieval
88	NHL 1144734	Former Mill	Grade II listed former mill, now warehouse of early 19 <sup>th</sup> century date	312255,530612	Post Medieval
89	NHL 1144716	Bush Hotel	Grade II listed 19 <sup>th</sup> century building	312008,530677	Post Medieval
90	NHL 1144727	Eastern Range of Buildings	Grade I listed range of buildings adjoining the gatehouse of Cockermouth Castle, of Victorian and 1904 date	312267,530845	Post Medieval; Modern
91	NHL 1054877	9-21 Main Street	Grade II listed buildings including Tye House, Black Bull and adjacent shop	312169,530697	Post Medieval
92	NHL 1327096; PastScape 9504	6 Castlegate	Grade II* listed late 18 <sup>th</sup> century building	312320,530789	Post Medieval
93	NHL 1144713; PastScape 1502524	Congregational Sunday School	Grade II listed former Congregational Chapel, built 1719, converted to a Sunday School after adjacent chapel opened in 1856 (Asset 53)	311932,530760	Post Medieval
94	NHL 1144735	1-4 The Croft	Grade II listed buildings adjoining the mill, formerly the millhouse and worker's cottages, now private dwellings	312258,530592	Post Medieval
95	NHL 1327085	4 Main Street	Grade II listed building with modern shopfront	312210,530724	Post Medieval
96	NHL 1373837; PastScape 9503	5, 7 Castlegate	Grade II* listed mid 18 <sup>th</sup> century former house of Earl of Wyndam, since divided	312289,530787	Post Medieval
97	NHL 1144741	Nos. 33 and 35 and cobbled forecourts	Grade II listed late 18 <sup>th</sup> century buildings with cobbled forecourt	312440,530628	Post Medieval
98	NHL 1144717; PastScape 9499	Norham House	Grade II* listed 18 <sup>th</sup> century building	311933,530675	Post Medieval
99	NHL 1054894	45, 47 Main Street	Grade II listed pair of small 18 <sup>th</sup> century cottages	312034,530681	Post Medieval

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
100	NHL 1144728	Southern Range of Buildings	Grade I listed former stables and coach houses of c. 1800 adjoining flag tower	312243,530839	Post Medieval
101	NHL 1367063	Pack Horse House	Grade II listed building	312104,530687	Post Medieval
102	NHL 1039899	No. 13 and cobbled forecourt	Grade II listed building of 1731 with cobbled forecourt	312408,530672	Post Medieval
103	NHL 1144719	3-7 Market Place	Grade II listed early 19 <sup>th</sup> century buildings with small shop fronts	312372,530716	Post Medieval
104	NHL 1055840	9 Market Place	Grade II listed early 19 <sup>th</sup> century two storey building	312352,530723	Post Medieval
105	NHL 1327086	24, 28 Main Street	Grade II listed 18 <sup>th</sup> century one building originally	312130,530725	Post Medieval
106	NHL 1327112	Christ Church	Grade II listed parish church of 1865	311890,530564	Post Medieval
107	NHL 1144732	10 Castlegate	Grade II listed early 19 <sup>th</sup> century two storey building	312321,530808	Post Medieval
108	NHL 1144705	No. 52, Swan Inn and Nos. 58-64	Grade II listed late 18 <sup>th</sup> century buildings of two storeys	312416,530521	Post Medieval
109	NHL 1327087	52-56 Main Street	Grade II listed early 19 <sup>th</sup> century buildings of three storeys	312050,530718	Post Medieval
110	NHL 1067800	Cocker Bridge	Grade II listed replacement bridge of 1828	312236,530721	Post Medieval
111	NHL 1327093	33, 35 Market Place	Grade II listed early 19 <sup>th</sup> century buildings	312278,530732	Post Medieval
112	NHL 1144722	Kirkgate Corner	Grade II listed three storey building dated 1755 on St Helens Street façade	312394,530715	Post Medieval
113	NHL 1274745; NHL 1367073	Nos. 24-28 and cobbled paving	Grade II listed early 19 <sup>th</sup> century three-storey buildings, built originally as a subscription school, with cobbles in front	311966,530583	Post Medieval
114	NHL 1222249	46 Market Place	Grade II listed early 19 <sup>th</sup> century house with shop	312245,530735	Post Medieval
115	PastScape 1326399	Roman Road	Roman road running from Papcastle (Derwentio) to Keswick (B5262)	312440,530420	Roman
116	PastScape	Workhouse	Cockermouth Union Workhouse was built between 1840 and 1843, was uniform in plan and appears to have followed Sampson Kempthorne's '200 pauper' plan of 1835, published by the Poor Law Commission. A fever hospital was added in 1847. The hospital was demolished in 1949	311850,530406	Post Medieval

<b>Asset No.</b>	<b>Reference</b>	<b>Site Name</b>	<b>Description</b>	<b>Grid Reference</b>	<b>Period</b>
117	Cumbria County Council	Cockermouth Conservation Area	One of 21 conservation areas, Cockermouth's was designated in 1975	N/A	N/A

