

QUEEN'S COURT (REAR OF 102 MAIN STREET), COCKERMOUTH, CUMBRIA

Archaeological Building Recording



Client:
Paul McLoughlin

NGR: 311871 530720

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Summary

Following the submission of a planning application for change of use of a former printing museum at Queen's Court on the north side of Main Street in Cockermouth, Cumbria, Greenlane Archaeology was commissioned to carry out an archaeological building recording of the site. The work was undertaken on the 1st November 2017.

The majority of Cockermouth is medieval in origins, although prehistoric remains are known and it is located close to the important regional Roman fort of Papcastle. The map regression for the site revealed that it had been developed by at least the early 19th century with a property facing directly onto Main Street and a range of buildings to the rear, but that the latter area saw substantial redevelopment in the late 19th century. Other sources show that the site was occupied by the Fletcher family who were ironmongers, and operated for at least 50 years.

The building recording revealed that the while the shop, which was not recorded in any detail, retained a number of features suggestive of an 18th century date, the majority of the buildings to the rear were much later and clearly corresponded to the development of the site in the late 19th century and later. In one area a painted sign advertising the ironmongers was still present.

Acknowledgements

Greenlane Archaeology would like to thank Paul McLoughlin for commissioning the project and for his information about the site. Special thanks are also due to Glen Beattie at Alpha Design for his help with the project and for providing access.

The project was managed by Dan Elsworth, who also carried out the building recording and wrote the report with Tom Mace. The illustrations were produced by Tom Mace and the report was edited by Jo Dawson.

1. Introduction

1.1 Circumstances of the Project

1.1.1 Following the submission of a planning application (Ref. 2/2017/0425) for the change of use of a former printing museum into offices and residential use at Queen's Court (Rear of 102 Main Street), Cockermouth, Cumbria (NGR 311871 530720) a condition was placed on the decision notice requiring a Level 1 archaeological building recording. Greenlane Archaeology was appointed by Paul McLoughlin (hereafter 'the client') and produced a project design for the work (*Appendix 1*), which was undertaken on the 1st November 2017.

1.1.2 Queen's Court is located on the north side of Main Street in Cockermouth, immediately to the east of the Wordsworth House and Gardens near the centre of Cockermouth. The buildings due to be converted were formerly used as a printing museum but their original purpose is unclear.

1.2 Location, Geology, and Topography

1.2.1 The site comprises approximately 530m² to the north side of the centre of Cockermouth, with buildings surrounding a courtyard to the rear of number 102 on the north side of Main Street (Figure 1). It is within the area of the medieval town and lies at approximately 40m above sea level (Ordnance Survey 2008; Figure 1).

1.2.2 The area of Cockermouth is geologically predominated by Ordovician (Arenigian) age mudstones and siltstones of the Skiddaw Group, with Dinantian age Carboniferous Limestone to the north and west (Moseley 1978, plate 1). The solid geology has, in turn, been sculpted by glacial activity and the overlying drift deposits of the West Cumbria Coastal Plain tend to be formed by glacially derived boulder clay (till) with, in places, sand and gravel (Countryside Commission 1998, 27).

1.2.3 The River Derwent flows through Cockermouth before joining the Irish Sea and the Valley forms a flat, pastoral landscape subdivided by hedgerows and semi-natural woodlands (*ibid*).

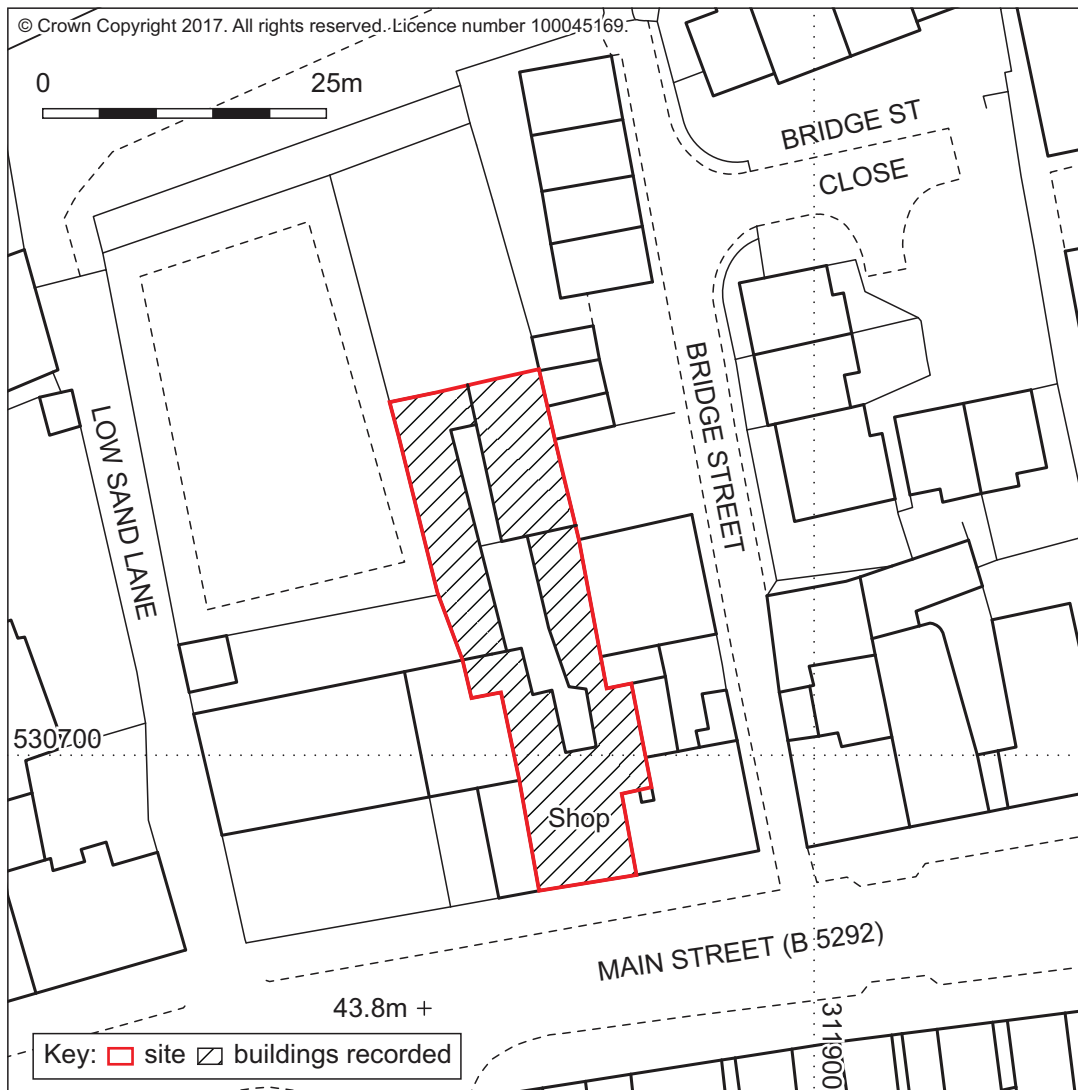
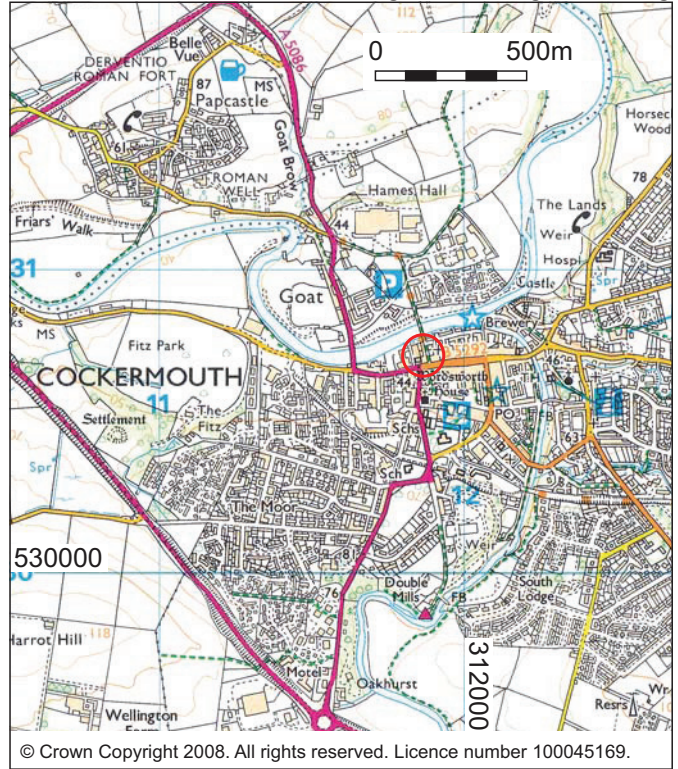
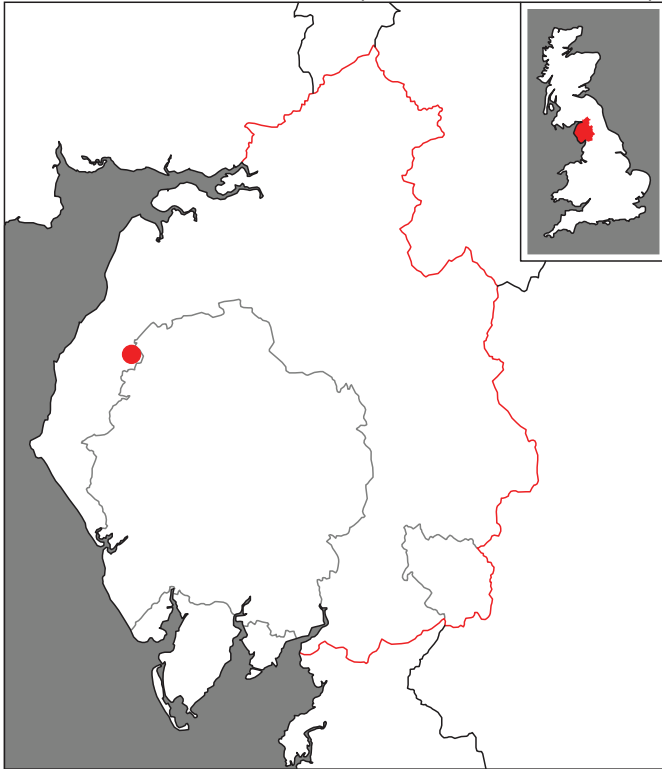


