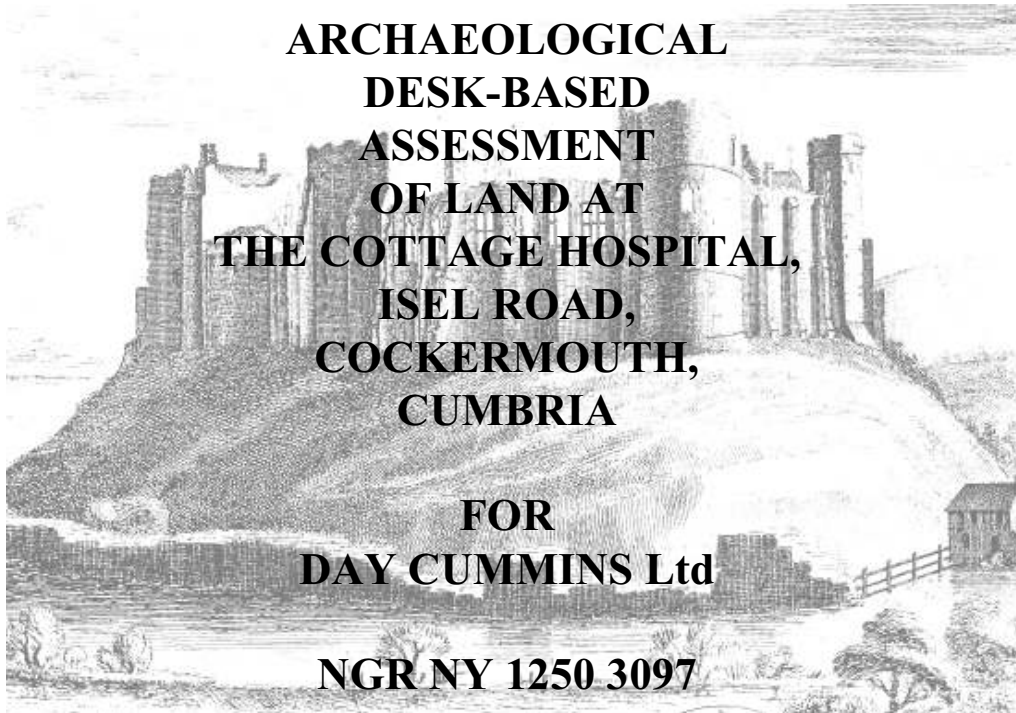


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# **NORTH PENNINES ARCHAEOLOGY LTD**

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**Project Designs and Client Reports No. CP/656/08**



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## EXECUTIVE SUMMARY

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In April 2008, North Pennines Archaeology Ltd was commissioned by Day Cummins Ltd to undertake a desk-based assessment and walkover survey of land at The Cottage Hospital, Isel Road, Cockermouth, Cumbria (NY 1250 3097).

The study involved the examination of all pertinent documents and cartographic sources held in Cumbria County Record Office in Carlisle, and of the Local Studies section of Cockermouth Library and Carlisle City Library, as well as the consultation of the Historic Environment Record (HER) of Cumbria County Council based in Kendal. The HER includes the locations and settings of Scheduled Ancient Monuments, Listed Buildings, Parks and Gardens and other, non-designated archaeological remains.

The research has shown that an early medieval settlement may have existed in the vicinity of the proposed development site, in the eastern part of Cockermouth, demonstrated by the medieval motte of Tute Hill. In addition, the motte's replacement, Cockermouth Castle lies just to the west of the site. It is known, that from at least 1259 a park was associated with the castle, and from at least the early 16<sup>th</sup> century, and probably much earlier, the proposed development site was a part of this. Ditched boundaries associated with the park may survive in the area as sub-surface archaeological features. This potential for medieval deposits surviving within the site is of particular relevance in terms of surviving medieval landscape features, as the Regional Research Framework for the North West has shown that, for the Pennine Fringe "*the structure of medieval settlement and its relationship to its environs is little understood*" (Brennand 2007, 98). Furthermore, a research priority outlined by the extensive urban survey for Cockermouth and Papcastle is to identify whether there is evidence for pre-12<sup>th</sup> century settlement at Cockermouth (English Heritage 2002-4, 21).

It may be considered necessary for the site to undergo a form of archaeological mitigation prior to construction work on-site. This is likely to take the form of an archaeological evaluation; typically consisting of 5% of the area due to be effected by the development, undertaken by an experienced and qualified archaeological contractor, subject to consultation with the Cumbria County Council Historic Environment Service.

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## ACKNOWLEDGEMENTS

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North Pennines Archaeology Ltd would like to offer thanks to Mr R.R. Day, Managing Director of Day Cummins Ltd. for commissioning the project, and for all assistance throughout the work.

North Pennines Archaeology Ltd would also like to extend their thanks to Jo Mackintosh, of the Environment Service and to Jeremy Parsons, Historic Environment Officer of Cumbria County Council. All the staff at Carlisle Record Office and the staff at Cockermouth Library Local Studies Section and at Carlisle City Library Local Studies Section are also thanked for their help during this project. Further thanks are extended to Fiona Wooler, Project Supervisor for NPA Ltd for help with the research.

The desk-based assessment and walkover survey was undertaken by Cat Peters. The report was written by and the drawings were produced by Cat Peters. The project was managed by Matt Town, Project Manager for NPA Ltd. The report was edited by Matt Town.

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# 1 INTRODUCTION

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## 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Cumbria County Council's Historic Environment Service (CCCHES) were consulted regarding a proposed scheme for the erection of a primary care centre at The Cottage Hospital, Isel Road, Cockermouth, Cumbria (NGR NY 1250 3097) (Fig 1). The site is located close to the earthwork remains of Tute Hill, a 12<sup>th</sup> century motte castle, and the 12<sup>th</sup> to 14<sup>th</sup> century Cockermouth Castle, both of which are scheduled monuments (SM Nos. 23798 and 27653). Due to the relating high archaeological potential of the area, and in accordance with advice provided by the Planning Policy Guidance, Note 16 and local and regional planning policy, CCCHES recommended a programme of archaeological work be undertaken in accordance with a brief issued by Jeremy Parsons, Historic Environment Officer of Cumbria County Council (Parsons 2008). The work consisted of a desk-based study and site walkover survey to inform the client of any likely archaeological features that may be encountered during development. North Pennines Archaeology Ltd (NPAL) were commissioned by Mr R.R. Day, of Day Cummins Ltd. to undertake an archaeological desk-based assessment, to generally accepted best practice and professional standards, to meet standards necessary for Cumbria County Council of the general area around The Cottage Hospital, Cockermouth.
- 1.1.2 The desk-based assessment comprised a search of both published and unpublished records held by the Historic Environment Record (HER) in Kendal, Carlisle Record Office and the local studies section of the libraries at Carlisle and Cockermouth, as well as a search of the archives and library held by North Pennines Archaeology Ltd.
- 1.1.3 The principal objective of this assessment was to undertake sufficient work in order to identify and characterise the archaeological constraints associated with the development area, in order to assess the archaeological and historical potential of the development site.
- 1.1.4 This report sets out the results of the work in the form of a short document outlining the findings, followed by a statement of the archaeological potential of the area, an assessment of the impact of the proposed development, and recommendations for further work.

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## 2 METHODOLOGY

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### 2.1 INTRODUCTION

- 2.1.1 North Pennines Archaeology Ltd was commissioned by the client to undertake the desk-based assessment and walkover survey. All works were consistent with the relevant standards and procedures of the Institute of Field Archaeologists (IFA), and generally accepted best practice.

### 2.2 DESK-BASED ASSESSMENT

- 2.2.1 The study area consisted of a broad overall history of Cockermouth, with an additional detailed c. 500m radius area, centred on the proposed development area, which was studied in more depth. The principal sources of information were the Historic Environment Record (HER), maps and secondary sources.
- 2.2.2 ***Historic Environment Record (HER)***: the HER in Kendal, a database of known archaeological sites within the county, was accessed. This was in order to obtain information on the location of all designated sites and areas of historic interest and any other, non-designated sites within the study area, which include monuments, findspots, Listed Buildings and Conservation Areas. A brief record including grid reference and description was obtained for the various sites within the study area, and was examined in depth.
- 2.2.3 ***Cumbria Record Office, Carlisle (CRO(C))***: the Cumbria County Archives at Carlisle were searched for information on the study area. In particular, the First, Second and Third Editions of the Ordnance Survey mapping and pre-Ordnance Survey mapping were checked, and a search was made of the local history books and pamphlets held within their collections.
- 2.2.4 ***Carlisle City Library Local Studies Section (CCLLSS)***: the aerial photograph collection of the local studies section was studied of the area around the proposed development site, and a study of the collection of old photographs of the town was made, although these tended to be centred upon the key buildings in Cockermouth and as such were of little relevance to the proposed development site.
- 2.2.5 ***Cockermouth Library Local Studies Section (CLLSS)***: Cockermouth library was visited in order to glean information from their range of publications and unpublished pamphlets regarding the history of the town.
- 2.2.6 ***North Pennines Archaeology Ltd (NPAL)***: various publications and unpublished reports on excavations and other work in the region are held within the North Pennines Archaeology library and any undeposited archives of the sites themselves were examined. An electronic enquiry was also made of English Heritage's National Monuments Record and the website of the Archaeology Data Service. This was in order to enhance and augment the data obtained from a search of the appropriate repositories.



## **2.3 ARCHAEOLOGICAL WALKOVER SURVEY**

- 2.3.1 A site walkover survey was undertaken to assess the nature and extent of any extant features within the development area. This required a systematic assessment of the site by a suitably qualified and experienced archaeologist using a handheld GPS instrument to log any features encountered during the programme of archaeological on-site observation.

## **2.4 ARCHIVE**

- 2.4.1 North Pennines Archaeology Ltd and Cumbria County Council 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 fieldwork. As a result, details of the results of this study will be made available by North Pennines Archaeology, as a part of this national project.

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## 3 BACKGROUND

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### 3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The development site lies on land immediately to the south of The Cottage Hospital, to the north of Castlegate, within the northern fringes of the market town of Cockermouth, Cumbria (Fig 1).
- 3.1.2 The site is bounded to the north-east by The Cottage Hospital, to the east by adjacent properties, to the south by Castlegate, and to the west by Isel Road (Fig 2). The site lies within a natural south-east facing scarp. The north-west corner is subdivided from the rest and used as a car parking facility. The remainder is in use for agricultural grazing.
- 3.1.3 In the valleys and on the Cumbrian Plain the basic rocks are covered with material carried down and dropped by the ice, which had disappeared by 11,000BC, and then deposited as the land became land and the water lost its speed. This material consists of sands and gravel, silt and soil, but mostly boulder clay, which has made the district agricultural (Bradbury 1995, 3). A band of Skiddaw Slate grits crosses the town in a roughly east-west direction, its line being broken by faults, and the grits are overlain by clay and alluvium (*ibid*).