## APPENDIX 3: FIGURES

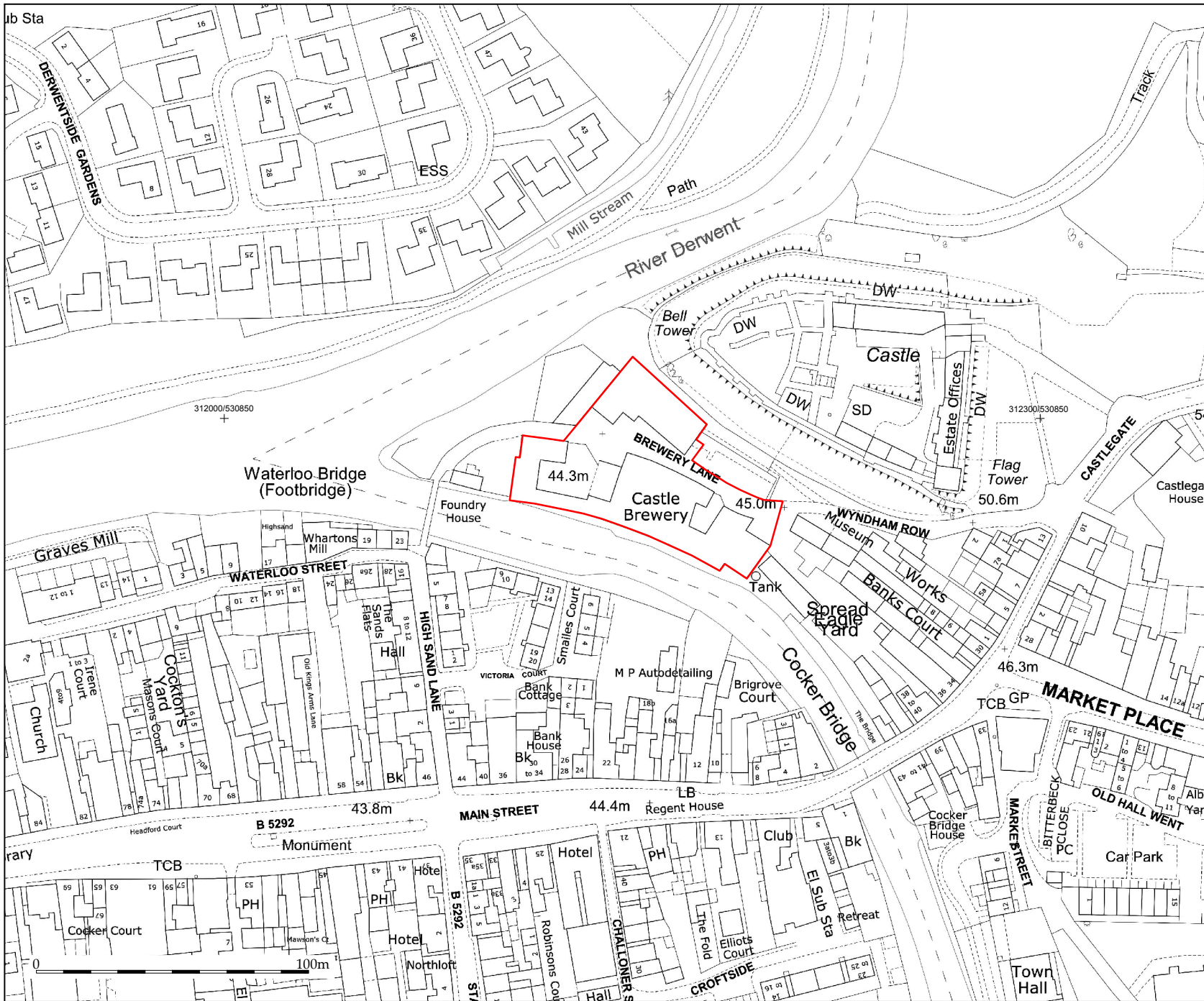




 <p>Wardell Armstrong 2018</p>	<p><b>PROJECT:</b> The Jennings Brewery Site, Cockermouth, Cumbria</p> <p><b>CLIENT:</b> Alder and Allan Ltd</p> <p><b>SCALE:</b> 1:25,000 at A4</p> <p><b>DRAWN BY:</b> AB</p> <p><b>CHECKED BY:</b> AB</p> <p><b>DATE:</b> January 2018</p> <p><b>REPORT No:</b> CL12102</p>	<p><b>KEY:</b></p> <p> Site location</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100058076.</p>
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Figure 1: Site location.





Wardell Armstrong  
2018

PROJECT:  
The Jennings Brewery Site,  
Cockermouth,  
Cumbria

CLIENT:  
Alder and Allan Ltd

SCALE: 1:2,000 at A4

DRAWN BY: AB

CHECKED BY: AB

DATE: January 2018

KEY:  
 Site boundary

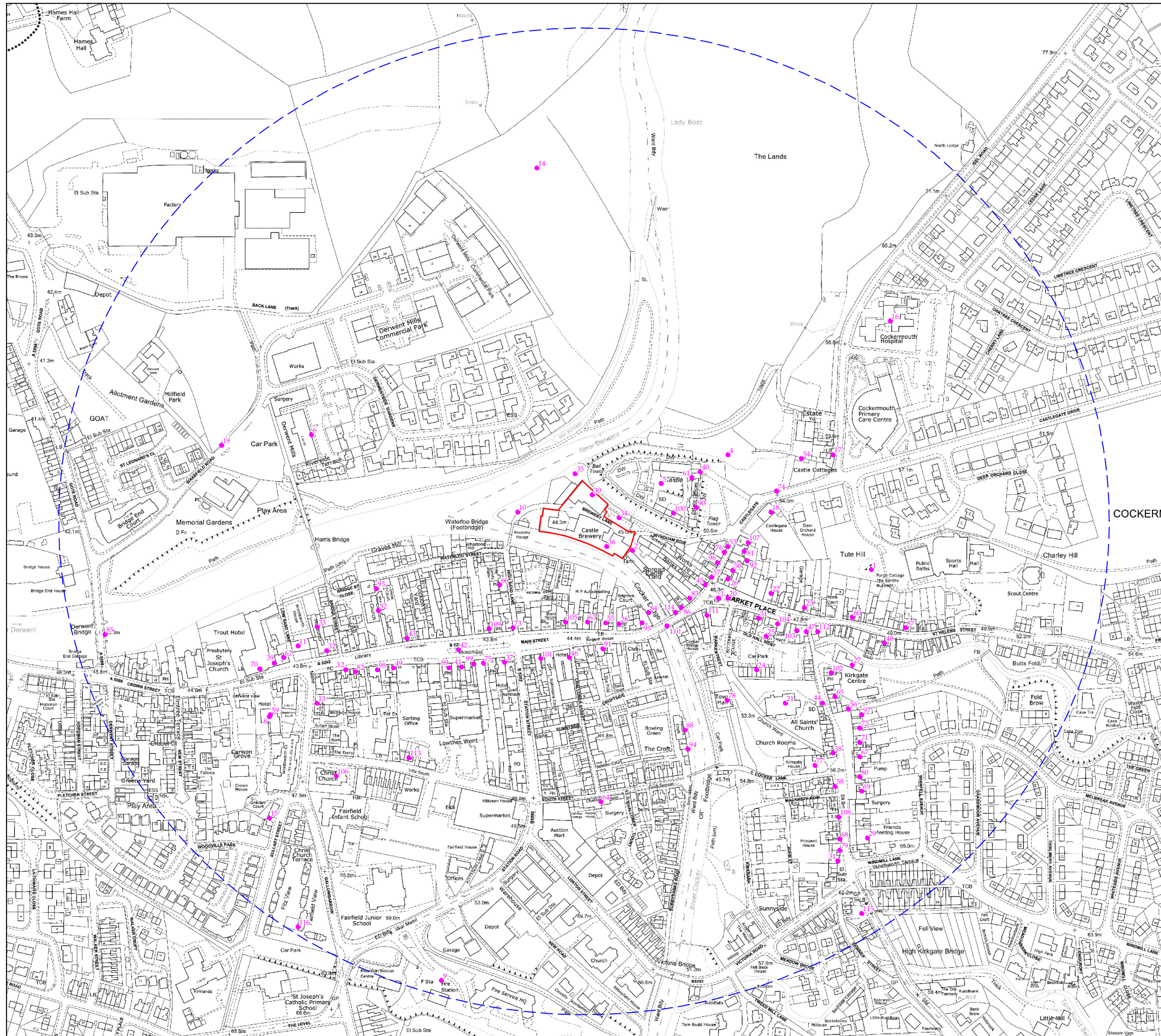


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CL12102

Figure 2: Detailed site location.