Figure 1: Site location

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2. Methodology

2.1 Desk Based Assessment

2.1.1 The study area for the project was restricted to the area of the site, which comprised approximately 530m². The desk-based assessment was carried out in accordance with the relevant guidelines of the Chartered Institute for Archaeologists (CIfA 2014a). This principally comprised an examination of early maps of the site and published secondary sources. A number of sources of information were used during the desk-based assessment:

- **Cumbria Archive Centre, Carlisle (CAC(C))**: the majority of original and secondary sources relating to the site are deposited in the Cumbria Archive Centre in Carlisle. Of principal importance are early maps of the site. These were examined in order to establish the development of the site, date of any structures present within it, and details of land use. In addition, any details of the site's owners and occupiers were acquired where available;
- **Greenlane Archaeology library**: additional secondary sources and unpublished reports were examined to provide information for the site background.

2.2 Building Recording

2.2.1 The building recording was carried out to Historic England Level-1 type standards (Historic England 2016), which is a relatively low level of investigation, intended to rapidly record the basic details of the building without incorporating the results of the desk-based assessment. Although the shop (102 Main Street) and associated outbuildings (Rooms G3, G4, F4 and F5) are not part of the proposed redevelopment, brief records were made in these areas, particularly the latter, in order to place the recording elsewhere into context. The recording comprised the following elements, and was carried out according to the standards and guidance of the CIfA (2014b):

- **Written record**: descriptive records of all parts of the building were made using Greenlane Archaeology *pro forma* record sheets;
- **Photographs**: photographs in colour digital format were taken of the main features of the building, its general surroundings, and any features of architectural or archaeological interest. A selection of the colour digital photographs is included in this report, and the remaining photographs are in the project archive;
- **Drawings**: 'as existing' drawings were provided by the client. These were printed at a scale of 1:100 and hand annotated with additional detail on site. The drawings ultimately comprised:
 - i. external elevations at 1:100;
 - ii. floor plans at 1:100.

2.3 Archive

2.3.1 A comprehensive archive of the project has been produced in accordance with the project design and current CIfA guidelines (CIfA 2014c). The paper and digital archive and a copy of this report will be deposited in the Cumbria Archive Centre in Carlisle following the completion of the project. A copy of this report will be provided for the client and a copy will be retained by Greenlane Archaeology. In addition, at a suitable time a digital copy will be provided for the Cumbria County Council HER, and a record of the project will be made on the OASIS scheme.

3. Desk-Based Assessment

3.1 Map and Image Regression

3.1.1 **Introduction:** early, typically county-wide maps of the area tend to be relatively lacking in detail and are not included in this section as they are not detailed enough to be useful in understanding the development of the property. The most useful maps for understanding the development of the site date from the early-19th century onwards, although it is difficult to align the details shown on the early maps with the later Ordnance Survey maps.

3.1.2 **Wood's Map, 1832:** Wood's map shows a building on the street front on Main Street with a range of other buildings to the north all within a plot of land owned by 'John Bigrigg' (Plate 1).

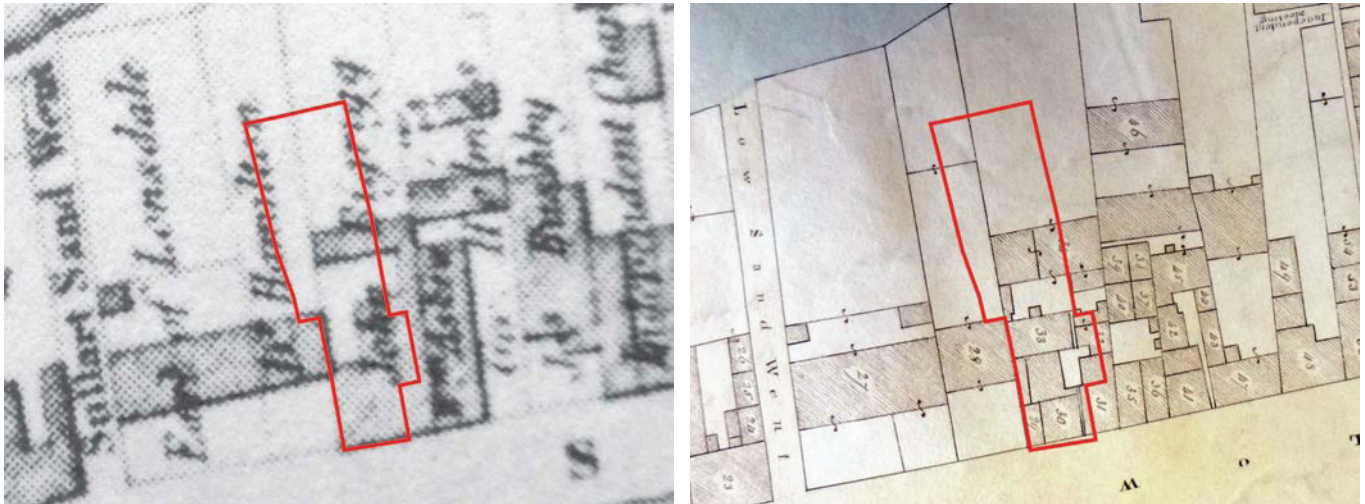


Plate 1 (left): Extract from Wood's map of 1832

Plate 2 (right): Extract from the tithe map of 1840

3.1.3 **Tithe Map, 1840:** Cockermouth is depicted on the tithe map for Brigham parish (CAC(C) DRC 8/47 1840a), which clearly shows the site occupied by a range of buildings (Plate 2). The accompanying apportionment demonstrates who lived in these properties and what they were used for, as shown in Table 1:

Plot No.	Owner	Occupier	Description
29	Isabella Bigrigg	Isabella Bigrigg	House & Land etc
30	Isabella Bigrigg	William Gifford	House & Land etc
31	Isabella Bigrigg	John Bigrigg	House & Land etc
32	Isabella Bigrigg	Thomas Bunyeat	House & Land etc
33	Isabella Bigrigg	Thomas Nicolson	House & Land etc
34	Isabella Bigrigg	Ann Wheatley	House & Land etc

Table 1: Details from the tithe apportionment of 1840 (CAC(C) DRC 8/57 1840b)

3.1.4 **Ordnance Survey c1866:** this map, which was surveyed in 1863, shows that the arrangement of buildings on the site has changed quite dramatically (Plate 3; cf. Plate 2) with less shown to the rear but still quite a complex group of buildings towards the street front.

3.1.5 **Ordnance Survey 1867:** this map shows a similar arrangement of buildings on the site to the map of c1866, albeit in less detail (Plate 4; cf. Plate 3).

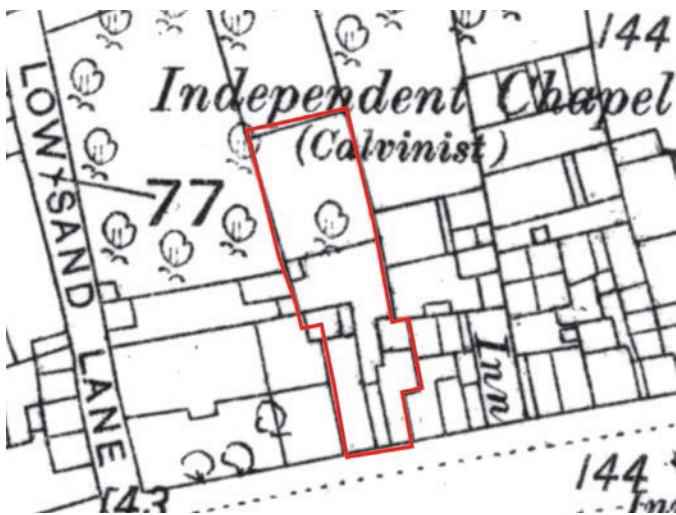


Plate 3 (left): Extract from the Ordnance Survey map of c1866



Plate 4 (right): Extract from the Ordnance Survey map of 1867

3.1.6 **Ordnance Survey 1900:** the north end of the plot has been substantially built upon by this point along the north end and east side and there is a rectangular block to the west (Plate 5). Only relatively minor changes have been made to the buildings fronting onto Main Street.

3.1.7 **Ordnance Survey 1912:** this plan was specially produced at an enlarged scale for the use of the 1910 rating valuation, with revisions dated 1912 (Plate 6). While it shows similar detail to the 1900 edition of the Ordnance Survey mapping of the area, it is clear that an addition has been made to the north side of the block to the west; however, the block to the west does not yet extend as far as the range at the north end. The rest of the site appears unchanged. The accompanying rating schedule (CAC(C) TIR 4/42 1910) states that plot 567, which contains all of the site, apart from a small section to the east, was owned and occupied by one HW Fletcher and it is described as a 'lock up premises and workshop'.

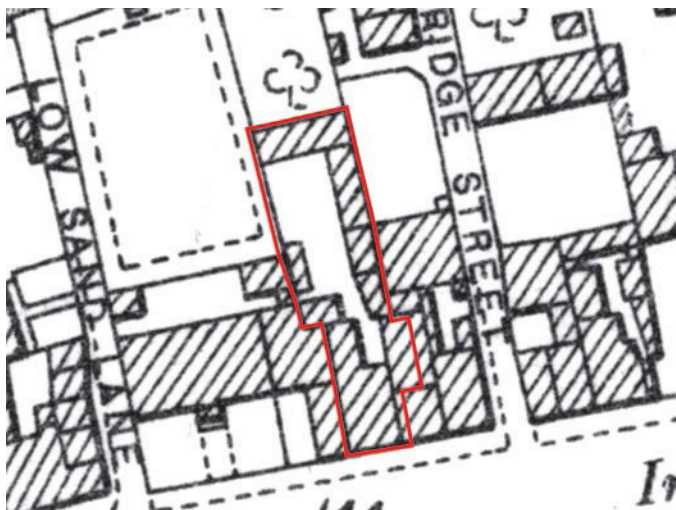


Plate 5 (left): Extract from the Ordnance Survey map of 1900

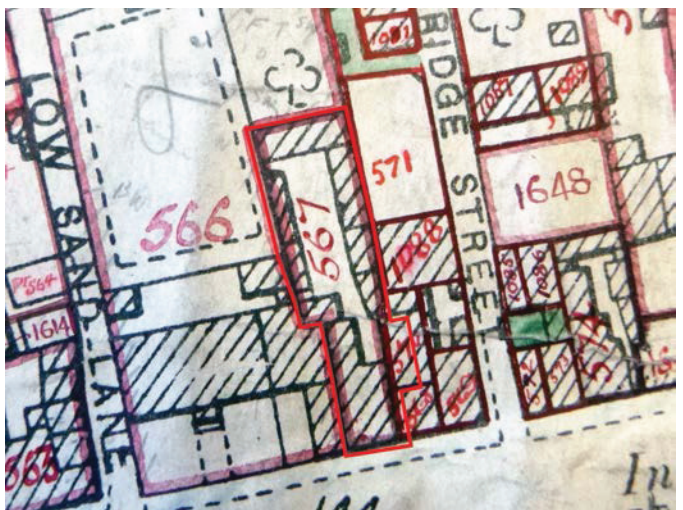


Plate 6 (right): Extract from the Ordnance Survey map of 1912

3.1.8 **Ordnance Survey 1925:** the block of buildings to the west side of the site has been extended to the north and south, effectively enclosing the west side of the courtyard; the rest of the site is unchanged (Plate 7; cf. Plate 6).



Plate 7: Extract from the Ordnance Survey map of 1925

3.1.9 **Summary:** the southern part of the site had clearly been built upon from as early as 1832 while the north end of the plot saw substantial redevelopment between 1867 and 1898 (when the revisions for the Ordnance Survey map of 1900 were made).

3.2 Site History

3.2.1 The background history to the site aids our understanding of the development and use of the site, where known, and makes use of the available map evidence where relevant. The background to the site is intended to place the results of the project in its local context, so a brief discussion of the earlier history of its wider environs is necessary. Much of the background history here is taken from an earlier desk-based assessment carried out by Greenlane Archaeology in November 2011 ahead of the proposed refurbishment and extension of the nearby Kirkgate Centre (Greenlane Archaeology 2011).