### 3.2 HISTORICAL BACKGROUND

- 3.2.1 This historical background is compiled mostly from secondary sources, and is intended only as a brief summary of historical developments around the study area. Site numbers refer to known cultural and historic sites within 500m of the development site and are summarised in Appendix 1. Their locations are illustrated in Fig 3.
- 3.2.2 ***Prehistoric Period (pre c. AD 43):*** various finds have been located in the vicinity of Cockermouth, suggesting that the land was utilised during the prehistoric period. A canoe was recovered from the Stanger stretch of the River Cocker, and in 1931, a perforated axe-hammer was found in a similar area, at Stanger Farm (Bradbury 1995, 7). In addition, a stone axe-hammer of the later Neolithic was found in the garden of Moorland Close, and two unpolished axes were recovered from Eaglesfield in the 19<sup>th</sup> century. Furthermore, a stone hammerhead was unearthed at Waterloo Farm, and in 1861 a perforated axe-hammer was found in Bewaldeth. A similar find was made the following year at Whinfall, and in 1879 a blue whinstone axe was encountered at Isel. In 1949, an axe-head of coarse-grained rock was found at Anfield farm (*ibid*). Furthermore, a perforated stone find was reported in 1991 (Site 9), although this could as easily represent a relatively modern sinker, as a prehistoric hammerhead. Although these finds are some distance from the site, they show the Neolithic and Bronze Age potential of the general area. Several sites in the area of Cockermouth are testimony to later prehistoric settlement of the area, during the Iron Age, and one such site lies within Cockermouth itself, in Fitz Wood. This feature consists of a well-preserved ditch and rampart, c.230m in circumference

with a straight ditch cutting across (Bradbury 1995, 11). It may have been utilised during the preceding Romano-British and early medieval periods.

3.2.3 ***Romano-British and Early Medieval Period (c. AD 43- 1066):*** the first site of any size in the area was the Roman fort of Deventia, at Papcastle. Various roads would have served this fort, and a civilian *vicus* grew up alongside it. Stone from the fort was used to build Cockermouth Castle. Although the origins of Cockermouth itself lie in the 12<sup>th</sup> and 13<sup>th</sup> centuries, “*the location of the castle, church and market place on the east bank of the Cocker suggests that if an earlier urban core is to be sought, it will be found in this area*” (Winchester 1986, 117). The part of Cockermouth utilised by the castle was better defended naturally, explaining why a settlement grew here, rather than at Papcastle during the medieval period, and the rivers probably did not always join at their present site (Bradbury 1995, 3), suggesting settlement may have been established in the area earlier. Tute Hill, located c. 120m to the south of the proposed development site, could represent early activity in the area, and was traditionally thought by antiquarians to be a Bronze Age burial site. Although no investigation has yet been undertaken to test its origins, it is more likely that Tute Hill is a motte, constructed during the early 13<sup>th</sup> century, and was the precursor to the present Cockermouth Castle, suggesting an earlier settlement in this area of the town (Site 1).

3.2.4 ***Later Medieval (c. AD 1066- AD 1485):*** the town of Cockermouth has its origins as a medieval planned town of the 12<sup>th</sup> and 13<sup>th</sup> centuries (Jones 2002b, 9; Site 7). Although the precise date of the foundation of the town remains unknown, a borough charter dating to 1210, and a market charter to 1227 show that the settlement was well established by the early 13<sup>th</sup> century. The earliest reference to the castle is in 1221 (Site 6), and the survival of several documents gives an interesting line of descent of owners, outlined elsewhere (Curwen 1911, 129-158). It may be that the origins of the castle slightly pre-date 1221 and it has been suggested that, “*it occupies the site of a much earlier fortress*” (Whellan 1860, 301). It lay in partial ruin for some time after it was reduced by parliamentary forces in 1648 (Hutchinson 1974, 113). In 1750 it passed into the hands of the Wyndham Family, now Lord Egremont.



Plate 1: Cockermouth Castle in 1739 (after Curwen 1911, 152)

- 3.2.5 A charter of Alan, son of Waldeve, given ‘*at Cokyrmoth*’, c.1150 implies that Alan’s seat of power (presumably a precursor of the later castle site, perhaps Tute Hill) was in existence at Cockermouth by the mid 12<sup>th</sup> century (Winchester 1986, 109). Various manorial accounts of the 13<sup>th</sup> century show that the three main sources of income for the landowner were the castle and its demesne land; the rents of the burgesses; and the income yielded from a variety of trading and industrial activities (*ibid*, 111). By 1270 the lord’s demesne consisted of the castle and attached deer park and 25 acres of land in “*the close below the castle*”. It is likely that the proposed development site formed part of the castle’s park and demesne lands (Figure 4). The park was enclosed by the lords of Cockermouth before 1259, at which time it was described as being capable of supporting at least 100 deer (*ibid*, 119). Parks tended to be closely confined and strongly enclosed areas in which deer and other game were secured until they were needed on the day of the hunt (Muir 2000, 15). The majority of deer parks of this nature date to the period between 1200 and 1350, when agriculture and population was undergoing an increase, and surplus wealth was available for the treaties of hunting parks and the purchase of associated royal licenses (*ibid*, 17). The King owned the greatest number of these parks, but individual nobles and churchmen also owned a large proportion. A typical park of this era covered an area of between 100 and 200 acres and they tended to have an oval or roughly circular shape, and were located at the edges of manors, which in modern terms often concur with parish boundaries (*ibid*, 18). The boundaries of parks were well-defended; both to contain the deer within, and to keep poachers out, and usually consisted of earthen banks with inner ditches. Some also had a palisade of oak posts atop the banks, or a hedge or drystone wall. Accounts of the park keeper of Cockermouth between 1267 and 1294 depict the park as a “*tract of woodland and pasture from which the estate gained revenue from sales of pasture and pannage, bark, bracken and rushes, fuel wood, nuts and honey*” (Winchester 1986, 119-120).
- 3.2.6 Demesne lands in the areas of ‘Ouresbyfeld and the field near St Helen’s Chapel, totalling 83 acres were let to tenants. In addition a total of 175 $\frac{1}{8}$  burgage tofts are listed by 1270, an estimation of 230 households has been assessed from this, perhaps a population of 1,035 inhabitants (*ibid*, 112). Cockermouth was situated between pastoral uplands and the corn-growing coastal plain, meaning that a variety of trading and industrial activities, as well as agricultural economies, are represented in 1260, including “*5 sailors, 4 fullers, 3 skimmers, 2 clerks, carpenters, tanners, dyers, smiths and goldsmiths, 1 weaver, mason, butcher, worker in horn and merchant*” (Hall 1977, 77). A chaplain and a monk were also listed, as were 2 water mills, 1 fulling mill, a dye works, a furnace, 8 corn measures, a toll jurisdiction, and a fishery below the castle (*ibid*).
- 3.2.7 Although, as has been seen, Cockermouth was a well-established borough with a considerable degree of economic wealth by the late 13<sup>th</sup> century, the conditions that contributed to this status did not last, with economic depression, plague and political unrest affecting the town during the 14<sup>th</sup> and 15<sup>th</sup> centuries (Winchester 1986, 112). A sheep plague was particularly devastating in 1280-1, and clear evidence of border warfare having direct effects on the town is found in the accounts of Robert de Leyburn, the keeper of Cockermouth Castle between 1316-18, who states that “*because of the Scottish war*”, the rents of the burgesses were

lower than previously; the fulling mill lay derelict and untenanted, and the market tolls were reduced (*ibid*). An account for 1437-8 hints at a continued decline revealed by a long list of decayed rents, suggesting a decrease in population and prosperity (*ibid*, 113). By the later 15<sup>th</sup> century, conditions had improved and records suggest a spate of building activity.

- 3.2.8 ***Post-Medieval (c. AD 1485- 1900):*** Cockermouth was flourishing once more by the 16<sup>th</sup> century, with Leland referring to it as a “*goode market townne*” (Toulmin Smith 1910, 55) and Camden describing it as “*wealthy*” in the 1580s (Camden 1586, 452). It remained largely agricultural throughout this period, with Cockermouth’s main function, as during the 13<sup>th</sup> century, being a centre of exchange, with a market place (Site 3), and primary processing place of farm produce from the surrounding countryside (Winchester 1986, 114).
- 3.2.9 A map, pre-dating the Percy Survey of 1577/8 in the Castle’s private collection shows the area as ‘Lancaster Park’ (Bradbury 1995, 56; Bradbury 1990, 9). In the Percy Survey, it was described as “*fenced about in some places with a stone wall, in some places with a hedge and a ditch*” (Winchester 1986, 120). The survey reveals that 200 acres were pasture, the remainder wooded, and refers to “*the Wheat Close adjoining the park, cent. 200 acres 50s-0d*” (*ibid* 57). This Wheat Close is shown as ‘*Whete Closse*’ on the plan of Cockermouth c.1600, and the proposed development site appears to include the northern part of this field, as well as a parcel of land to the north, which may have been part of the deer park (Figure 4). The map shows a mixture of woodland and pasture in the area, and similarly, John Speed’s plan of 1610 shows a rounded fenced area round Cockermouth, representative of parkland associated with a manor house (Bradbury 1990, 8). By 1700, the castle’s park had been leased as farmland (CRO(C) D/Lec/106 lease). Hutchinson, writing c. 1794, states “*There was a spacious park for deer appertaining to the baronial mansion here, extending from the town eastward about a mile; but being disparked, the lands have been brought into cultivation*” (Hutchinson 1974, 116). The road name of ‘Park Lane’ shown on Hodkinson and Donald’s Plan of 1774 shows the Castle’s Parkland origins surviving in the area through place names (Figure 5). This is further evidenced by the Tithe Award plan of Cockermouth, dated 1839/40, which references the southern field within the proposed development site as ‘*Deer Orchard*’, a further reference to the deer park and castle parkland (CRO(C) DRC/8/47).
- 3.2.10 The field system, beyond the central houses and strip burgage plots, would have consisted of an infield-outfield system with intensively and continuously cultivated fields close to the town, growing crops and beans etc. with outfield areas beyond, cultivated to varying extents according to immediate need (Bradbury 1995, 58). Although largely a medieval system, it was widespread and long-lived in northern England. As populations increased, the infields encroached on the outfields, which in turn extended further into the moorland and waste areas. Farming would have remained a key employer for the majority of the population, and until new methods were devised in the 18<sup>th</sup> and 19<sup>th</sup> centuries, poverty was rife (*ibid*, 72). A tax returns list of 1693 shows the average payment for England and Wales at that time being 7s.2¼. Bedfordshire paid the most, 11s.½d with Cumberland paying only 0s.11.375d (*ibid*). The agricultural nature of the area appears to have remained the

case into the early 19<sup>th</sup> century, revealed by a plan of Cockermouth of that date (Figure 6), with the eastern part of Cockermouth utilised for crops and grazing, as shown in a sketch of Cockermouth of around 1810.

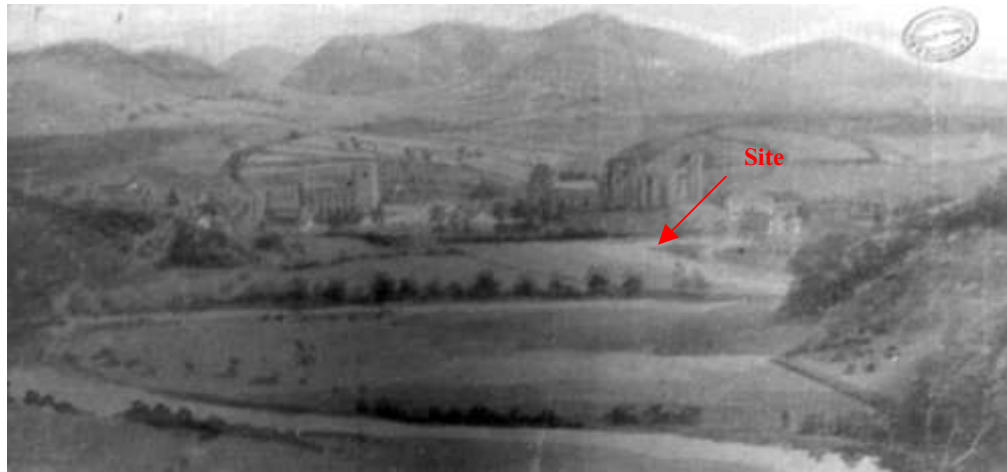


Plate 2: Sketch of Cockermouth c.1810, from the east (CLLSS: engravings)

- 3.2.11 Trade improved however, and exports in 1872 were four times as great as in 1850, meaning industries were developed in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. The centre of the town was more affected by the industrial revolution than the periphery, of which the development site remained a part. In 1797 there were plans for a new thread mill to be constructed close to the development site, between Isel Road and the River Derwent, although this never materialised (Bradbury 1982, 31). A windmill is known to have existed (Site 2), as well as two tanneries (Sites 4 and 8) and a ropewalk (Site 5). In addition a paper mill and two woollen mills were established, combined employing 900 people (Whellan 1860, 304). A hat manufactory was also based in the town, and a linen manufactory just outside. In addition there were two further tanneries, two skinneries and a brewery (*ibid*). Coal was also mined in the vicinity. The railway was also brought to Cockermouth in the 1800s, linking the town to Workington, which itself led to Carlisle to the north, and Furness and Lancaster to the south. Despite this new industrial element to the town, it remained an agricultural centre and market town for the surrounding lands.
- 3.2.12 **Modern (1900-present):** the First Edition Ordnance Survey Map of 1860 (Figure 8) shows no development within the proposed site boundary, suggesting that the area remained in use as farmland, perhaps associated with Low Parks Farm, on the opposite side of Isel Road. Modern mapping also shows no development within the site boundary, and although by 1968, housing has been established to the east of the site, this new programme of building never encroached on the site itself, suggesting a continuation of agricultural land usage since 1700. This is further evidenced by aerial photography, before and after the onset of the mid 20<sup>th</sup> century housing development to the east of the site, and shows that the development site itself was not affected.