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2018

PROJECT:  
**The Jennings Brewery Site,  
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Cumbria**

CLIENT:  
**Alder and Allan Ltd**




SCALE: 1:4,000 at A3

DRAWN BY: AB

CHECKED BY: AB

DATE: January 2018

KEY:

-  Site boundary
-  500m radius
-  Heritage assets

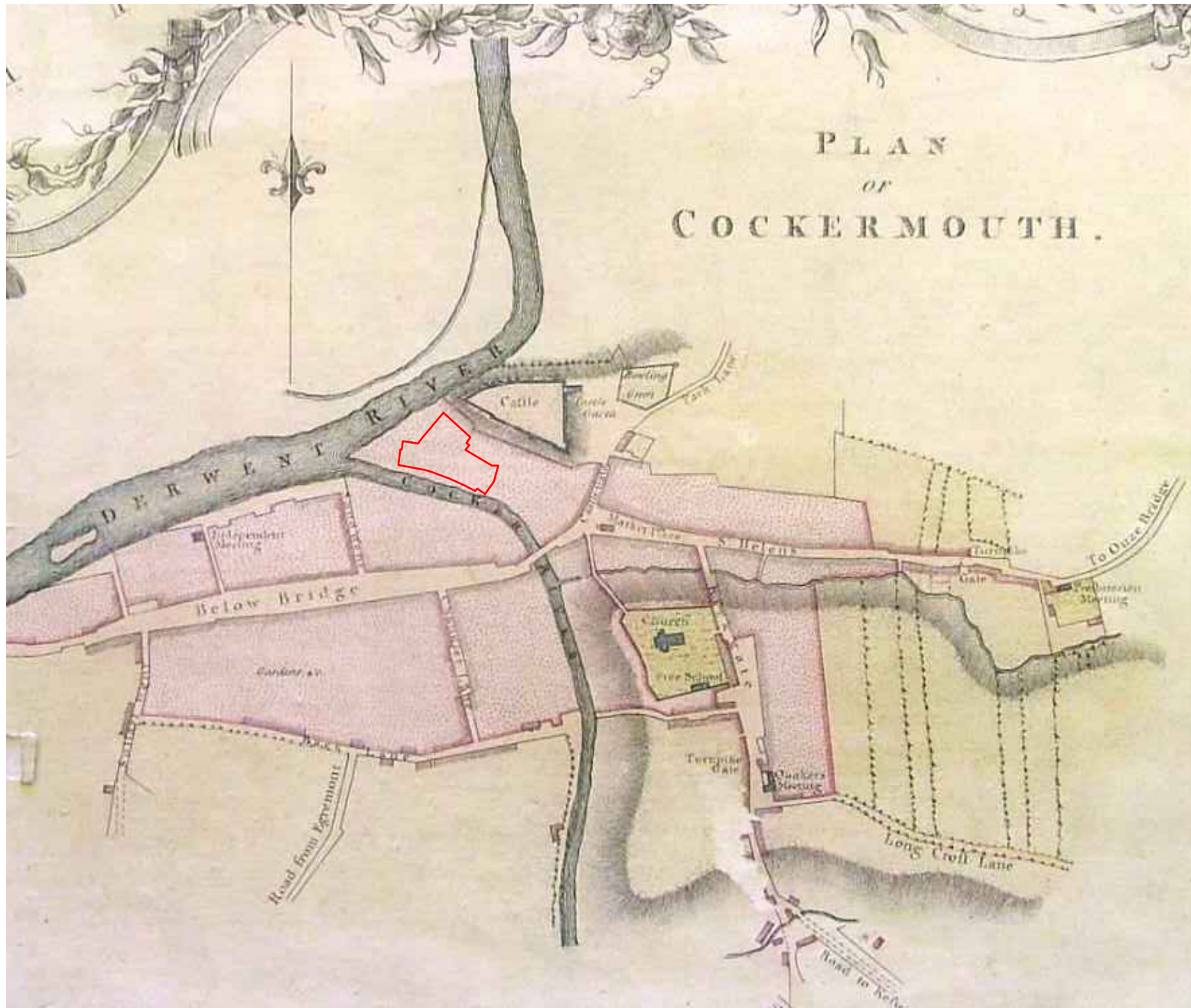


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Figure 3: Location of heritage assets within a 500m study area.





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PROJECT:

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Cumbria

CLIENT:

Alder and Allan Ltd

SCALE: Not to scale

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Figure 4: Hodkinson and Donald's Plan of Cockermouth, 1774.





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PROJECT:  
The Jennings Brewery Site,  
Cockermouth,  
Cumbria

CLIENT:  
Alder and Allan Ltd

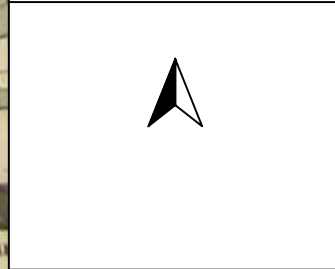
SCALE: c.1:2,000 at A4

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CHECKED BY: AB

DATE: January 2018

KEY:  
 Site boundary



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Figure 5: Wood's Plan of Cockermouth, 1832.





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Figure 6: Cockermouth Tithe Award Plan, 1839.



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KEY:



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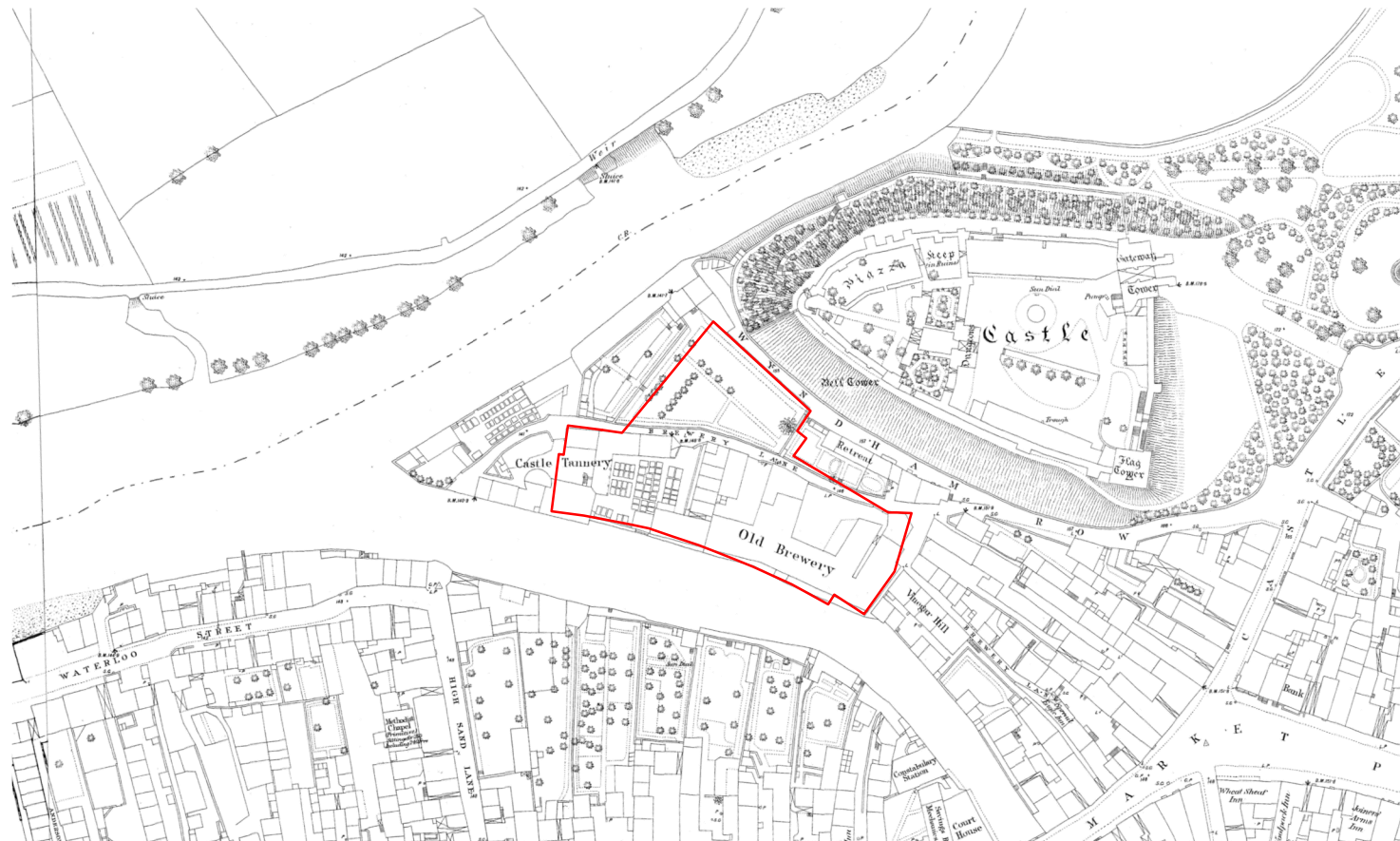


Figure 7: First Edition Ordnance Survey Map, 1866 (10 feet to 1 mile scale).