3.2.2 **Prehistoric Period (c12, 000 BC – 1st century AD):** while there is evidence for activity in the county in the period immediately following the last Ice Age, this is typically found in the southernmost part, on the north side of Morecambe Bay, and along the coast (Young 2002; Cherry and Cherry 2002), although the extent of settlement in the region is, as yet, uncertain. Large scale monuments such as burial mounds and stone circles begin to appear in the region during the Neolithic period (c4,000 – 2,500 BC) (Hodgson and Brennand 2006, 45), the closest example to Cockermouth being the stone circle at Elva Plain (Bradbury 2006, 8). One of the most recognisable tool types of this period, the polished stone axe, is also found in large numbers across the county, and examples of these, and probably later axe hammers, have been found at a number of locations around Cockermouth (Bradbury 2006, 7). An enclosure known as Castle How on Peel Wyke, close to Cockermouth, perhaps dates to the Bronze Age (c2,500 – 600 BC) (*op cit*, 11, although Curwen suggests that it is post-Roman (1911, 118)) and stray finds of that date have been found in the Cockermouth area (Fell 1940, 123). Sites that can be specifically dated to the Iron Age (c600 BC – 1st century AD) are very rare: the remains on Castle How may represent a hillfort, a typical site of this period, but it is undated. There is also likely to have been a considerable overlap between the end of the Iron Age and the beginning of the Romano-British period and in this part of the country, initially at least, the Roman invasion had only minimal impact on the native population in some areas (Philpott 2006, 73-74).

3.2.3 **Romano-British to Early Medieval Period (1st century AD – 11th century AD):** while the modern town of Cockermouth appears to be a largely medieval creation, there was an important and extensive Roman settlement associated with a fort at nearby Papcastle, which was occupied continuously from the second century through to the end of the fourth century (North Pennines Archaeology 2008, 10). The majority of the stone appears to have been removed after the fort fell out of use and was probably incorporated into the construction of Cockermouth Castle, where stone inscriptions relating to the fort have been found (Birley 1963). Evidence for early medieval activity in and around Cockermouth is otherwise scarce. A probably Viking burial is recorded from the church at nearby

Brigham (Cowen 1948, 74), which is of particular relevance given that Cockermouth was situated in Brigham parish. Within Cockermouth itself it is considered likely that there was at least one area of pre-Conquest settlement focussed around the castle, on the east side of the River Cocker (Winchester 1986, 123-124), although there is also evidence for a pre-existing settlement called Ureby or Overby to the south-east of the present town (*op cit*, 124-125).

3.2.4 Medieval Period (late 11th – 16th century): Cockermouth is primarily a medieval town, one of a number that were apparently planned and constructed by at least the late 12th century (Winchester 1986, 109). The granting of a borough charter, most probably in the early 13th century, allowed the existing town, probably focussed on the east side of the River Cocker (CCC and EH c2001), to expand and the evidently planned arrangement of Main Street belongs to this period (Winchester 1986, 117). Extensive excavations carried out there have demonstrated its origins in the 13th century (*ibid*). Like many towns in the region Cockermouth seems to have faced a period of significant decline in the 14th century, brought about by a combination of factors including raiding from Scotland, an outbreak of the plague, and animal disease (*op cit*, 112). During the latter part of the medieval period, from perhaps the later 15th century, Cockermouth's fortunes began to revive, and by the 16th century it was flourishing (*op cit*, 113).

3.2.5 Post-Medieval (16th century – present): during the post-medieval period Cockermouth continued to grow (CCC and EH c2001, 13). Local industries, in particular those associated with textiles, also continued to develop with new mills being built and extensive small-scale activity in many of the town's yards (*op cit*, 14-15). The coming of the railway in the mid-19th century also increased the development of the town at this time (*op cit*, 15).

3.2.6 Queen's Court: the plot of land occupied by the site was largely built on at least as early as 1832, at which point it was owned by a John Bigrigg; however, as the map evidence shows (see *Section 3.1* above) the site was substantially remodelled at the end of the 19th century. The rating valuation of 1910 subsequently shows that it was owned by an HW Fletcher. An examination of the directories around this period demonstrate that 102 Main Street was occupied by a Heskett Whitelock Fletcher (although there are some variations on the spelling of his name), an ironmonger, or his ancestors, from at least 1883, as shown in Table 2. It is also clear from these that he lived at 10 Fern Bank in Cockermouth but that by 1934 he had apparently retired and was living in a property named Ellesmere House, also on Fern Bank (Kelly's Directories Ltd 1934 131).

Year	Details	Source
1883	Fletcher and Sons, ironmongers	Bulmer and Co 1883, 516
1894	Heskett W Fletcher, ironmonger and registered plumber	Kelly & Co Ltd 1894, 119
1897	Heskett W Fletcher, ironmonger and registered plumber	Kelly & Co Ltd 1897, 120
1901	Heskett Whitelock Fletcher (ironmonger, reg. plumber, bell hanger, gasfitter, and tinsplate worker, and cycle agent)	Bulmer and Co 1901, 703
1910	Heskett W Fletcher, ironmonger and registered plumber	Kelly's Directories Ltd 1910, 128
1914	Hesketh W Fletcher, ironmonger and registered plumber	Kelly's Directories Ltd 1914, 135
1921	Hesketh W Fletcher, ironmonger and registered plumber	Kelly's Directories Ltd 1921, 133
1925	Hesketh W Fletcher, ironmonger and registered plumber	Kelly's Directories Ltd 1925, 134
1929	Hesketh W Fletcher, ironmonger and registered plumber	Kelly's Directories Ltd 1929, 125

Table 2: Details from directories between 1883 and 1929

3.2.7 The directories also contain additional information in the form of advertisements for Fletcher's business (Plate 8 and Plate 9).

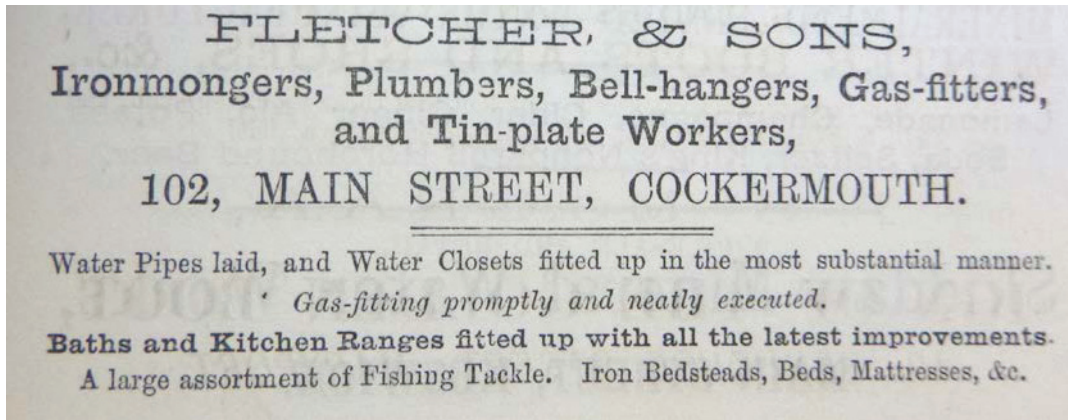


Plate 8: Advertisement for Fletcher and Sons from 1883 (Bulmer and Co 1883, xii)