Plate 3: Aerial Photograph of Cockermouth from west (nd, but pre-1950s)



Plate 4: Aerial Photograph of Cockermouth from west (nd but post 1950s)

- 3.2.13 Cockermouth Cottage Hospital was originally founded as a nursing home in 1902, but was extended into a hospital in 1915 (Bradbury 1991, 21). Annual Reports of the Cottage Hospital survive, dating from between 1903 and 1946 (CRO(C) DX839). In 1938, the hospital had 14 beds and 2 cots, including 2 private wards. In common with most small hospitals of the time, there was the provision for operating (Bradbury 1981, 43). Kelly (Kelly 1938) listed 7 physicians and surgeons as being associated with it in that year. The new clinic was built in 1990, next to the cottage hospital (Winter 1992, 11).

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## 4 ASSESSMENT RESULTS

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### 4.1 INTRODUCTION

4.1.1 The assessment results are based on primary documents, most notably maps, and on the secondary sources used in *Section 3.2*. The results are presented according to the archive from which they were consulted. There are 9 HER records for the study area immediately around the site defined as a 500m radius, centred on the site. A further 67 Listed Buildings exist within 500m of the development site, indicative of the architectural and historic importance of the locality. A full list of the sites identified by the assessment is given in the Gazetteer in *Appendix 1*.

### 4.2 HISTORIC ENVIRONMENT RECORD (HER)

4.2.1 **HER:** 9 HER records exist within 500m of the development site, four of medieval origin (Sites 1, 3, 6 and 7) and three of post-medieval date (Sites 2, 4 and 5, 6). Two further sites of unknown origin are also listed (Sites 8 and 9).

4.2.2 **Listed Buildings:** 67 Listed Buildings are also located within 500m of the development site, lodged with the HER records. These are located within the Conservation Area, to the west and south of the proposed development, and are predominantly located along Castlegate, Kirkgate, Main Street, Market Place and St Helen's Street, or are associated with Cockermouth Castle.

### 4.3 CUMBRIA RECORD OFFICE (CARLISLE)

4.3.1 A search of documentary and cartographic sources was carried out at Cumbria Record Office, Carlisle. The results are included in Section 3.2 and the cartographic analysis in 4.4.

### 4.4 COCKERMOUTH LIBRARY LOCAL STUDIES SECTION

4.4.1 The Local Studies Section of the library was perused for all information relevant to the study area, found in a range of published and non-published books and articles. The results have been used in Section 3.2, and resources used are cited where relevant, in the bibliography.

### 4.5 CARTOGRAPHIC SOURCES

4.5.1 A search of maps recording the area was carried out. Only those that reveal the development site, and that are of direct relevance have been included.

4.5.2 **Plan of Cockermouth, c. 1600 (after Winchester 1986, 110) (Fig 4):** this plan of Cockermouth shows that the proposed development site lies to the north of the settlement of Cockermouth, to the east of the castle, and was part of the castle's parkland, shown as 'Whete Closse' part of the agricultural hinterland for the town.



- 4.5.3 ***Hodkinson and Donald's Plan of Cockermouth, 1774 (Fig 5)***: this plan of 1774 shows the survival of the Castle's parkland origins through the road name, 'Park Lane' (the present Isel Road). A bowling green is also depicted to the west of the development site.
- 4.5.4 ***Plan of Cockermouth, c. 1832 (after Winchester 1986, 115) (Fig 6)***: the plan of Cockermouth of 1832 again shows that development in Cockermouth had not spread to the proposed development site. The documentary search (Section 3.2.6) has revealed that the lands that were previously part of the castle parkland had been sold off as agricultural lands by 1700, and it seems as though the development site remained in use for agriculture by this time.
- 4.5.5 ***Tithe Award Plan of Cockermouth, 1839/40 (Fig 7)***: this plan is the earliest to give real detail to the relevant part of Cockermouth. It shows the development site, predominantly lying within Plots '365' and '366'. The award shows that both were owned by General Wyndham, and that Plot 366, to the north, was occupied by James Fell, had no name, and was used as pasture, and that Plot 365, to the south, was occupied by John Hodgson, was also used as pasture, and was known as 'Deer Orchard', a further reference to the deer park and castle parkland, that the lands used to be a part of. A small building is depicted to the north of the site boundary, probably an agricultural outbuilding.
- 4.5.6 ***Ordnance Survey Map c. 1860, First Edition, 25" to 1 mile (Fig 8)***: this is the first plan of the town to have been accurately surveyed. The farm to the west, 'Low Parks Farm', shows the survival of the pre-existing land use of the area, as castle parkland, in place names, and it is likely that the proposed development site formed agricultural land for this farm by 1860, or another nearby farm. Tute Hill can clearly be seen to the south, and the castle to the west.
- 4.5.7 ***Ordnance Survey Map c. 1900, Second Edition, 25" to 1 mile (Fig 9)***: the Second Edition Ordnance Survey Map of 1900 shows little change since 1860. A drill hall has been constructed to the east of Tute Hill, but little further has changed in the vicinity of the proposed development. The name 'Low Parks Farm' has changed to 'Low Park Farm'.
- 4.5.8 ***Ordnance Survey Map c. 1930, Third Edition, 25" to 1 mile (Fig 10)***: the Third Edition Ordnance Survey Map of 1930 shows little change since 1900. Low Park Farm has an additional outbuilding attached, and the field to the south of Castlegate has been subdivided, with a building constructed within the new roughly triangular shaped field to the west, but the area remains within the agricultural hinterland of Cockermouth.

## 4.6 AERIAL PHOTOGRAPHY

- 4.6.1 Aerial photographs pertaining to the study area were located at the Carlisle City Library Local Studies Section. Those of relevance have been included in Section 3.2, where appropriate. No new features are visible within the vicinity of the proposed development site. No aerial photographs of the area were located at either the HER of Cumbria at Kendal, or the County Record Office at Carlisle.

## 4.7 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

4.7.1 The Archaeology Data Service, an on-line archaeological record provider hosted by York University, was checked for any previous archaeological investigations carried out in the vicinity of the development site, as were the collections of Cumbria HER. Several archaeological investigations have been undertaken within Cockermouth, summaries of which are outlined in the table below. None have taken place within the boundary of the present proposed development.

Site	Date	Type	Results	Reference
75-85 Main Street	1980	Excavation	Pre 14 <sup>th</sup> century building foundations, with several phases of later building above	Medieval Archaeology 1981
Bridge Street	2000	Watching Brief	No deposits of archaeological significance encountered	Carlisle Archaeology 2000
Rubby Banks Road	2000	Watching Brief	No deposits of archaeological significance encountered	Northern Archaeological Associates 2000
Mitre Court, St Helen's Street	2002	Assessment	Highlighted potential for Post Medieval deposits to survive	Jones 2002a
39 Market Place	2002	Assessment	Highlighted potential for Medieval or Post Medieval deposits to survive	Jones 2002b
Cockermouth Castle	2002	Watching Brief	2 small test pits were monitored beside the Dining Room and the Butler's Pantry. Area much disturbed by service pipes, explaining lack of finds	Giecco 2002
Mitre Court, St Helen's Street	2003	Evaluation	A cobbled surface and associated drains were recorded, concluded to be part of the yard for the former Crown and Mitre Hotel	Jones 2003a
39 Market Place	2003	Watching Brief	The development site consisted of an open area of 78m <sup>2</sup> . No structural or archaeological remains were observed	Jones 2003b
Sullart Street	2003	Assessment	A desk based assessment was undertaken of Sullart Street, Cockermouth. A copy of the report was not located	Newman 2003
High Sand Lane	2005	Watching Brief	The eastern part of the site was heavily truncated by recent activity. No archaeological remains were encountered	Martin 2005

## **4.8 ARCHAEOLOGICAL WALKOVER SURVEY**

- 4.8.1 An archaeological walkover survey was undertaken on the proposed development site on Tuesday 8<sup>th</sup> April 2008. This was to ascertain the presence of any extant archaeological features on site and to assess their survival, and to test the potential for archaeology found by the desk-based research. A photographic record of the site is included as Figure 11.
- 4.8.2 The site was situated in a natural south-east facing slope. The north-western corner was fenced off from the rest of the area and in-use as a car parking facility, presumably for The Cottage Hospital. The central part of this area was a tarmac levelled surface, with surrounding mounds, presumably formed by spoil from the levelling process. The remainder of the site consisted of pasture, used for animal grazing by sheep at the time of the walkover survey. A short section of drystone wall, and a fence to the south, separated the field from Isel Road to the west, and a hedge from Castlegate to the south. The rest of the area seem to be bounded by a combination of hedging and fencing, to prevent the sheep from straying into adjoining properties to the east and north. A slightly sunken oval feature was observed with stone exposed within the eastern part of the sheep field, to the south of the car parking facility. This is probably a natural pond area, rather than representing any archaeological activity. Modern mapping depicts a spring at this location. No further features were observed.

---

## 5 CONCLUSIONS AND RECOMMENDATIONS

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### 5.1 ARCHAEOLOGICAL POTENTIAL

- 5.1.1 The potential for prehistoric remains surviving sub-surface on the development site is medium to low. The area has revealed little but stray finds of the prehistoric period, but these in themselves show potential for a settlement in the area. The walkover survey revealed no visible features above surface.
- 5.1.2 The potential for Romano-British features surviving sub-surface within the proposed development site is low. The Roman fort lies at Papcastle, so settlement would not have extended into the Cockermouth area. There is a small chance that a Roman road serving the fort may have extended in the area, however.
- 5.1.3 The potential for medieval archaeological remains surviving sub-surface within the boundaries of the development site is medium. An early medieval settlement may have existed in the vicinity of the site, in the eastern part of Cockermouth, demonstrated by the medieval motte of Tute Hill. In addition, the motte's replacement, Cockermouth Castle lies to the west of the site. It is known that from at least 1259 a park was associated with the castle, and that from at least the early 16<sup>th</sup> century, and probably much earlier, the proposed development site was a part of this. Ditched boundaries associated with the park may survive in the area as sub-surface features.
- 5.1.4 The potential for post medieval archaeological deposits surviving on-site is low. No known activity of the period occurred within the site boundary. The post medieval expanse of Cockermouth lay to the south and west of the development site.