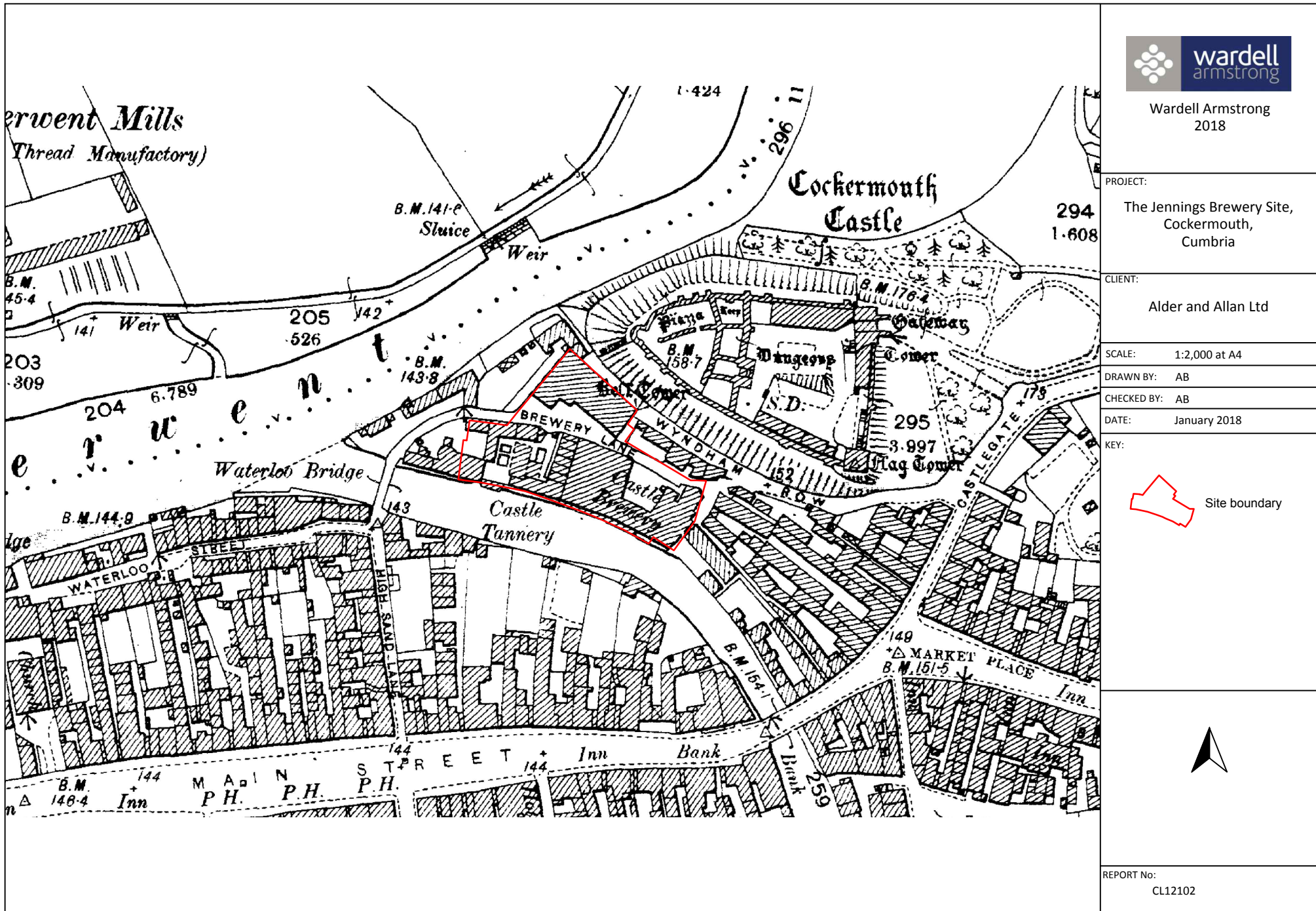
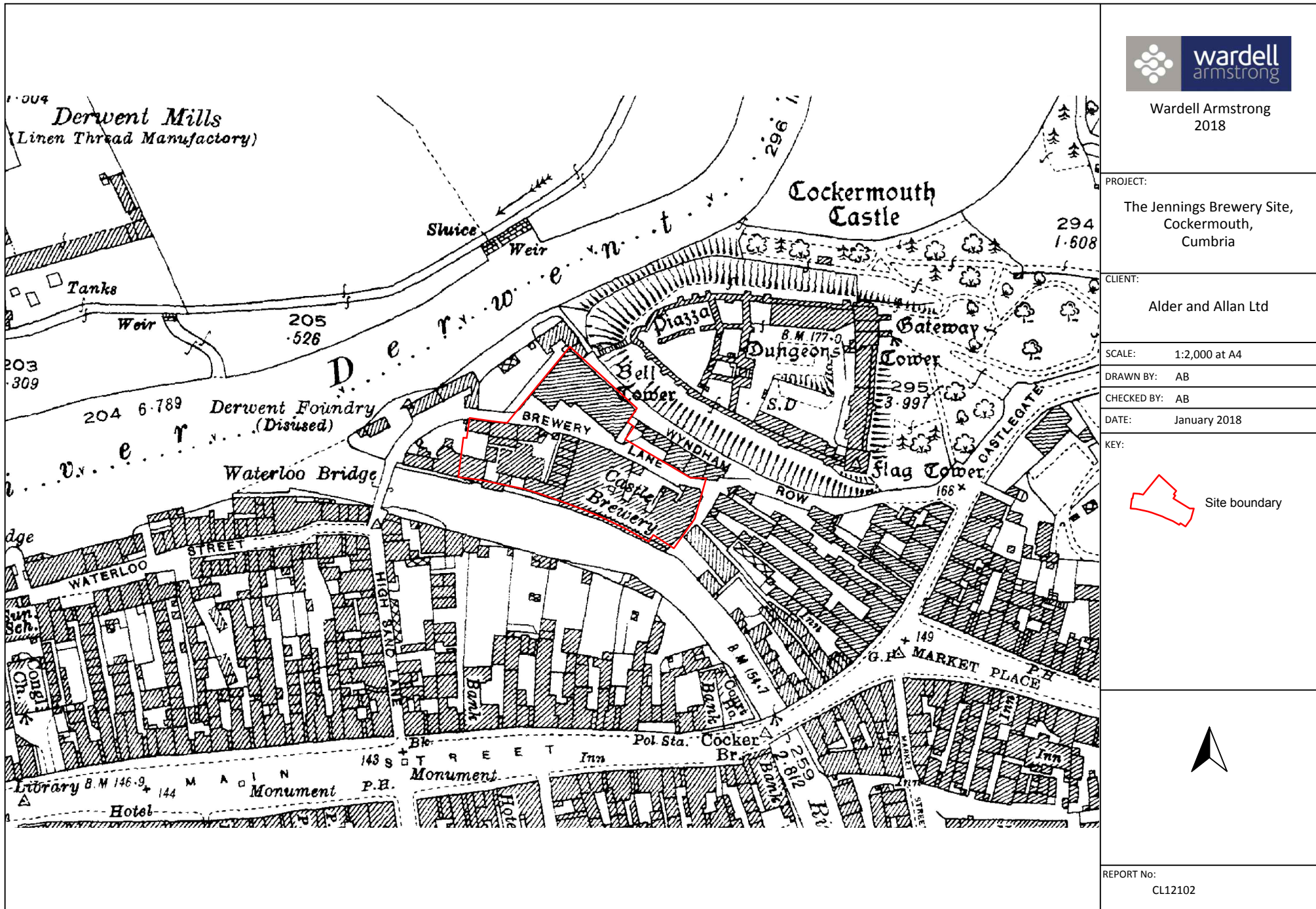


Figure 8: Second Edition Ordnance Survey Map, 1900 (25 inches to 1 mile scale).





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Cumbria

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Alder and Allan Ltd

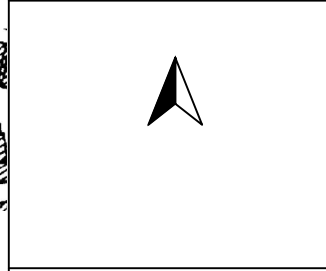
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DRAWN BY: AB

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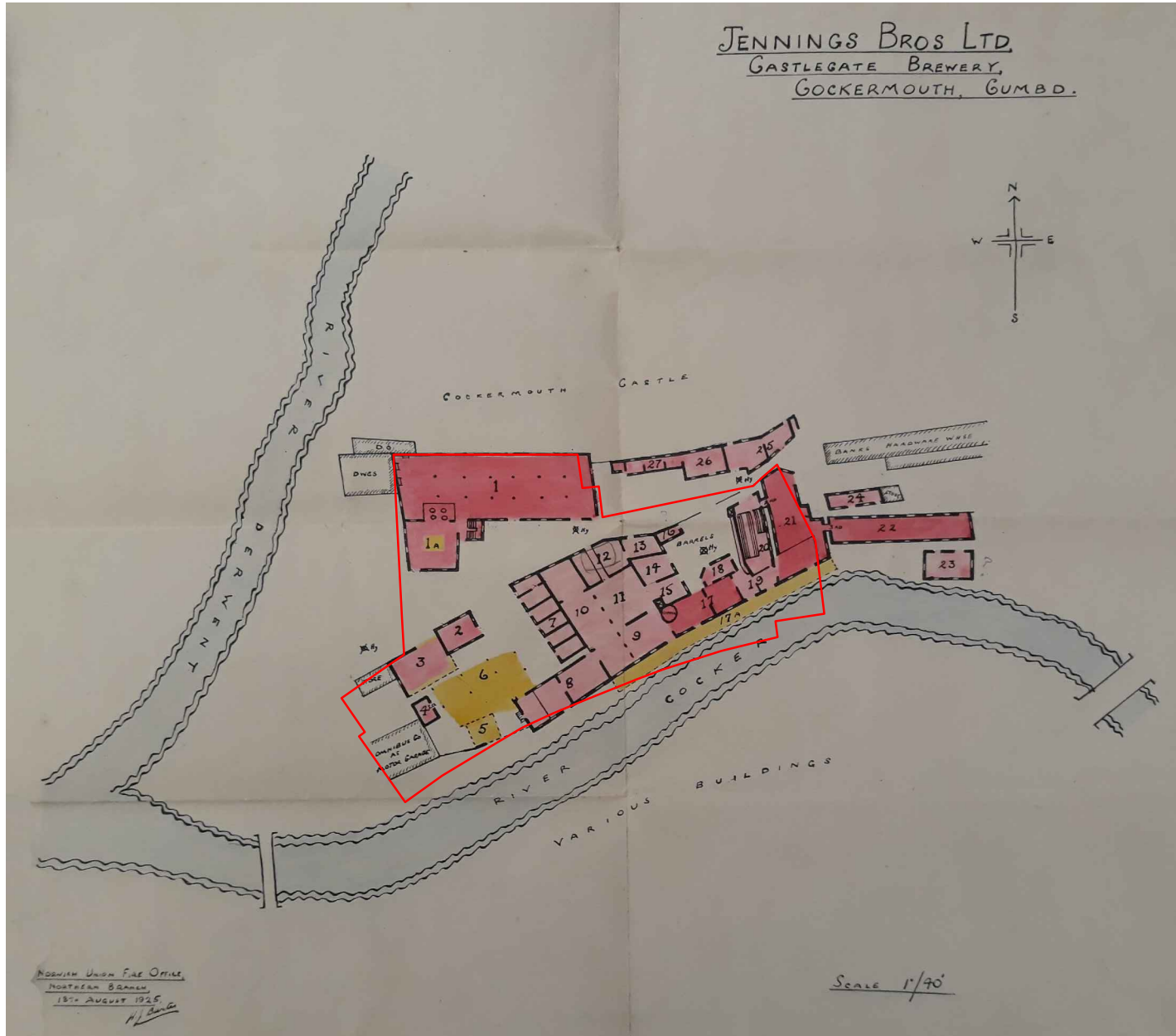
DATE: January 2018