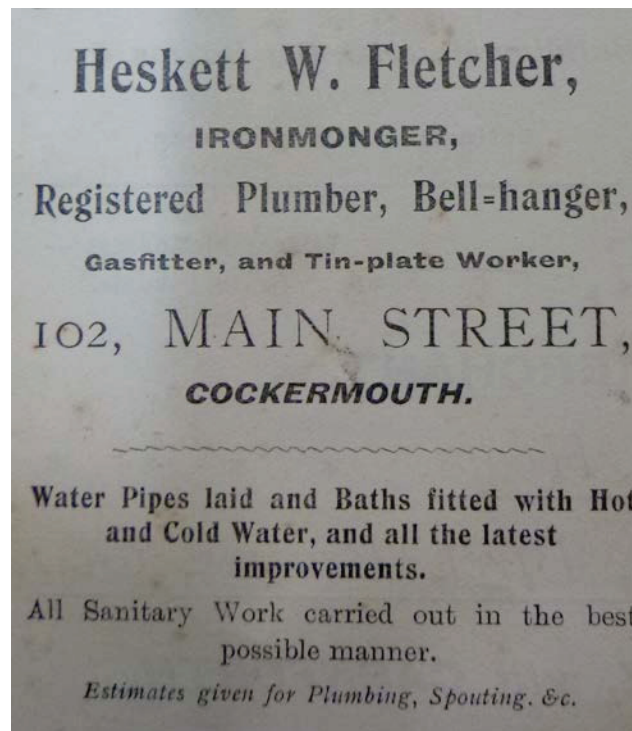


Plate 9: Advertisement for Heskett W Fletcher from 1901 (Bulmer and Co 1901, 982)

4. Building Recording

4.1 Arrangement and Fabric

4.1.1 The courtyard to the rear of 102 Main Street has a row of buildings arranged north/south either side with the shop to the south (Figure 4 and Figure 5; Plate 10 and Plate 11). The shop to the south was not recorded in detail. The shop is three storeys with the retail area on the ground floor (Plate 10) and accommodation above. The range to the west is mostly single storey, comprising a row of shops and workshops, with a modern flat roof filling the space between the east and west wings at the north end. There is a smaller two storey block at the south end. The east row is a two storey run of four gables. The north end is relatively modern and plastered; the south end is earlier and has exposed pale yellow/buff local sandstone with generally dark red handmade brick used for details and in the jambs. There are slate roofs throughout with V-shaped ridge tiles. Most of the exposed timber is machine-cut but there are modifications which use structural steel and, in some cases, cast iron columns. Some of the flag floor remains in the courtyard (Plate 12) as well as an old street lamp, but none of the flags remain at the north end and the floors inside the buildings are concrete.



Plate 10 (left): View of 102 Main Street from the south

Plate 11 (right): South end of the courtyard, viewed from the north



Plate 12 (right): Courtyard to the rear of 102 Main Street

4.2 External Detail

4.2.1 **South external elevation to the courtyard:** the central part of the far north end of the courtyard is below a flat roof and is plain rendered (Figure 2). There is a small section to the east side of that, stepped out to the south, where the render is scored to look like blocks, and there is a first floor window and a double door on the ground floor (Plate 13).



Plate 13: North end of the courtyard, viewed from the south

4.2.2 **West external elevation to the courtyard:** the row of buildings on the east side has a row of four windows with concrete sills and modern four-light timber casements below the flat roof at the north end (Plate 14) and there is a wide opening inside to the north of them. Above the roof are five further windows, three in the north gable and two in the gable to the south (Plate 15), most with modern sash casements, thin stone sills and concrete lintels. After the return, the next two gables have three and two windows on the first floor respectively (Plate 16 and Plate 17). Most are fixed two-light casements but one is a sash window (Figure 3). The north gable has two fixed, 12-light casement windows on the

ground floor and a third opening with no window. There is a doorway with a four-panel door to the south of them under the south gable, another window on the ground floor with a single light casement, and a large doorway to the south with a rounded head of brick (Plate 18), all of which has been rebuilt. All the windows have stone sills and lintels and the smaller door has a stone lintel, above which an iron sign reading 'QUEEN STREET' is attached (Plate 19). The south end meets the outshut from the shop which is a two storey monopitch with a first floor window and ground floor window and doorway.



Plate 14 (left): Row of windows on the east side below the flat roof at the north end

Plate 15 (right): First floor windows in the gable to the south above the flat roof at the north end



Plate 16 (left): North gable of the central part of the west external elevation to the courtyard

Plate 17 (right): South gable of the central part of the west external elevation to the courtyard



Plate 18 (left): South end of the central part of the west external elevation to the courtyard

Plate 19 (right): Queen Street sign

4.2.3 **North external elevation to the courtyard:** the south end of the courtyard comprises the rear (north) elevation of the shop. It has a low monopitch outshut over the lower part, with a loading door on the east side on first floor level and two windows in the main part (Plate 20). To the west there is a narrow door on ground floor level with a masonry step below a step in the brickwork on the west side, with slate above, and there is a modern four-light casement window above that (just visible in Plate 11). There is another step in the elevation to the north, where there is a row of eight-light casement windows and a door (Plate 21), and there are two further eight-light casement windows above the roof of the main part.



Plate 20 (left): West side of the south end of the courtyard

Plate 21 (right): East side of the south end of the courtyard

4.2.4 **East external elevation to the courtyard:** on the west side of the courtyard, the rear of the shop has a gabled outshut attached, finished with scored render. It has two small windows on first floor level. The main elevation is then another gable with a scar for a lower gabled roof. There are two small windows on the ground floor, 12- and six-light casements, which may have been reused, and there are blockings for two more windows above (Plate 22). The main part of the elevation to the north has shop windows and doorways. The south end is supported by two moulded iron columns with a door on the south side and a large eight-light window to the north (Plate 23). The next section has a four-light round headed shop front with a sign over, which reads '84 Cumberland House 84 | Winkworth', and a recessed central doorway. The north end has a row of two large three-light windows and associated wide doorways (Plate 24).



Plate 22: Gable to the south side of the east external elevation to the courtyard



Plate 23 (left): South end of the low roofed area on the west side of the courtyard

Plate 24 (right): Windows and doors on the west side below the flat roof at the north end

4.2.5 **East external elevation to Bridge Street:** only parts of this elevation could be viewed, with the south side a gable of exposed stonework with a brick chimney on top and brickwork forming the flue, with a further rendered gable to the north again with a brick chimney. North of this are a pair of rendered

and painted gables each with a window with a two-light casement (Plate 26), between which is a painted sign stating 'The Printing House Museum Entrance in Main Street' is also attached (Plate 27).



Plate 25 (left): Chimney stack to the south of the centre of the east external elevation to Bridge Street

Plate 26 (right): The north end of the east external elevation to Bridge Street



Plate 27: Signage for the museum at the north end of the east external elevation to Bridge Street





NORTH EXTERNAL ELEVATION TO THE COURTYARD



SOUTH EXTERNAL ELEVATION TO THE COURTYARD



Key:  blocked feature  cross-sectional wall  section through building  edge uncertain







EAST EXTERNAL ELEVATION TO THE COURTYARD



WEST EXTERNAL ELEVATION TO THE COURTYARD



Key:  blocked feature  boarded  section through building  rebuild/insertion



EAST EXTERNAL ELEVATION TO BRIDGE STREET

Figure 3: West external elevation to the courtyard and east external elevation to Bridge Street