### 5.2 RECOMMENDATIONS

- 5.2.1 The desk-based research has highlighted the potential for prehistoric and medieval archaeology in the vicinity of the development site, although no trace was visible during the walkover survey. This does not rule out the possibility that sub-surface deposits could survive on-site, and as the area has never undergone archaeological investigation, this potential has yet to be tested. This is of particular relevance in terms of the potential for surviving medieval landscape features, as the Regional Research Framework for the North West has shown that, for the Pennine Fringe “*the structure of medieval settlement and its relationship to its environs is little understood*” (Brennand 2007, 98). Furthermore, a research priority, outlined by the extensive urban survey for Cockermouth and Papcastle, is to identify whether there is evidence for pre-12<sup>th</sup> century settlement at Cockermouth (English Heritage 2002-4, 21).
- 5.2.2 This development may adversely affect important sub-surface remains, and provides a unique opportunity to assess the early origins of Cockermouth, and whether the eastern part of Cockermouth was utilised. As such, a programme of mitigating archaeological works will be necessary prior to development on-site. This is likely to take the form of an archaeological evaluation; typically consisting of 5% of the

area due to be effected by the development, to undergo a scheme of trial trenching, undertaken by an experienced and qualified archaeological contractor.

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- Ordnance Survey 2<sup>nd</sup> Edition c. 1900, 25 inch to the mile. HMSO © Crown Copyright
- Ordnance Survey 3<sup>rd</sup> Edition c. 1930, 25 inch to the mile. HMSO © Crown Copyright
- Plan of Cockermouth, c. 1600 (after Winchester 1986, 110)
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## APPENDIX 1: GAZETTEER OF SITES

The tables below show the known cultural and historic sites within 500m of the development site. They are based on information provided by the Cumbria Historic Environment Record database. The locations of the sites and monument features, in relation to the development site, are shown in Figure 3. Due to the high numbers of Listed Buildings in the vicinity, the locations are not illustrated; suffice to say that they are concentrated on Castlegate, Kirkgate, Main Street, Market Place and St Helen's Street, or are associated with Cockermouth Castle, areas within the Conservation Area.

Site No.	HER Ref.	Site Name	Site Form	Grid Reference (NY)	Period
1	849	Tute Hill Motte; also <b>Scheduled Monument No. 23798</b>	Earthwork	12450 30780	Medieval
2	2633	Castle Brewery Windmill	Site of	12200 30800	Post Medieval
3	3027	Cockermouth Market Place, Cocker Bridge	Building complex	12290 30750	Medieval; Post Medieval
4	3028	St Helen's Street Tannery	Roofed building	12940 30830	Post Medieval
5	3033	Cockermouth Ropewalk	Unknown	12300 30900	Post Medieval
6	3035	Cockermouth Castle and Park; also <b>Scheduled Monument No. 27653</b>	Castle; fortified house; site of motte and bailey; site of park	12230 30870	Medieval
7	5553	Cockermouth Medieval Town	Site of	12100 30700	Medieval; Post Medieval
8	11071	Castle Tannery	Site of	12080 30840	Unknown
9	19581	Perforated Stone Find	Findspot	12100 31200	Unknown

Table 1: HER Sites

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
10	25823	Mill/Brewery, Brewery Lane	Grade II	12102 30829
11	25789	Cockermouth Castle (uninhabited parts)	Grade I	12249 530885
12	25790	Cockermouth Castle (residence)	Grade I	12249 30886
13	25791	Outer Gatehouse, Cockermouth Castle	Grade I	12271 30878
14	25792	Eastern range of buildings, Cockermouth Castle	Grade I	12267 30852
15	25793	Southern Range of Buildings, Cockermouth Castle	Grade I	12246 30837
16	25794	Pump inside outer Gatehouse, Cockermouth Castle	Grade I	12263 30873

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
17	25795	Bowling Green House	Grade II	12378 30897
18	25796	Garden walls, Cockermouth Castle	Grade II	12346 30861
19	25797	Nos. 2 and 4 Castlegate	Grade II	12305 30779
20	25798	No. 6 Castlegate	Grade II*	12314 30790
21	25799	No. 8 Castlegate	Grade II	12318 30799
22	25800	No. 10 Castlegate	Grade II	12320 30808
23	25801	Castlegate House	Grade II*	12345 30841
24	25802	Nos. 1 and 3 Castlegate	Grade II	12282 30773
25	25803	Nos. 5 and 7 Castlegate	Grade II*	12289 30787
26	25804	No. 9 Castlegate	Grade II	12296 30797
27	25805	Nos. 11 and 13 Castlegate	Grade II	12298 30805
28	25821	Victorian Hall	Grade II	12169 30378
29	25825	No 13 Kirkgate	Grade II	12409 30672
30	25826	Nos. 17-25 Kirkgate	Grade II	12413 30645
31	25827	No. 31 Kirkgate	Grade II	12426 30635
32	25828	Nos. 33 and 35 Kirkgate	Grade II	12438 30625
33	25829	Nos. 37 and 29 Kirkgate	Grade II	12441 30614
34	25830	Nos. 41 and 43 Kirkgate	Grade II	12441 30600
35	25831	Nos. 45 and 47 Kirkgate	Grade II*	12442 30580
36	25832	Nos. 47A, 49 and 51 Kirkgate	Grade II	12441 30562
37	25833	Nos. 53 and 55 Kirkgate	Grade II	12442 30548
38	25834	Church of All Saints	Grade B	12360 30638
39	25835	Gate Piers at Church	Grade II	12399 30640
40	25836	No. 38 Kirkgate	Grade II	12411 30588
41	25837	Kirkgate House	Grade II	12386 30576
42	25838	Nos. 46-50 Kirkgate	Grade II	12409 30554
43	25839	No. 52, Swan Inn, and Nos. 58-64 Kirkgate	Grade II	12412 30527
44	25840	Nos. 68 and 70 Kirkgate	Grade II	12414 30500
45	25841	Nos. 72 and 74 Kirkgate	Grade II	12416 30488
46	25842	Nos. 78 to 86 Kirkgate	Grade II	12411 30467
47	25787	Cocker Bridge	Grade II	12234 30726

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
48	25845	No. 2 the Old Courthouse	Grade II	12217 30736
49	25846	No. 4 Main Street	Grade II	12208 30725
50	25847	Nos. 12 and 14 Main Street	Grade II	12170 30729
51	25848	Nos. 16-22 Main Street	Grade II	12154 30732
52	25849	Nos. 24 –28 Main Street	Grade II	12132 30732
53	25850	National Westminster Bank	Grade II	12076 30725
54	25851	Nos. 52-56 Main Street	Grade II	12054 30728
55	25856	Nos. 9-21 Main Street	Grade II	12187 30686
56	25857	Globe Hotel	Grade II	12132 30682
57	25858	Packhorse PH, Nos. 29-35 and No. 35A Main Street	Grade II	12110 30682
58	25873	No. 1 Market Place	Grade II	12381 30710
59	25872	No. 44 Market Place	Grade II	12245 30737
60	27779	No. 46 Market Place	Grade II	12245 30735
61	25868	Nos. 4 and 6 Market Place	Grade II	12381 30747
62	25869	Nos. 14-28 Market Place	Grade II	12324 30767
63	25870	Nos. 30 and 30A Market Place	Grade II	12277 30765
64	25871	Nos. 38, 40 and 42 Market Place	Grade II*	12254 30744
65	25874	Nos. 3-7 Market Place	Grade II	12367 30716
66	25875	No. 9 Market Place	Grade II	12352 30722
67	25876	Nos. 11-23 Market Place	Grade II	12331 30727
68	25877	Nos. 33 and 35 Market Place	Grade II	12277 30729
69	25878	Town Hall	Grade II	12301 30643
70	27780	St Helen's Tannery	Grade II	12940 30825
71	25824	Kirkgate Corner	Grade II	12394 30716
72	25879	Nos. 10 and 12 St Helen's Street	Grade II	12429 30734
73	25880	Nos. 26-34 St. Helen's Street	Grade II	12488 30720
74	25881	Nos. 1-35 St Helen's Street	Grade II	12429 30710
75	25806	Former Mill, The Croft	Grade II	12253 30618
76	25807	Nos. 1-4 The Croft	Grade II	12259 30590

Table 2: Listed Building Sites

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## **APPENDIX 2: FIGURES**

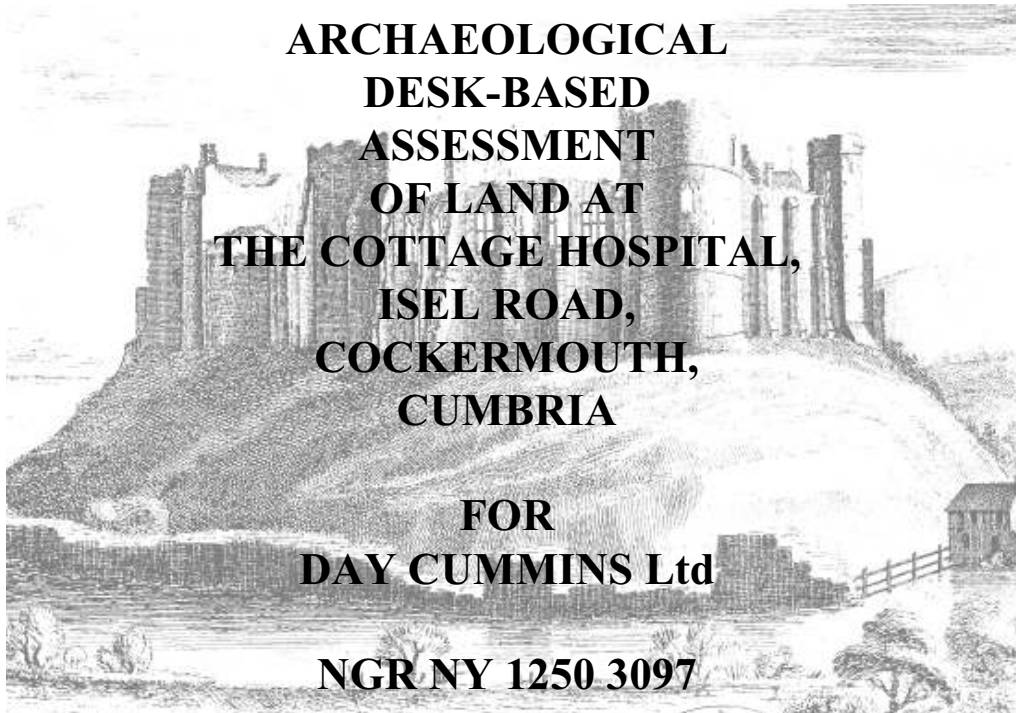
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# **NORTH PENNINES ARCHAEOLOGY LTD**

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**Project Designs and Client Reports No. CP/656/08**



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16 April 2008



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## EXECUTIVE SUMMARY

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In April 2008, North Pennines Archaeology Ltd was commissioned by Day Cummins Ltd to undertake a desk-based assessment and walkover survey of land at The Cottage Hospital, Isel Road, Cockermouth, Cumbria (NY 1250 3097).

The study involved the examination of all pertinent documents and cartographic sources held in Cumbria County Record Office in Carlisle, and of the Local Studies section of Cockermouth Library and Carlisle City Library, as well as the consultation of the Historic Environment Record (HER) of Cumbria County Council based in Kendal. The HER includes the locations and settings of Scheduled Ancient Monuments, Listed Buildings, Parks and Gardens and other, non-designated archaeological remains.