KEY:  
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REPORT No:  
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Figure 9: Third Edition Ordnance Survey Map, 1925 (25 inches to 1 mile).



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SCALE: 1:2,000 at A4

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DATE: January 2018

KEY:  
 Site boundary



REPORT No:  
CL12102

Figure 10: 1925 Fire Insurance Plan: Castle Brewery.



PROJECT:

The Jennings Brewery Site,  
Cockermouth,  
Cumbria

CLIENT:

Alder and Allan Ltd

SCALE: c.1:1,000 at A4

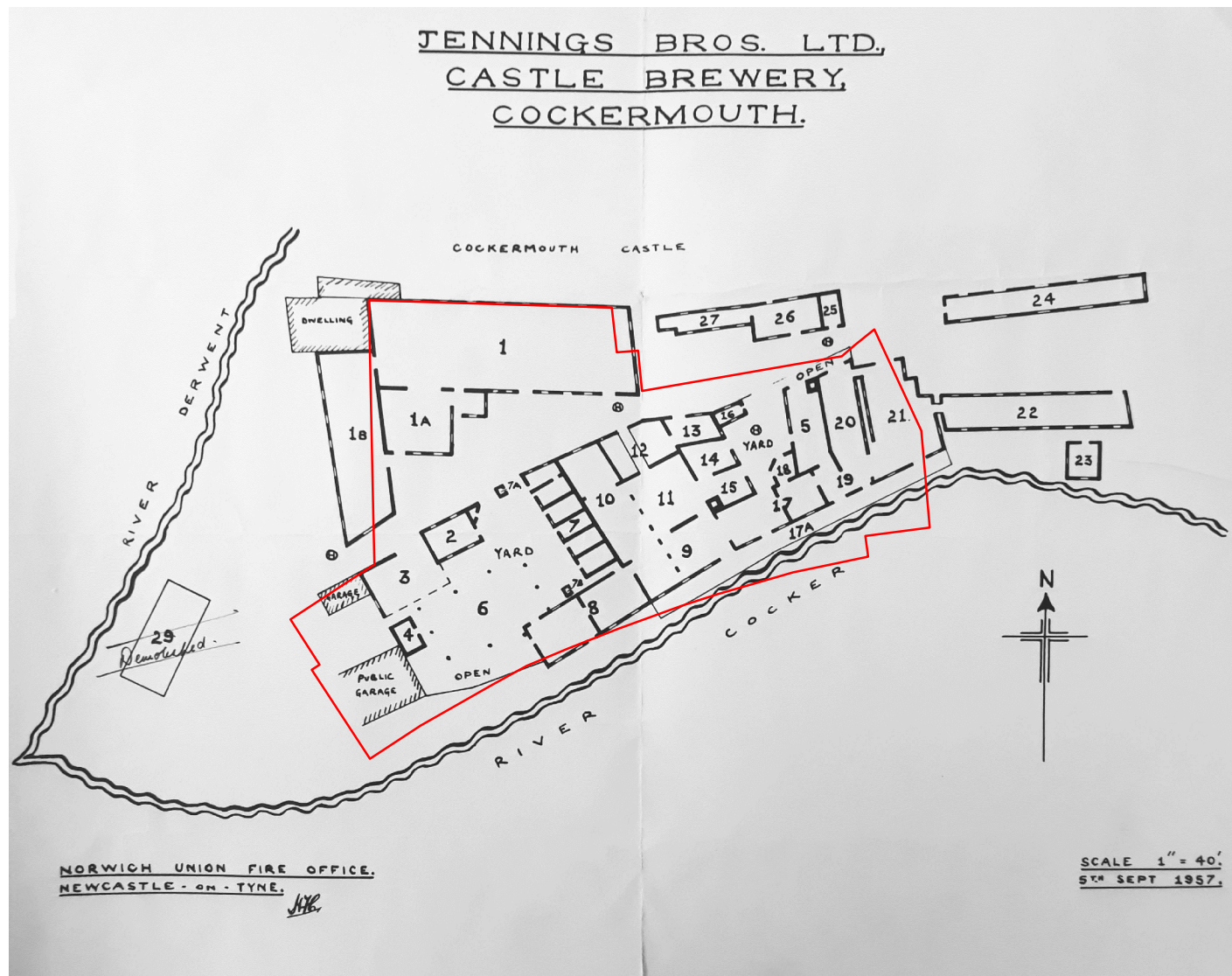
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KEY:

 Site boundary



REPORT No:

CL12102

Figure 11: 1957 Fire Insurance Plan: Castle Brewery.