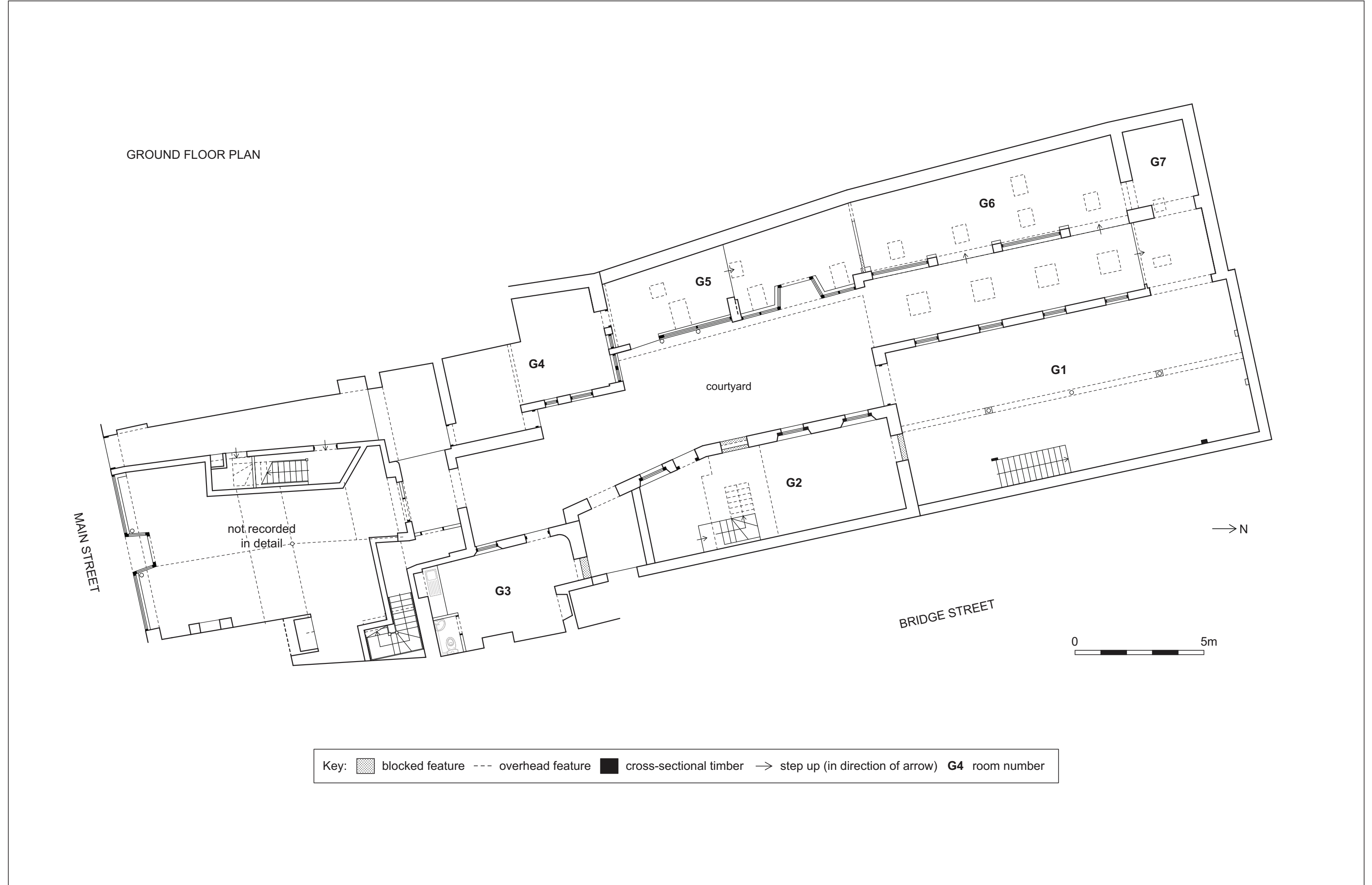


Figure 4: Ground floor plan

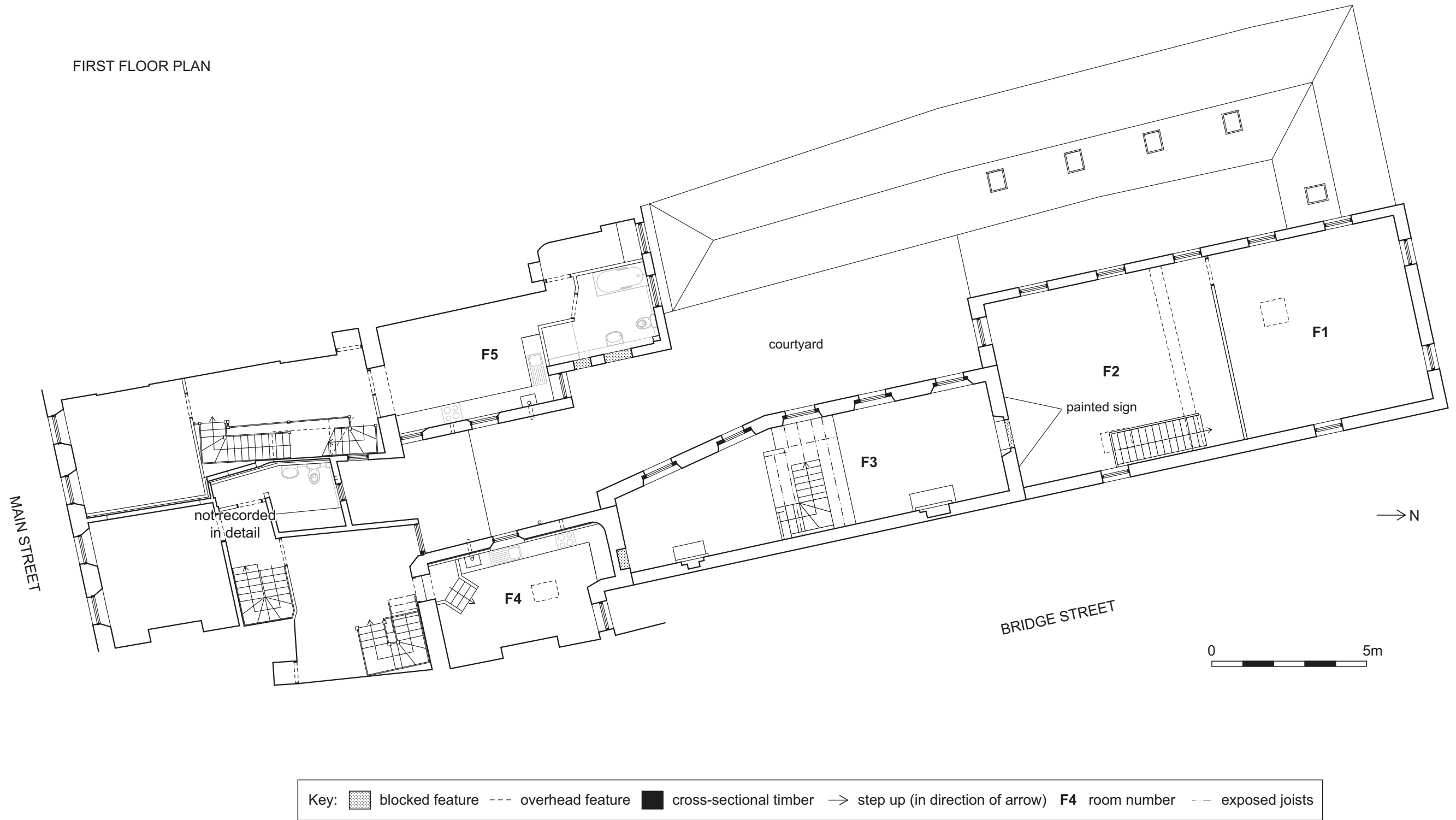


Figure 5: First floor plan

4.3 Internal Detail

4.3.1 **Ground floor, Room 1 (G1):** this room occupies the north end of the block of buildings along the east side of the courtyard (Figure 4). It has a concrete floor and plasterboard ceiling, with a north/south beam up the centre, supported by a row of columns with steel columns inside (Plate 28). The visible ceiling joists are all very modern timber (Plate 28) and there is a fairly modern timber staircase on the east side (Plate 29). There are four windows on the west elevation and a wide doorway at the north end and a door to the courtyard in the south elevation and another blocked doorway to the east of this. The elevations are otherwise fairly plain.