The research has shown that an early medieval settlement may have existed in the vicinity of the proposed development site, in the eastern part of Cockermouth, demonstrated by the medieval motte of Tute Hill. In addition, the motte's replacement, Cockermouth Castle lies just to the west of the site. It is known, that from at least 1259 a park was associated with the castle, and from at least the early 16<sup>th</sup> century, and probably much earlier, the proposed development site was a part of this. Ditched boundaries associated with the park may survive in the area as sub-surface archaeological features. This potential for medieval deposits surviving within the site is of particular relevance in terms of surviving medieval landscape features, as the Regional Research Framework for the North West has shown that, for the Pennine Fringe "*the structure of medieval settlement and its relationship to its environs is little understood*" (Brennand 2007, 98). Furthermore, a research priority outlined by the extensive urban survey for Cockermouth and Papcastle is to identify whether there is evidence for pre-12<sup>th</sup> century settlement at Cockermouth (English Heritage 2002-4, 21).

It may be considered necessary for the site to undergo a form of archaeological mitigation prior to construction work on-site. This is likely to take the form of an archaeological evaluation; typically consisting of 5% of the area due to be effected by the development, undertaken by an experienced and qualified archaeological contractor, subject to consultation with the Cumbria County Council Historic Environment Service.

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## ACKNOWLEDGEMENTS

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The desk-based assessment and walkover survey was undertaken by Cat Peters. The report was written by and the drawings were produced by Cat Peters. The project was managed by Matt Town, Project Manager for NPA Ltd. The report was edited by Matt Town.

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# 1 INTRODUCTION

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## 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Cumbria County Council's Historic Environment Service (CCCHES) were consulted regarding a proposed scheme for the erection of a primary care centre at The Cottage Hospital, Isel Road, Cockermouth, Cumbria (NGR NY 1250 3097) (Fig 1). The site is located close to the earthwork remains of Tute Hill, a 12<sup>th</sup> century motte castle, and the 12<sup>th</sup> to 14<sup>th</sup> century Cockermouth Castle, both of which are scheduled monuments (SM Nos. 23798 and 27653). Due to the relating high archaeological potential of the area, and in accordance with advice provided by the Planning Policy Guidance, Note 16 and local and regional planning policy, CCCHES recommended a programme of archaeological work be undertaken in accordance with a brief issued by Jeremy Parsons, Historic Environment Officer of Cumbria County Council (Parsons 2008). The work consisted of a desk-based study and site walkover survey to inform the client of any likely archaeological features that may be encountered during development. North Pennines Archaeology Ltd (NPAL) were commissioned by Mr R.R. Day, of Day Cummins Ltd. to undertake an archaeological desk-based assessment, to generally accepted best practice and professional standards, to meet standards necessary for Cumbria County Council of the general area around The Cottage Hospital, Cockermouth.
- 1.1.2 The desk-based assessment comprised a search of both published and unpublished records held by the Historic Environment Record (HER) in Kendal, Carlisle Record Office and the local studies section of the libraries at Carlisle and Cockermouth, as well as a search of the archives and library held by North Pennines Archaeology Ltd.
- 1.1.3 The principal objective of this assessment was to undertake sufficient work in order to identify and characterise the archaeological constraints associated with the development area, in order to assess the archaeological and historical potential of the development site.
- 1.1.4 This report sets out the results of the work in the form of a short document outlining the findings, followed by a statement of the archaeological potential of the area, an assessment of the impact of the proposed development, and recommendations for further work.

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## 2 METHODOLOGY

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### 2.1 INTRODUCTION

- 2.1.1 North Pennines Archaeology Ltd was commissioned by the client to undertake the desk-based assessment and walkover survey. All works were consistent with the relevant standards and procedures of the Institute of Field Archaeologists (IFA), and generally accepted best practice.

### 2.2 DESK-BASED ASSESSMENT

- 2.2.1 The study area consisted of a broad overall history of Cockermouth, with an additional detailed c. 500m radius area, centred on the proposed development area, which was studied in more depth. The principal sources of information were the Historic Environment Record (HER), maps and secondary sources.
- 2.2.2 ***Historic Environment Record (HER):*** the HER in Kendal, a database of known archaeological sites within the county, was accessed. This was in order to obtain information on the location of all designated sites and areas of historic interest and any other, non-designated sites within the study area, which include monuments, findspots, Listed Buildings and Conservation Areas. A brief record including grid reference and description was obtained for the various sites within the study area, and was examined in depth.
- 2.2.3 ***Cumbria Record Office, Carlisle (CRO(C)):*** the Cumbria County Archives at Carlisle were searched for information on the study area. In particular, the First, Second and Third Editions of the Ordnance Survey mapping and pre-Ordnance Survey mapping were checked, and a search was made of the local history books and pamphlets held within their collections.
- 2.2.4 ***Carlisle City Library Local Studies Section (CCLLSS):*** the aerial photograph collection of the local studies section was studied of the area around the proposed development site, and a study of the collection of old photographs of the town was made, although these tended to be centred upon the key buildings in Cockermouth and as such were of little relevance to the proposed development site.
- 2.2.5 ***Cockermouth Library Local Studies Section (CLLSS):*** Cockermouth library was visited in order to glean information from their range of publications and unpublished pamphlets regarding the history of the town.
- 2.2.6 ***North Pennines Archaeology Ltd (NPAL):*** various publications and unpublished reports on excavations and other work in the region are held within the North Pennines Archaeology library and any undeposited archives of the sites themselves were examined. An electronic enquiry was also made of English Heritage's National Monuments Record and the website of the Archaeology Data Service. This was in order to enhance and augment the data obtained from a search of the appropriate repositories.

## **2.3 ARCHAEOLOGICAL WALKOVER SURVEY**

- 2.3.1 A site walkover survey was undertaken to assess the nature and extent of any extant features within the development area. This required a systematic assessment of the site by a suitably qualified and experienced archaeologist using a handheld GPS instrument to log any features encountered during the programme of archaeological on-site observation.

## **2.4 ARCHIVE**

- 2.4.1 North Pennines Archaeology Ltd and Cumbria County Council 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 fieldwork. As a result, details of the results of this study will be made available by North Pennines Archaeology, as a part of this national project.

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## 3 BACKGROUND

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### 3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The development site lies on land immediately to the south of The Cottage Hospital, to the north of Castlegate, within the northern fringes of the market town of Cockermouth, Cumbria (Fig 1).
- 3.1.2 The site is bounded to the north-east by The Cottage Hospital, to the east by adjacent properties, to the south by Castlegate, and to the west by Isel Road (Fig 2). The site lies within a natural south-east facing scarp. The north-west corner is subdivided from the rest and used as a car parking facility. The remainder is in use for agricultural grazing.
- 3.1.3 In the valleys and on the Cumbrian Plain the basic rocks are covered with material carried down and dropped by the ice, which had disappeared by 11,000BC, and then deposited as the land became land and the water lost its speed. This material consists of sands and gravel, silt and soil, but mostly boulder clay, which has made the district agricultural (Bradbury 1995, 3). A band of Skiddaw Slate grits crosses the town in a roughly east-west direction, its line being broken by faults, and the grits are overlain by clay and alluvium (*ibid*).

### 3.2 HISTORICAL BACKGROUND

- 3.2.1 This historical background is compiled mostly from secondary sources, and is intended only as a brief summary of historical developments around the study area. Site numbers refer to known cultural and historic sites within 500m of the development site and are summarised in Appendix 1. Their locations are illustrated in Fig 3.
- 3.2.2 ***Prehistoric Period (pre c. AD 43):*** various finds have been located in the vicinity of Cockermouth, suggesting that the land was utilised during the prehistoric period. A canoe was recovered from the Stanger stretch of the River Cocker, and in 1931, a perforated axe-hammer was found in a similar area, at Stanger Farm (Bradbury 1995, 7). In addition, a stone axe-hammer of the later Neolithic was found in the garden of Moorland Close, and two unpolished axes were recovered from Eaglesfield in the 19<sup>th</sup> century. Furthermore, a stone hammerhead was unearthed at Waterloo Farm, and in 1861 a perforated axe-hammer was found in Bewaldeth. A similar find was made the following year at Whinfell, and in 1879 a blue whinstone axe was encountered at Isel. In 1949, an axe-head of coarse-grained rock was found at Anfield farm (*ibid*). Furthermore, a perforated stone find was reported in 1991 (Site 9), although this could as easily represent a relatively modern sinker, as a prehistoric hammerhead. Although these finds are some distance from the site, they show the Neolithic and Bronze Age potential of the general area. Several sites in the area of Cockermouth are testimony to later prehistoric settlement of the area, during the Iron Age, and one such site lies within Cockermouth itself, in Fitz Wood. This feature consists of a well-preserved ditch and rampart, c.230m in circumference

with a straight ditch cutting across (Bradbury 1995, 11). It may have been utilised during the preceding Romano-British and early medieval periods.

3.2.3 ***Romano-British and Early Medieval Period (c. AD 43- 1066):*** the first site of any size in the area was the Roman fort of Deventia, at Papcastle. Various roads would have served this fort, and a civilian *vicus* grew up alongside it. Stone from the fort was used to build Cockermouth Castle. Although the origins of Cockermouth itself lie in the 12<sup>th</sup> and 13<sup>th</sup> centuries, “*the location of the castle, church and market place on the east bank of the Cocker suggests that if an earlier urban core is to be sought, it will be found in this area*” (Winchester 1986, 117). The part of Cockermouth utilised by the castle was better defended naturally, explaining why a settlement grew here, rather than at Papcastle during the medieval period, and the rivers probably did not always join at their present site (Bradbury 1995, 3), suggesting settlement may have been established in the area earlier. Tute Hill, located c. 120m to the south of the proposed development site, could represent early activity in the area, and was traditionally thought by antiquarians to be a Bronze Age burial site. Although no investigation has yet been undertaken to test its origins, it is more likely that Tute Hill is a motte, constructed during the early 13<sup>th</sup> century, and was the precursor to the present Cockermouth Castle, suggesting an earlier settlement in this area of the town (Site 1).

3.2.4 ***Later Medieval (c. AD 1066- AD 1485):*** the town of Cockermouth has its origins as a medieval planned town of the 12<sup>th</sup> and 13<sup>th</sup> centuries (Jones 2002b, 9; Site 7). Although the precise date of the foundation of the town remains unknown, a borough charter dating to 1210, and a market charter to 1227 show that the settlement was well established by the early 13<sup>th</sup> century. The earliest reference to the castle is in 1221 (Site 6), and the survival of several documents gives an interesting line of descent of owners, outlined elsewhere (Curwen 1911, 129-158). It may be that the origins of the castle slightly pre-date 1221 and it has been suggested that, “*it occupies the site of a much earlier fortress*” (Whellan 1860, 301). It lay in partial ruin for some time after it was reduced by parliamentary forces in 1648 (Hutchinson 1974, 113). In 1750 it passed into the hands of the Wyndham Family, now Lord Egremont.