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Cumbria

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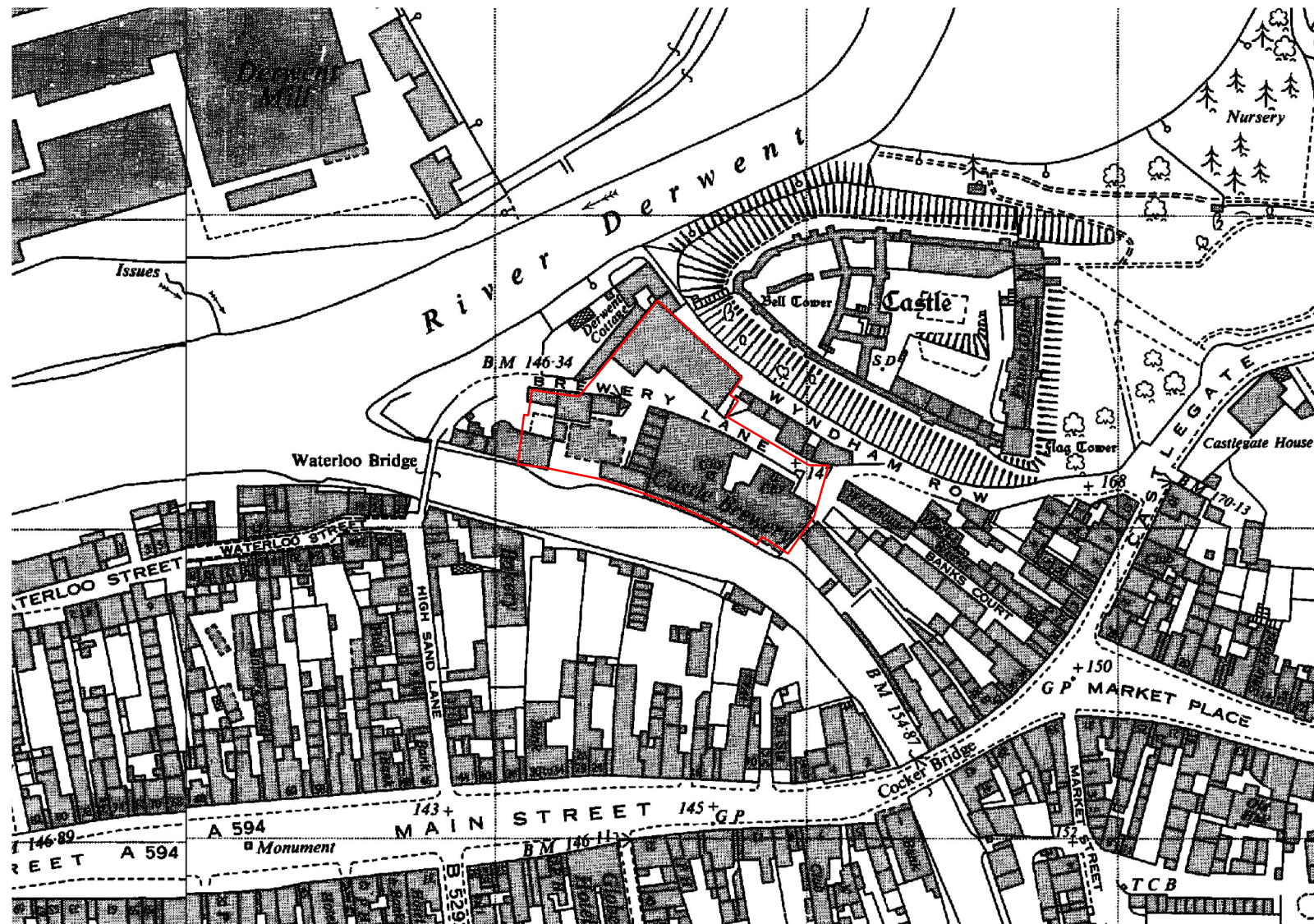


Figure 12: Ordnance Survey Map, 1968 (25 inches to 1 mile scale).



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The Jennings Brewery Site,  
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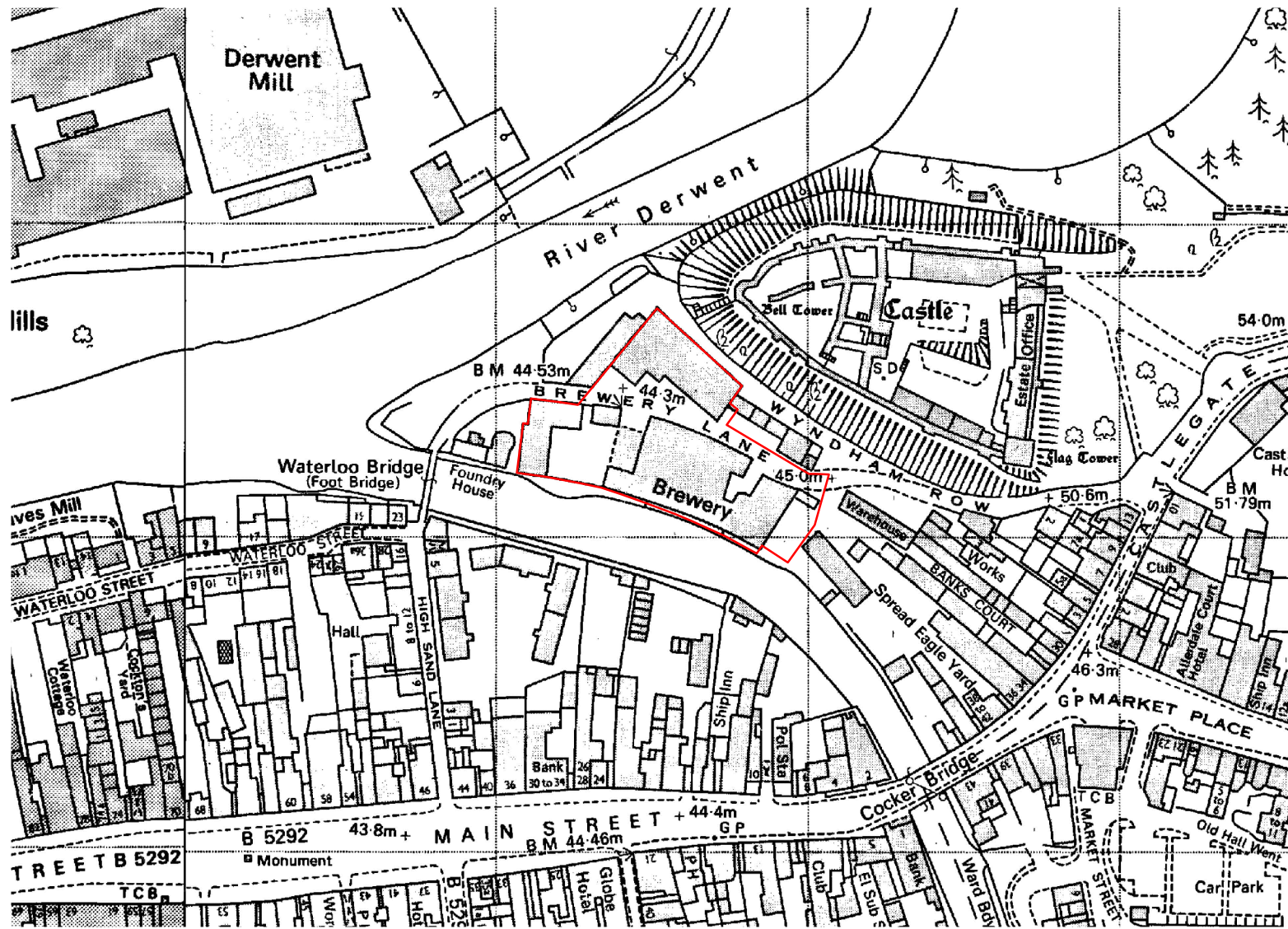


Figure 13: Ordnance Survey Map, 1983 (25 inches to 1 mile scale).