Plate 28 (left): Room G1, viewed from the south

Plate 29 (right): Staircase in Room G1

4.3.2 **Ground floor, Room 2 (G2):** the central part of the east block of buildings faces out to the courtyard. It has a modern concrete floor with rough plaster and whitewashed walls. The plasterboard ceiling is attached to early joists, all of which are machine-cut. There is a recent concrete block wall dividing the room to the south and a modern, recently inserted staircase on the east side (Plate 30). The scar of the original staircase is behind that. The east wall is otherwise plain. There is a blocked door on the west side of the north elevation (Plate 30) and a row of windows and doors in the west elevation (Plate 31). Beyond the new wall to the south, the floor has been dug out and there is an opening in both the east and west elevations.



Plate 30 (left): North end of Room G2, viewed from the south

Plate 31 (right): The west elevation of Room G2, viewed from the north-east

4.3.3 **Ground floor, Room 3 (G3):** the room at the south end of the east block has a modern concrete floor and a north/south aligned beam across it, which is hand-finished (Plate 32). There are modern joists above and the walls are rough. There is a nine-light fixed casement window to the west and a door to the north of that. There are doors to the north and south and an alcove or opening to the north elevation. There is a fireplace on the east side with a moulded stone surround and mantel piece and hob grate (Plate 33).



Plate 32 (left): North end of Room G3, viewed from the south



Plate 33 (right): Fireplace in Room G3

4.3.4 **Ground floor, Room 4 (G4):** this room occupies a slightly irregularly-shaped space at the south end of the block of buildings to the west side of the courtyard. It has a concrete floor and modern joists and chipboard ceiling and plaster walls. There are doors to the north and south and windows to the north, one of which looks into **G5**. The scar of the original ceiling level is visible, lower than the present one.

4.3.5 **Ground floor, Room 5 (G5):** this room was originally two separate rooms, which have now been knocked through into one. It has a concrete floor throughout and there is a step up to the north at the original division (Plate 34). It has a plaster ceiling with a hatch revealing the modern roof structure. The walls are plaster and paint and plain apart from a large shop window to the east (Plate 35). The structure is entirely modern.



Plate 34 (left): The north end of Room G5, viewed from the south



Plate 35 (right): Shop window in the east elevation of Room G5

4.3.6 Ground floor, Room 6 (G6): this room, immediately to the north of **G5**, has a concrete floor, modern plaster ceiling, and modern roof structure above. The walls are mostly plaster and paint, with concrete block and a doorway to the south (Plate 36) and exposed stone to the north (Plate 37), with large quoins in the jambs of the doors to the north and east.



Plate 36 (left): South end of Room G6, viewed from the north



Plate 37 (right): North end of Room G6, viewed from the south

4.3.7 Ground floor, Room 7 (G7): the room at the north end of the west block of buildings has a concrete floor, plaster ceiling, and rough plastered walls. There is a slight step on the north elevation and it has wide doors to the south and east and two small alcoves in the south.

4.3.8 **First floor, Room 1 (F1)**: there was no access to this small office space at the north end of the block to the east. It has modern timber floorboards, a flat plaster ceiling with a hatch to the roof, and painted plaster walls. There are two, two-light, sliding sash windows to the north, two to the west, and one to the east.

4.3.9 **First floor, Room 2 (F2)**: this room has a timber floor and a plaster ceiling with a hatch on the east side. The roof structure is very modern, with narrow A-frame trusses. The walls are plaster and paint and there are three fairly late sash windows to the west. The north wall is a stud partition (Plate 38). There is another sash window to the south and one to the east and a blocked opening to the south and the south wall has remnants of early printed adverts (Plate 39). To the left of the door it reads:

...]LL WORKS
...]FFICIAL
...]AIRER TO THE
...]C(?) T C (Plate 40).

To the right of the door it reads:

...]RONMONGER
...]REGISTER
...]PLUMBER
...]CASETTLE (Plate 41).



Plate 38 (left): North end of Room F2, viewed from the south

Plate 39 (right): South end of Room F2, viewed from the north



Plate 40 (left): Text on the wall to the left of the blocked door at the south end of Room F2



Plate 41 (right): Text on the wall to the right of the blocked door at the south end of Room F2

4.3.10 **First floor, Room 3 (F3)**: this room has a timber floor and machine-cut beams east/west. There are no real trusses and later joists form the suspended plaster board ceiling (Plate 42 and Plate 43). The walls have remnants of plaster and paint and the lower part is uncovered as if it were panelled. There is a row of five windows on the west side and a blocked doorway to the north, possibly in a former window, and a small blocked door to the south. There are two fireplaces on the east side with hob grates and stone surrounds (Plate 44 and Plate 45).



Plate 42 (left): North end of Room F3, viewed from the south



Plate 43 (right): South end of Room F3, viewed from the north



Plate 44 (left): Fireplace to the north on the east side of Room F3



Plate 45 (right): Fireplace to the south on the east side of Room F3

4.3.11 **First floor, Room 4 (F4):** this has a modern chipboard floor and is open to the roof, which has been recently replaced. To the north is a narrow blocked doorway and two-light mullion window (Plate 46), while to the east is a fireplace with a beaded stone surround and moulded mantel piece (Plate 47), but the room is otherwise plain and modernised.



Plate 46 (left): Mullion window in the north elevation of Room F4



Plate 47 (right): Fireplace in the east elevation of Room F4

4.3.12 **First floor, Room 5 (F5)**: this has been entirely modernised prior to the building recording. There are multiple windows to the north and east.

4.3.13 **102 Main Street**: within the shop part of the site, which was not subject to the full building recording, photographs were taken of details of interest, principally fireplaces (Plate 48 and Plate 49) and the staircase (Plate 50), but also the passageway underneath the west side of the property (Plate 51), in order to provide some context for the rest of the building recording proper. This demonstrated that the shop was probably of 18th century origin.



Plate 48 (left): Ground floor fireplace in the shop

Plate 49 (right): General view of a first floor room in the shop



Plate 50 (left): Staircase within the shop

Plate 51 (right): Passageway underneath the west side of the shop

5. Discussion

5.1 Introduction

5.1.1 The nature of the building recording means that there is only limited scope for discussion. However, the documentary evidence and the evidence from the onsite recording show that there has been a considerable amount of development to the site in the late 19th century and 20th century.

5.2 Phasing

5.2.1 It is apparent from the style of the fireplaces and other elements such as the mullion window that the shop facing onto Main Street, which incorporates elements of the buildings to the rear, is of at least 18th century origin. However, the majority of the buildings to the rear were evidently built late in the 19th century or even in the early 20th century, clearly as part of the premises of the Fletcher family who were iron mongers and operated from the site for at least 50 years. It is clear that the earliest surviving element, apart from the parts that form outshuts of the shop (Rooms G3, G4, F4 and F5), is the element comprising Rooms G2 and F3 with Rooms G5, G6, and G7 representing elements of early buildings that have been heavily modified. The site was most recently used as a printing museum and it is apparent that this involved some new building as the north-east corner (Rooms G1 and F1 and F2) is an entirely new build, apparently constructed in 1985 (Paul McLoughlin pers. comm.), although, on the basis of the map evidence, it is located on the footprint of an earlier building. However, this earlier building must have been later than that to the south or lower as the painted sign present in Room F2 would not have been visible otherwise.

5.3 Conclusion

5.3.1 Although much altered the buildings do retain elements of historic fabric that can be quite closely associated to the known use of the site in the late 19th century. It is also striking how much the land to the rear of the shop has been redeveloped from the late 19th century onwards, while the shop itself retained much of its original fabric.