Plate 1: Cockermouth Castle in 1739 (after Curwen 1911, 152)

- 3.2.5 A charter of Alan, son of Waldeve, given ‘*at Cokyrmoth*’, c.1150 implies that Alan’s seat of power (presumably a precursor of the later castle site, perhaps Tute Hill) was in existence at Cockermouth by the mid 12<sup>th</sup> century (Winchester 1986, 109). Various manorial accounts of the 13<sup>th</sup> century show that the three main sources of income for the landowner were the castle and its demesne land; the rents of the burgesses; and the income yielded from a variety of trading and industrial activities (*ibid*, 111). By 1270 the lord’s demesne consisted of the castle and attached deer park and 25 acres of land in “*the close below the castle*”. It is likely that the proposed development site formed part of the castle’s park and demesne lands (Figure 4). The park was enclosed by the lords of Cockermouth before 1259, at which time it was described as being capable of supporting at least 100 deer (*ibid*, 119). Parks tended to be closely confined and strongly enclosed areas in which deer and other game were secured until they were needed on the day of the hunt (Muir 2000, 15). The majority of deer parks of this nature date to the period between 1200 and 1350, when agriculture and population was undergoing an increase, and surplus wealth was available for the treaties of hunting parks and the purchase of associated royal licenses (*ibid*, 17). The King owned the greatest number of these parks, but individual nobles and churchmen also owned a large proportion. A typical park of this era covered an area of between 100 and 200 acres and they tended to have an oval or roughly circular shape, and were located at the edges of manors, which in modern terms often concur with parish boundaries (*ibid*, 18). The boundaries of parks were well-defended; both to contain the deer within, and to keep poachers out, and usually consisted of earthen banks with inner ditches. Some also had a palisade of oak posts atop the banks, or a hedge or drystone wall. Accounts of the park keeper of Cockermouth between 1267 and 1294 depict the park as a “*tract of woodland and pasture from which the estate gained revenue from sales of pasture and pannage, bark, bracken and rushes, fuel wood, nuts and honey*” (Winchester 1986, 119-120).
- 3.2.6 Demesne lands in the areas of ‘Ouresbyfeld and the field near St Helen’s Chapel, totalling 83 acres were let to tenants. In addition a total of 175 $\frac{1}{8}$  burgage tofts are listed by 1270, an estimation of 230 households has been assessed from this, perhaps a population of 1,035 inhabitants (*ibid*, 112). Cockermouth was situated between pastoral uplands and the corn-growing coastal plain, meaning that a variety of trading and industrial activities, as well as agricultural economies, are represented in 1260, including “*5 sailors, 4 fullers, 3 skimmers, 2 clerks, carpenters, tanners, dyers, smiths and goldsmiths, 1 weaver, mason, butcher, worker in horn and merchant*” (Hall 1977, 77). A chaplain and a monk were also listed, as were 2 water mills, 1 fulling mill, a dye works, a furnace, 8 corn measures, a toll jurisdiction, and a fishery below the castle (*ibid*).
- 3.2.7 Although, as has been seen, Cockermouth was a well-established borough with a considerable degree of economic wealth by the late 13<sup>th</sup> century, the conditions that contributed to this status did not last, with economic depression, plague and political unrest affecting the town during the 14<sup>th</sup> and 15<sup>th</sup> centuries (Winchester 1986, 112). A sheep plague was particularly devastating in 1280-1, and clear evidence of border warfare having direct effects on the town is found in the accounts of Robert de Leyburn, the keeper of Cockermouth Castle between 1316-18, who states that “*because of the Scottish war*”, the rents of the burgesses were



lower than previously; the fulling mill lay derelict and untenanted, and the market tolls were reduced (*ibid*). An account for 1437-8 hints at a continued decline revealed by a long list of decayed rents, suggesting a decrease in population and prosperity (*ibid*, 113). By the later 15<sup>th</sup> century, conditions had improved and records suggest a spate of building activity.

- 3.2.8 ***Post-Medieval (c. AD 1485- 1900):*** Cockermouth was flourishing once more by the 16<sup>th</sup> century, with Leland referring to it as a “*goode market townne*” (Toulmin Smith 1910, 55) and Camden describing it as “*wealthy*” in the 1580s (Camden 1586, 452). It remained largely agricultural throughout this period, with Cockermouth’s main function, as during the 13<sup>th</sup> century, being a centre of exchange, with a market place (Site 3), and primary processing place of farm produce from the surrounding countryside (Winchester 1986, 114).
- 3.2.9 A map, pre-dating the Percy Survey of 1577/8 in the Castle’s private collection shows the area as ‘Lancaster Park’ (Bradbury 1995, 56; Bradbury 1990, 9). In the Percy Survey, it was described as “*fenced about in some places with a stone wall, in some places with a hedge and a ditch*” (Winchester 1986, 120). The survey reveals that 200 acres were pasture, the remainder wooded, and refers to “*the Wheat Close adjoining the park, cent. 200 acres 50s-0d*” (*ibid* 57). This Wheat Close is shown as ‘*Whete Closse*’ on the plan of Cockermouth c.1600, and the proposed development site appears to include the northern part of this field, as well as a parcel of land to the north, which may have been part of the deer park (Figure 4). The map shows a mixture of woodland and pasture in the area, and similarly, John Speed’s plan of 1610 shows a rounded fenced area round Cockermouth, representative of parkland associated with a manor house (Bradbury 1990, 8). By 1700, the castle’s park had been leased as farmland (CRO(C) D/Lec/106 lease). Hutchinson, writing c. 1794, states “*There was a spacious park for deer appertaining to the baronial mansion here, extending from the town eastward about a mile; but being disparked, the lands have been brought into cultivation*” (Hutchinson 1974, 116). The road name of ‘Park Lane’ shown on Hodkinson and Donald’s Plan of 1774 shows the Castle’s Parkland origins surviving in the area through place names (Figure 5). This is further evidenced by the Tithe Award plan of Cockermouth, dated 1839/40, which references the southern field within the proposed development site as ‘*Deer Orchard*’, a further reference to the deer park and castle parkland (CRO(C) DRC/8/47).
- 3.2.10 The field system, beyond the central houses and strip burgage plots, would have consisted of an infield-outfield system with intensively and continuously cultivated fields close to the town, growing crops and beans etc. with outfield areas beyond, cultivated to varying extents according to immediate need (Bradbury 1995, 58). Although largely a medieval system, it was widespread and long-lived in northern England. As populations increased, the infields encroached on the outfields, which in turn extended further into the moorland and waste areas. Farming would have remained a key employer for the majority of the population, and until new methods were devised in the 18<sup>th</sup> and 19<sup>th</sup> centuries, poverty was rife (*ibid*, 72). A tax returns list of 1693 shows the average payment for England and Wales at that time being 7s.2¼. Bedfordshire paid the most, 11s.½d with Cumberland paying only 0s.11.375d (*ibid*). The agricultural nature of the area appears to have remained the

case into the early 19<sup>th</sup> century, revealed by a plan of Cockermouth of that date (Figure 6), with the eastern part of Cockermouth utilised for crops and grazing, as shown in a sketch of Cockermouth of around 1810.

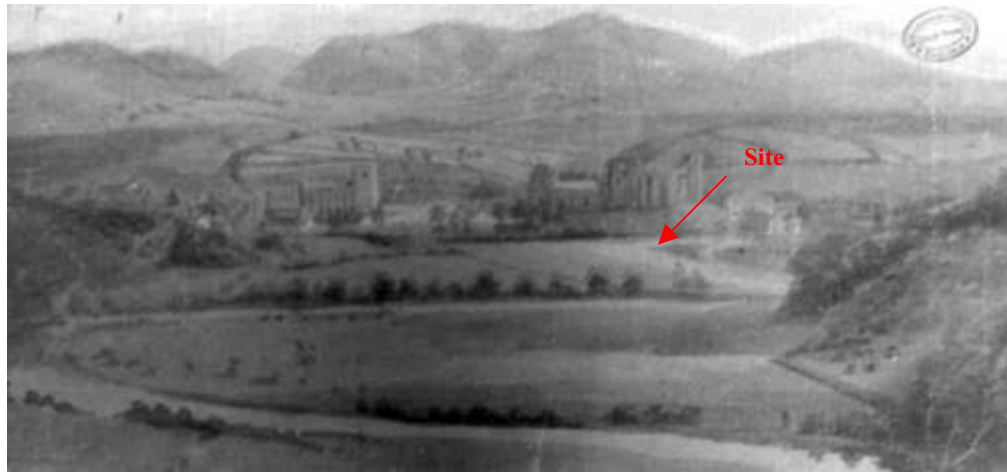


Plate 2: Sketch of Cockermouth c.1810, from the east (CLLSS: engravings)

- 3.2.11 Trade improved however, and exports in 1872 were four times as great as in 1850, meaning industries were developed in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. The centre of the town was more affected by the industrial revolution than the periphery, of which the development site remained a part. In 1797 there were plans for a new thread mill to be constructed close to the development site, between Isel Road and the River Derwent, although this never materialised (Bradbury 1982, 31). A windmill is known to have existed (Site 2), as well as two tanneries (Sites 4 and 8) and a ropewalk (Site 5). In addition a paper mill and two woollen mills were established, combined employing 900 people (Whellan 1860, 304). A hat manufactory was also based in the town, and a linen manufactory just outside. In addition there were two further tanneries, two skinneries and a brewery (*ibid*). Coal was also mined in the vicinity. The railway was also brought to Cockermouth in the 1800s, linking the town to Workington, which itself led to Carlisle to the north, and Furness and Lancaster to the south. Despite this new industrial element to the town, it remained an agricultural centre and market town for the surrounding lands.
- 3.2.12 **Modern (1900-present):** the First Edition Ordnance Survey Map of 1860 (Figure 8) shows no development within the proposed site boundary, suggesting that the area remained in use as farmland, perhaps associated with Low Parks Farm, on the opposite side of Isel Road. Modern mapping also shows no development within the site boundary, and although by 1968, housing has been established to the east of the site, this new programme of building never encroached on the site itself, suggesting a continuation of agricultural land usage since 1700. This is further evidenced by aerial photography, before and after the onset of the mid 20<sup>th</sup> century housing development to the east of the site, and shows that the development site itself was not affected.



Plate 3: Aerial Photograph of Cockermouth from west (nd, but pre-1950s)



Plate 4: Aerial Photograph of Cockermouth from west (nd but post 1950s)

- 3.2.13 Cockermouth Cottage Hospital was originally founded as a nursing home in 1902, but was extended into a hospital in 1915 (Bradbury 1991, 21). Annual Reports of the Cottage Hospital survive, dating from between 1903 and 1946 (CRO(C) DX839). In 1938, the hospital had 14 beds and 2 cots, including 2 private wards. In common with most small hospitals of the time, there was the provision for operating (Bradbury 1981, 43). Kelly (Kelly 1938) listed 7 physicians and surgeons as being associated with it in that year. The new clinic was built in 1990, next to the cottage hospital (Winter 1992, 11).

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## 4 ASSESSMENT RESULTS

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### 4.1 INTRODUCTION

4.1.1 The assessment results are based on primary documents, most notably maps, and on the secondary sources used in *Section 3.2*. The results are presented according to the archive from which they were consulted. There are 9 HER records for the study area immediately around the site defined as a 500m radius, centred on the site. A further 67 Listed Buildings exist within 500m of the development site, indicative of the architectural and historic importance of the locality. A full list of the sites identified by the assessment is given in the Gazetteer in *Appendix 1*.

### 4.2 HISTORIC ENVIRONMENT RECORD (HER)

4.2.1 **HER:** 9 HER records exist within 500m of the development site, four of medieval origin (Sites 1, 3, 6 and 7) and three of post-medieval date (Sites 2, 4 and 5, 6). Two further sites of unknown origin are also listed (Sites 8 and 9).

4.2.2 **Listed Buildings:** 67 Listed Buildings are also located within 500m of the development site, lodged with the HER records. These are located within the Conservation Area, to the west and south of the proposed development, and are predominantly located along Castlegate, Kirkgate, Main Street, Market Place and St Helen's Street, or are associated with Cockermouth Castle.

### 4.3 CUMBRIA RECORD OFFICE (CARLISLE)

4.3.1 A search of documentary and cartographic sources was carried out at Cumbria Record Office, Carlisle. The results are included in Section 3.2 and the cartographic analysis in 4.4.

### 4.4 COCKERMOUTH LIBRARY LOCAL STUDIES SECTION

4.4.1 The Local Studies Section of the library was perused for all information relevant to the study area, found in a range of published and non-published books and articles. The results have been used in Section 3.2, and resources used are cited where relevant, in the bibliography.

### 4.5 CARTOGRAPHIC SOURCES

4.5.1 A search of maps recording the area was carried out. Only those that reveal the development site, and that are of direct relevance have been included.