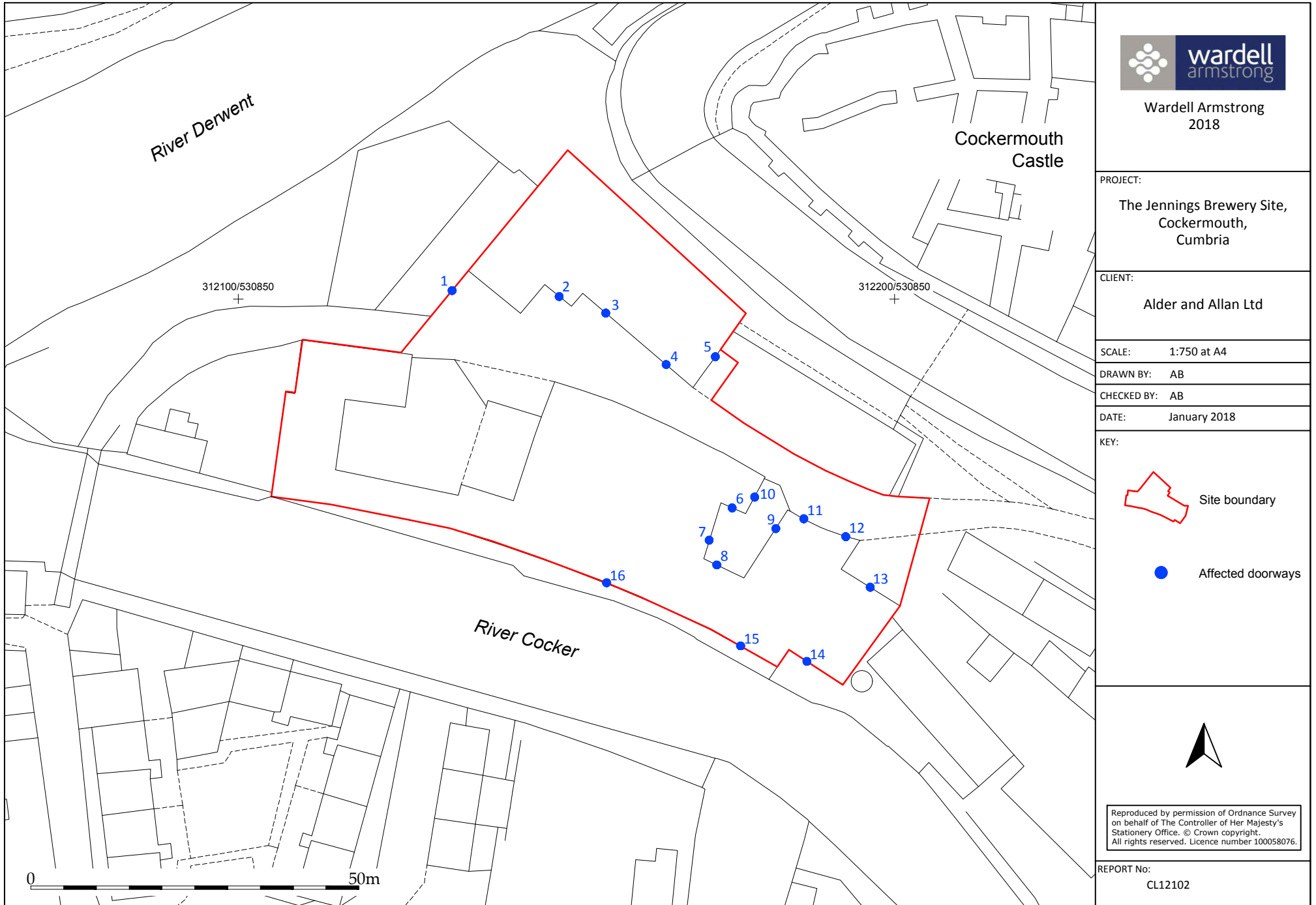


Figure 14: Location of the proposed works.

STOKE-ON-TRENT  
Sir Henry Doulton House  
Forge Lane  
Etruria  
Stoke-on-Trent  
ST1 5BD  
Tel: +44 (0)178 227 6700

BIRMINGHAM  
Two Devon Way  
Longbridge Technology Park  
Longbridge  
Birmingham  
B31 2TS  
Tel: +44 (0)121 580 0909

CARDIFF  
22 Windsor Place  
Cardiff  
CF10 3BY  
Tel: +44 (0)292 072 9191

CUMBRIA  
Marconi Road  
Burgh Road Industrial Estate  
Carlisle  
Cumbria  
CA2 7NA  
Tel: +44 (0)122 856 4820

EDINBURGH  
Great Michael House  
14 Links Place  
Edinburgh  
EH6 7EZ  
Tel: +44 (0)131 555 3311

GLASGOW  
2 West Regent Street  
Glasgow  
G2 1RW  
Tel: +44 (0)141 433 7210

LONDON  
46 Chancery Lane  
London  
WC2A 1JE  
Tel: +44 (0)207 242 3243

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76 King Street  
Manchester  
M2 4NH  
Tel: +44 (0)161 817 5038

MANCHESTER (Greater)  
2 The Avenue  
Leigh  
Greater Manchester  
WN7 1ES  
Tel: +44 (0)194 226 0101

NEWCASTLE UPON TYNE  
City Quadrant  
11 Waterloo Square  
Newcastle Upon Tyne  
NE1 4DP  
Tel: +44 (0)191 232 0943

SHEFFIELD  
Unit 5  
Newton Business Centre  
Newton Chambers Road  
Thornccliffe Park  
Chapelton  
Sheffield  
S35 2PH  
Tel: +44 (0)114 245 6244

TRURO  
Baldhu House  
Wheal Jane Earth Science Park  
Baldhu  
Truro  
TR3 6EH  
Tel: +44 (0)187 256 0738

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Regency Hotel Office Tower  
Almaty Kazakhstan  
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Tel: +7(495) 626 07 67