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Appendix 1: Project Design

QUEEN'S COURT (REAR OF 102 MAIN STREET), COCKERMOUTH, CUMBRIA

Archaeological Building Recording



Client: Paul McLoughlin

October 2017

1. Introduction

1.1 Project Background

1.1.1 Following the submission of a planning application (Ref. 2/2014/0425) for the change of use of a former printing museum into offices and residential use at Queen's Court (Rear of 102 Main Street), Cockermouth, Cumbria (NGR 311871 530720) a condition was placed on the decision notice requiring a Level 1 archaeological building recording. This project design has been produced in response, and is intended to outline the methodology that would be used during the archaeological work.

1.1.2 Queen's Court is located on the north side of Main Street in Cockermouth, immediately to the east of the Wordsworth House and Gardens near the centre of Cockermouth. The buildings due to be converted were formerly used as a printing museum but it is not clear what their original purpose was.

1.2 Greenlane Archaeology

1.2.1 Greenlane Archaeology is a private limited company based in Ulverston, Cumbria, and was established in 2005 (Company No. 05580819). Its directors, Jo Dawson and Daniel Elsworth, have a combined total of over 18 years continuous professional experience working in commercial archaeology, principally in the north of England and Scotland. Greenlane Archaeology is committed to a high standard of work, and abides by the Institute for Archaeologists' (IfA) Code of Conduct. The building recording will be carried out according to the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA 2014).

1.3 Project Staffing

1.3.1 The project will be managed and carried out by **Dan Elsworth (MA (Hons), AIfA)**. Daniel graduated from the University of Edinburgh in 1998 with an honours degree in Archaeology, and began working for the Lancaster University Archaeological Unit, which became Oxford Archaeology North (OA North) in 2001. Daniel ultimately became a project officer, and for over six and a half years worked on excavations and surveys, building investigations, desk-based assessments, and conservation and management plans. These have principally taken place in the North West, and Daniel has a particular interest in the archaeology of the area. He has recently managed a wide variety of projects including building recordings of various sizes, watching briefs, and excavations in the region, including an excavation and evaluation in the centre of medieval Kendal (Greenlane Archaeology 2009a; 2010a), evaluation in the Roman *vicus* at Stanwix (Greenlane Archaeology 2010b), evaluation of a Scheduled post-medieval gunpowder works (Greenlane Archaeology 2010c), and watching briefs in Preston (Greenlane Archaeology 2009b; 2010d).

1.3.2 The illustrations for the report will be produced by **Tom Mace (BA (Hons), MA, MIfA)**. Tom has extensive experience of working on a variety of archaeological projects, especially watching briefs, but also excavations, evaluations, and building recordings, as well as report writing and illustration production. He joined Greenlane Archaeology in 2008 having worked for several previous companies including Archaeological Solutions and Oxford Archaeology North.

2. Objectives

2.1 Rapid Desk-Based Assessment

2.1.1 Information outlining the development of the site will be collected, in order to place the results of the building recording in context.

2.2 Building recording

2.2.1 to carry out a Level 1 recording of the ruined structure on site, as define by Historic England guidance.

2.3 Report

2.3.1 To produce a report detailing the results of the building recording, which will outline the nature, form, extent, and date of any archaeological remains discovered.

2.4 Archive

2.4.1 Produce a full archive of the results of the project.

3. Methodology

3.1 Rapid Desk-Based Assessment

3.1.1 Information about the site, intended to place the results of the building recording in context, will be obtained from the Cumbria Archive Centre in Carlisle (CAC(C)) and will comprise primarily the examination of early maps in order to investigate the manner in which the site has developed. Secondary sources relating to the history of Cockermouth will also be consulted where these are relevant.

3.2 Building Recording

3.2.1 A programme of archaeological building recording to Historic England Level 1-type standards is required (Historic England 2016). This is a relatively low level of investigation intended to rapidly record the basic details of the building, without incorporating the results of the desk-based assessment. It will comprise three types of recording:

- **Drawn Record:** a plan showing the location of the building in relation to other nearby buildings, structures and landscape features will be produced;
- **Written Record:** a brief descriptive record of all elements of the building will be made on Greenlane Archaeology standard *pro forma* record sheets. These records will describe the basic details of the building, identifying form, function, age, and construction materials where possible. In addition, the landscape and historic setting of the building will be described, in particular its relationship with other nearby buildings, streets, settlements and other structures;
- **Photographic Record:** photographs in colour digital format and 35mm colour print will be taken. These will cover both general and detailed shots of the structure. In addition, a record of the associated landscape and nearby buildings will also be made. Digital photographs will also be used for illustrative purposes within the report.

3.3 Report

3.3.1 The results of the building recording will be compiled into a report, which will contain the following sections as necessary:

- A front cover including the appropriate national grid reference (NGR);
- A concise non-technical summary of results, including the date the project was undertaken and by whom;
- Acknowledgements;
- Project Background;
- Methodology, including a description of the work undertaken;
- Results of the building recording including descriptions of the structures present, their extent, form and potential date;
- Discussion of the results;
- Illustrations at appropriate scales including:
 - a location plan showing the location of the buildings recorded;
 - other plans, elevations and sections based on 'as existing' drawings provided by the client's agent where these are relevant;
 - photographs of the buildings, including both detailed and general shots of features of archaeological and historical interest;

3.4 Archive

3.4.1 The archive, comprising the drawn, written, and photographic record of the building recording, formed during the project, will be stored by Greenlane Archaeology until it is completed. Upon completion it will be deposited with the Cumbria Archive Centre in Carlisle. The archive will be compiled according to the standards and guidelines of the ClfA (Brown 2007), and in accordance with English Heritage guidelines (English Heritage 1991). In addition details of the project will be submitted to the Online Access to the Index of archaeological investigations

(OASIS) scheme. This is an internet-based project intended to improve the flow of information between contractors, local authority heritage managers and the general public.

3.4.2 A copy of the report will be supplied to the client, and within three months of the completion of fieldwork a digital copy will be provided to the Cumbria Historic Environment Record (HER). In addition, Greenlane Archaeology Ltd will retain one copy, and a digital copy will be deposited with the OASIS scheme.

3.4.3 The client will be encouraged to transfer ownership of the finds to a suitable museum. If no suitable repository can be found the finds may have to be discarded, and in this case as full a record as possible and necessary would be made of them beforehand.

4. Work timetable

4.1 Greenlane Archaeology will be available to commence the project from the **30th October 2017**, or at another date convenient to the client. It is envisaged that the project will involve tasks in the following order:

- **Task 1:** rapid desk-based assessment;
- **Task 2:** building recording;
- **Task 3:** production of draft report and illustrations;
- **Task 4:** feedback, editing and production of final report and completion of archive.

5. Other matters

5.1 Access

5.1.1 Access to the site will be organised through co-ordination with the client and/or their agent(s).

5.2 Health and Safety

5.2.1 Greenlane Archaeology carries out risk assessments for all of its projects and abides by its internal health and safety policy and relevant legislation. Health and safety is always the foremost consideration in any decision-making process.

5.3 Insurance

5.3.1 Greenlane Archaeology has professional indemnity insurance to the value of **£2,000,000**. Details of this can be supplied if requested.

5.4 Environmental and Ethical Policy

5.4.1 Greenlane Archaeology has a strong commitment to environmentally- and ethically-sound working practices. Its office is supplied with 100% renewable energy by Good Energy, uses ethical telephone and internet services supplied by the Phone Co-op. In addition, the company uses the services of The Co-operative Bank for ethical banking, Naturesave for environmentally-conscious insurance, and utilises public transport wherever possible. Greenlane Archaeology is also committed to using local businesses for services and materials, thus benefiting the local economy, reducing unnecessary transportation, and improving the sustainability of small and rural businesses.

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