4.5.2 **Plan of Cockermouth, c. 1600 (after Winchester 1986, 110) (Fig 4):** this plan of Cockermouth shows that the proposed development site lies to the north of the settlement of Cockermouth, to the east of the castle, and was part of the castle's parkland, shown as 'Whete Closse' part of the agricultural hinterland for the town.

- 4.5.3 ***Hodkinson and Donald's Plan of Cockermouth, 1774 (Fig 5)***: this plan of 1774 shows the survival of the Castle's parkland origins through the road name, 'Park Lane' (the present Isel Road). A bowling green is also depicted to the west of the development site.
- 4.5.4 ***Plan of Cockermouth, c. 1832 (after Winchester 1986, 115) (Fig 6)***: the plan of Cockermouth of 1832 again shows that development in Cockermouth had not spread to the proposed development site. The documentary search (Section 3.2.6) has revealed that the lands that were previously part of the castle parkland had been sold off as agricultural lands by 1700, and it seems as though the development site remained in use for agriculture by this time.
- 4.5.5 ***Tithe Award Plan of Cockermouth, 1839/40 (Fig 7)***: this plan is the earliest to give real detail to the relevant part of Cockermouth. It shows the development site, predominantly lying within Plots '365' and '366'. The award shows that both were owned by General Wyndham, and that Plot 366, to the north, was occupied by James Fell, had no name, and was used as pasture, and that Plot 365, to the south, was occupied by John Hodgson, was also used as pasture, and was known as 'Deer Orchard', a further reference to the deer park and castle parkland, that the lands used to be a part of. A small building is depicted to the north of the site boundary, probably an agricultural outbuilding.
- 4.5.6 ***Ordnance Survey Map c. 1860, First Edition, 25" to 1 mile (Fig 8)***: this is the first plan of the town to have been accurately surveyed. The farm to the west, 'Low Parks Farm', shows the survival of the pre-existing land use of the area, as castle parkland, in place names, and it is likely that the proposed development site formed agricultural land for this farm by 1860, or another nearby farm. Tute Hill can clearly be seen to the south, and the castle to the west.
- 4.5.7 ***Ordnance Survey Map c. 1900, Second Edition, 25" to 1 mile (Fig 9)***: the Second Edition Ordnance Survey Map of 1900 shows little change since 1860. A drill hall has been constructed to the east of Tute Hill, but little further has changed in the vicinity of the proposed development. The name 'Low Parks Farm' has changed to 'Low Park Farm'.
- 4.5.8 ***Ordnance Survey Map c. 1930, Third Edition, 25" to 1 mile (Fig 10)***: the Third Edition Ordnance Survey Map of 1930 shows little change since 1900. Low Park Farm has an additional outbuilding attached, and the field to the south of Castlegate has been subdivided, with a building constructed within the new roughly triangular shaped field to the west, but the area remains within the agricultural hinterland of Cockermouth.

## 4.6 AERIAL PHOTOGRAPHY

- 4.6.1 Aerial photographs pertaining to the study area were located at the Carlisle City Library Local Studies Section. Those of relevance have been included in Section 3.2, where appropriate. No new features are visible within the vicinity of the proposed development site. No aerial photographs of the area were located at either the HER of Cumbria at Kendal, or the County Record Office at Carlisle.

## 4.7 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

4.7.1 The Archaeology Data Service, an on-line archaeological record provider hosted by York University, was checked for any previous archaeological investigations carried out in the vicinity of the development site, as were the collections of Cumbria HER. Several archaeological investigations have been undertaken within Cockermouth, summaries of which are outlined in the table below. None have taken place within the boundary of the present proposed development.

Site	Date	Type	Results	Reference
75-85 Main Street	1980	Excavation	Pre 14 <sup>th</sup> century building foundations, with several phases of later building above	Medieval Archaeology 1981
Bridge Street	2000	Watching Brief	No deposits of archaeological significance encountered	Carlisle Archaeology 2000
Rubby Banks Road	2000	Watching Brief	No deposits of archaeological significance encountered	Northern Archaeological Associates 2000
Mitre Court, St Helen's Street	2002	Assessment	Highlighted potential for Post Medieval deposits to survive	Jones 2002a
39 Market Place	2002	Assessment	Highlighted potential for Medieval or Post Medieval deposits to survive	Jones 2002b
Cockermouth Castle	2002	Watching Brief	2 small test pits were monitored beside the Dining Room and the Butler's Pantry. Area much disturbed by service pipes, explaining lack of finds	Giecco 2002
Mitre Court, St Helen's Street	2003	Evaluation	A cobbled surface and associated drains were recorded, concluded to be part of the yard for the former Crown and Mitre Hotel	Jones 2003a
39 Market Place	2003	Watching Brief	The development site consisted of an open area of 78m <sup>2</sup> . No structural or archaeological remains were observed	Jones 2003b
Sullart Street	2003	Assessment	A desk based assessment was undertaken of Sullart Street, Cockermouth. A copy of the report was not located	Newman 2003
High Sand Lane	2005	Watching Brief	The eastern part of the site was heavily truncated by recent activity. No archaeological remains were encountered	Martin 2005

## **4.8 ARCHAEOLOGICAL WALKOVER SURVEY**

- 4.8.1 An archaeological walkover survey was undertaken on the proposed development site on Tuesday 8<sup>th</sup> April 2008. This was to ascertain the presence of any extant archaeological features on site and to assess their survival, and to test the potential for archaeology found by the desk-based research. A photographic record of the site is included as Figure 11.
- 4.8.2 The site was situated in a natural south-east facing slope. The north-western corner was fenced off from the rest of the area and in-use as a car parking facility, presumably for The Cottage Hospital. The central part of this area was a tarmac levelled surface, with surrounding mounds, presumably formed by spoil from the levelling process. The remainder of the site consisted of pasture, used for animal grazing by sheep at the time of the walkover survey. A short section of drystone wall, and a fence to the south, separated the field from Isel Road to the west, and a hedge from Castlegate to the south. The rest of the area seem to be bounded by a combination of hedging and fencing, to prevent the sheep from straying into adjoining properties to the east and north. A slightly sunken oval feature was observed with stone exposed within the eastern part of the sheep field, to the south of the car parking facility. This is probably a natural pond area, rather than representing any archaeological activity. Modern mapping depicts a spring at this location. No further features were observed.

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## 5 CONCLUSIONS AND RECOMMENDATIONS

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### 5.1 ARCHAEOLOGICAL POTENTIAL

- 5.1.1 The potential for prehistoric remains surviving sub-surface on the development site is medium to low. The area has revealed little but stray finds of the prehistoric period, but these in themselves show potential for a settlement in the area. The walkover survey revealed no visible features above surface.
- 5.1.2 The potential for Romano-British features surviving sub-surface within the proposed development site is low. The Roman fort lies at Papcastle, so settlement would not have extended into the Cockermouth area. There is a small chance that a Roman road serving the fort may have extended in the area, however.
- 5.1.3 The potential for medieval archaeological remains surviving sub-surface within the boundaries of the development site is medium. An early medieval settlement may have existed in the vicinity of the site, in the eastern part of Cockermouth, demonstrated by the medieval motte of Tute Hill. In addition, the motte's replacement, Cockermouth Castle lies to the west of the site. It is known that from at least 1259 a park was associated with the castle, and that from at least the early 16<sup>th</sup> century, and probably much earlier, the proposed development site was a part of this. Ditched boundaries associated with the park may survive in the area as sub-surface features.
- 5.1.4 The potential for post medieval archaeological deposits surviving on-site is low. No known activity of the period occurred within the site boundary. The post medieval expanse of Cockermouth lay to the south and west of the development site.

### 5.2 RECOMMENDATIONS

- 5.2.1 The desk-based research has highlighted the potential for prehistoric and medieval archaeology in the vicinity of the development site, although no trace was visible during the walkover survey. This does not rule out the possibility that sub-surface deposits could survive on-site, and as the area has never undergone archaeological investigation, this potential has yet to be tested. This is of particular relevance in terms of the potential for surviving medieval landscape features, as the Regional Research Framework for the North West has shown that, for the Pennine Fringe “*the structure of medieval settlement and its relationship to its environs is little understood*” (Brennand 2007, 98). Furthermore, a research priority, outlined by the extensive urban survey for Cockermouth and Papcastle, is to identify whether there is evidence for pre-12<sup>th</sup> century settlement at Cockermouth (English Heritage 2002-4, 21).
- 5.2.2 This development may adversely affect important sub-surface remains, and provides a unique opportunity to assess the early origins of Cockermouth, and whether the eastern part of Cockermouth was utilised. As such, a programme of mitigating archaeological works will be necessary prior to development on-site. This is likely to take the form of an archaeological evaluation; typically consisting of 5% of the



area due to be effected by the development, to undergo a scheme of trial trenching, undertaken by an experienced and qualified archaeological contractor.

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## APPENDIX 1: GAZETTEER OF SITES

The tables below show the known cultural and historic sites within 500m of the development site. They are based on information provided by the Cumbria Historic Environment Record database. The locations of the sites and monument features, in relation to the development site, are shown in Figure 3. Due to the high numbers of Listed Buildings in the vicinity, the locations are not illustrated; suffice to say that they are concentrated on Castlegate, Kirkgate, Main Street, Market Place and St Helen's Street, or are associated with Cockermouth Castle, areas within the Conservation Area.

Site No.	HER Ref.	Site Name	Site Form	Grid Reference (NY)	Period
1	849	Tute Hill Motte; also <b>Scheduled Monument No. 23798</b>	Earthwork	12450 30780	Medieval
2	2633	Castle Brewery Windmill	Site of	12200 30800	Post Medieval
3	3027	Cockermouth Market Place, Cocker Bridge	Building complex	12290 30750	Medieval; Post Medieval
4	3028	St Helen's Street Tannery	Roofed building	12940 30830	Post Medieval
5	3033	Cockermouth Ropewalk	Unknown	12300 30900	Post Medieval
6	3035	Cockermouth Castle and Park; also <b>Scheduled Monument No. 27653</b>	Castle; fortified house; site of motte and bailey; site of park	12230 30870	Medieval
7	5553	Cockermouth Medieval Town	Site of	12100 30700	Medieval; Post Medieval
8	11071	Castle Tannery	Site of	12080 30840	Unknown
9	19581	Perforated Stone Find	Findspot	12100 31200	Unknown

Table 1: HER Sites

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
10	25823	Mill/Brewery, Brewery Lane	Grade II	12102 30829
11	25789	Cockermouth Castle (uninhabited parts)	Grade I	12249 530885
12	25790	Cockermouth Castle (residence)	Grade I	12249 30886
13	25791	Outer Gatehouse, Cockermouth Castle	Grade I	12271 30878
14	25792	Eastern range of buildings, Cockermouth Castle	Grade I	12267 30852
15	25793	Southern Range of Buildings, Cockermouth Castle	Grade I	12246 30837
16	25794	Pump inside outer Gatehouse, Cockermouth Castle	Grade I	12263 30873

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
17	25795	Bowling Green House	Grade II	12378 30897
18	25796	Garden walls, Cockermouth Castle	Grade II	12346 30861
19	25797	Nos. 2 and 4 Castlegate	Grade II	12305 30779
20	25798	No. 6 Castlegate	Grade II*	12314 30790
21	25799	No. 8 Castlegate	Grade II	12318 30799
22	25800	No. 10 Castlegate	Grade II	12320 30808
23	25801	Castlegate House	Grade II*	12345 30841
24	25802	Nos. 1 and 3 Castlegate	Grade II	12282 30773
25	25803	Nos. 5 and 7 Castlegate	Grade II*	12289 30787
26	25804	No. 9 Castlegate	Grade II	12296 30797
27	25805	Nos. 11 and 13 Castlegate	Grade II	12298 30805
28	25821	Victorian Hall	Grade II	12169 30378
29	25825	No 13 Kirkgate	Grade II	12409 30672
30	25826	Nos. 17-25 Kirkgate	Grade II	12413 30645
31	25827	No. 31 Kirkgate	Grade II	12426 30635
32	25828	Nos. 33 and 35 Kirkgate	Grade II	12438 30625
33	25829	Nos. 37 and 29 Kirkgate	Grade II	12441 30614
34	25830	Nos. 41 and 43 Kirkgate	Grade II	12441 30600
35	25831	Nos. 45 and 47 Kirkgate	Grade II*	12442 30580
36	25832	Nos. 47A, 49 and 51 Kirkgate	Grade II	12441 30562
37	25833	Nos. 53 and 55 Kirkgate	Grade II	12442 30548
38	25834	Church of All Saints	Grade B	12360 30638
39	25835	Gate Piers at Church	Grade II	12399 30640
40	25836	No. 38 Kirkgate	Grade II	12411 30588
41	25837	Kirkgate House	Grade II	12386 30576
42	25838	Nos. 46-50 Kirkgate	Grade II	12409 30554
43	25839	No. 52, Swan Inn, and Nos. 58-64 Kirkgate	Grade II	12412 30527
44	25840	Nos. 68 and 70 Kirkgate	Grade II	12414 30500
45	25841	Nos. 72 and 74 Kirkgate	Grade II	12416 30488
46	25842	Nos. 78 to 86 Kirkgate	Grade II	12411 30467
47	25787	Cocker Bridge	Grade II	12234 30726

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
48	25845	No. 2 the Old Courthouse	Grade II	12217 30736
49	25846	No. 4 Main Street	Grade II	12208 30725
50	25847	Nos. 12 and 14 Main Street	Grade II	12170 30729
51	25848	Nos. 16-22 Main Street	Grade II	12154 30732
52	25849	Nos. 24 –28 Main Street	Grade II	12132 30732
53	25850	National Westminster Bank	Grade II	12076 30725
54	25851	Nos. 52-56 Main Street	Grade II	12054 30728
55	25856	Nos. 9-21 Main Street	Grade II	12187 30686
56	25857	Globe Hotel	Grade II	12132 30682
57	25858	Packhorse PH, Nos. 29-35 and No. 35A Main Street	Grade II	12110 30682
58	25873	No. 1 Market Place	Grade II	12381 30710
59	25872	No. 44 Market Place	Grade II	12245 30737
60	27779	No. 46 Market Place	Grade II	12245 30735
61	25868	Nos. 4 and 6 Market Place	Grade II	12381 30747
62	25869	Nos. 14-28 Market Place	Grade II	12324 30767
63	25870	Nos. 30 and 30A Market Place	Grade II	12277 30765
64	25871	Nos. 38, 40 and 42 Market Place	Grade II*	12254 30744
65	25874	Nos. 3-7 Market Place	Grade II	12367 30716
66	25875	No. 9 Market Place	Grade II	12352 30722
67	25876	Nos. 11-23 Market Place	Grade II	12331 30727
68	25877	Nos. 33 and 35 Market Place	Grade II	12277 30729
69	25878	Town Hall	Grade II	12301 30643
70	27780	St Helen's Tannery	Grade II	12940 30825
71	25824	Kirkgate Corner	Grade II	12394 30716
72	25879	Nos. 10 and 12 St Helen's Street	Grade II	12429 30734
73	25880	Nos. 26-34 St. Helen's Street	Grade II	12488 30720
74	25881	Nos. 1-35 St Helen's Street	Grade II	12429 30710
75	25806	Former Mill, The Croft	Grade II	12253 30618
76	25807	Nos. 1-4 The Croft	Grade II	12259 30590

Table 2: Listed Building Sites

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## **APPENDIX 2: FIGURES**

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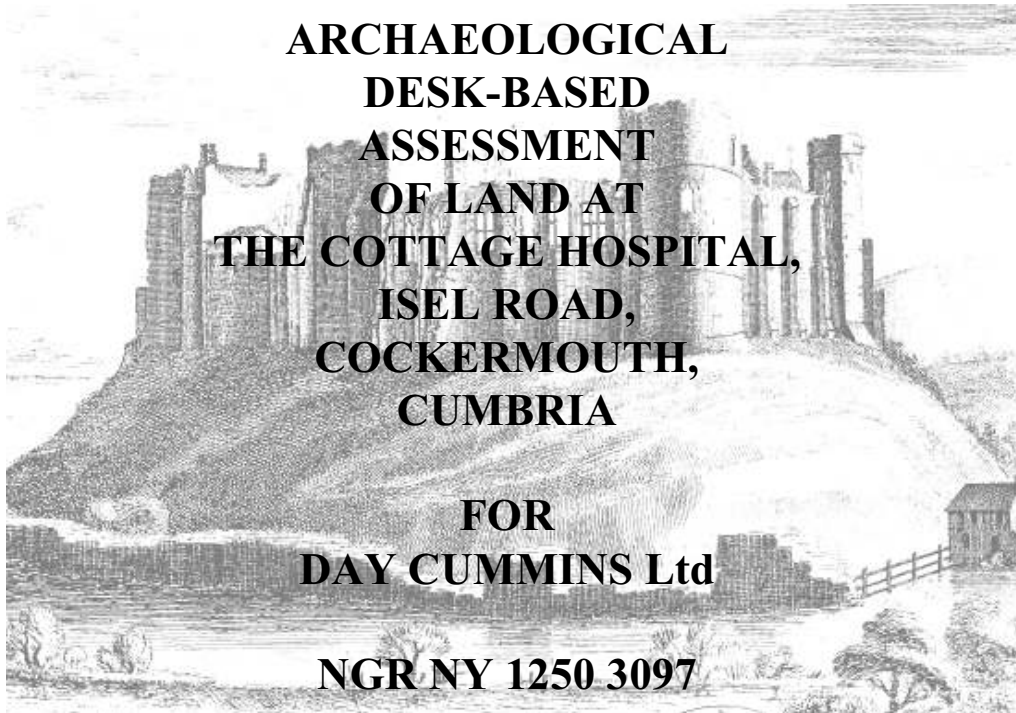


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# **NORTH PENNINES ARCHAEOLOGY LTD**

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**Project Designs and Client Reports No. CP/656/08**



**OASIS Reference: northpen3-40493**

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16 April 2008



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## EXECUTIVE SUMMARY

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In April 2008, North Pennines Archaeology Ltd was commissioned by Day Cummins Ltd to undertake a desk-based assessment and walkover survey of land at The Cottage Hospital, Isel Road, Cockermouth, Cumbria (NY 1250 3097).

The study involved the examination of all pertinent documents and cartographic sources held in Cumbria County Record Office in Carlisle, and of the Local Studies section of Cockermouth Library and Carlisle City Library, as well as the consultation of the Historic Environment Record (HER) of Cumbria County Council based in Kendal. The HER includes the locations and settings of Scheduled Ancient Monuments, Listed Buildings, Parks and Gardens and other, non-designated archaeological remains.

The research has shown that an early medieval settlement may have existed in the vicinity of the proposed development site, in the eastern part of Cockermouth, demonstrated by the medieval motte of Tute Hill. In addition, the motte's replacement, Cockermouth Castle lies just to the west of the site. It is known, that from at least 1259 a park was associated with the castle, and from at least the early 16<sup>th</sup> century, and probably much earlier, the proposed development site was a part of this. Ditched boundaries associated with the park may survive in the area as sub-surface archaeological features. This potential for medieval deposits surviving within the site is of particular relevance in terms of surviving medieval landscape features, as the Regional Research Framework for the North West has shown that, for the Pennine Fringe "*the structure of medieval settlement and its relationship to its environs is little understood*" (Brennand 2007, 98). Furthermore, a research priority outlined by the extensive urban survey for Cockermouth and Papcastle is to identify whether there is evidence for pre-12<sup>th</sup> century settlement at Cockermouth (English Heritage 2002-4, 21).

It may be considered necessary for the site to undergo a form of archaeological mitigation prior to construction work on-site. This is likely to take the form of an archaeological evaluation; typically consisting of 5% of the area due to be effected by the development, undertaken by an experienced and qualified archaeological contractor, subject to consultation with the Cumbria County Council Historic Environment Service.

---

## ACKNOWLEDGEMENTS

---

North Pennines Archaeology Ltd would like to offer thanks to Mr R.R. Day, Managing Director of Day Cummins Ltd. for commissioning the project, and for all assistance throughout the work.

North Pennines Archaeology Ltd would also like to extend their thanks to Jo Mackintosh, of the Environment Service and to Jeremy Parsons, Historic Environment Officer of Cumbria County Council. All the staff at Carlisle Record Office and the staff at Cockermouth Library Local Studies Section and at Carlisle City Library Local Studies Section are also thanked for their help during this project. Further thanks are extended to Fiona Wooler, Project Supervisor for NPA Ltd for help with the research.

The desk-based assessment and walkover survey was undertaken by Cat Peters. The report was written by and the drawings were produced by Cat Peters. The project was managed by Matt Town, Project Manager for NPA Ltd. The report was edited by Matt Town.

---

# 1 INTRODUCTION

---

## 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Cumbria County Council's Historic Environment Service (CCCHES) were consulted regarding a proposed scheme for the erection of a primary care centre at The Cottage Hospital, Isel Road, Cockermouth, Cumbria (NGR NY 1250 3097) (Fig 1). The site is located close to the earthwork remains of Tute Hill, a 12<sup>th</sup> century motte castle, and the 12<sup>th</sup> to 14<sup>th</sup> century Cockermouth Castle, both of which are scheduled monuments (SM Nos. 23798 and 27653). Due to the relating high archaeological potential of the area, and in accordance with advice provided by the Planning Policy Guidance, Note 16 and local and regional planning policy, CCCHES recommended a programme of archaeological work be undertaken in accordance with a brief issued by Jeremy Parsons, Historic Environment Officer of Cumbria County Council (Parsons 2008). The work consisted of a desk-based study and site walkover survey to inform the client of any likely archaeological features that may be encountered during development. North Pennines Archaeology Ltd (NPAL) were commissioned by Mr R.R. Day, of Day Cummins Ltd. to undertake an archaeological desk-based assessment, to generally accepted best practice and professional standards, to meet standards necessary for Cumbria County Council of the general area around The Cottage Hospital, Cockermouth.
- 1.1.2 The desk-based assessment comprised a search of both published and unpublished records held by the Historic Environment Record (HER) in Kendal, Carlisle Record Office and the local studies section of the libraries at Carlisle and Cockermouth, as well as a search of the archives and library held by North Pennines Archaeology Ltd.
- 1.1.3 The principal objective of this assessment was to undertake sufficient work in order to identify and characterise the archaeological constraints associated with the development area, in order to assess the archaeological and historical potential of the development site.
- 1.1.4 This report sets out the results of the work in the form of a short document outlining the findings, followed by a statement of the archaeological potential of the area, an assessment of the impact of the proposed development, and recommendations for further work.

---

## 2 METHODOLOGY

---

### 2.1 INTRODUCTION

- 2.1.1 North Pennines Archaeology Ltd was commissioned by the client to undertake the desk-based assessment and walkover survey. All works were consistent with the relevant standards and procedures of the Institute of Field Archaeologists (IFA), and generally accepted best practice.

### 2.2 DESK-BASED ASSESSMENT

- 2.2.1 The study area consisted of a broad overall history of Cockermouth, with an additional detailed c. 500m radius area, centred on the proposed development area, which was studied in more depth. The principal sources of information were the Historic Environment Record (HER), maps and secondary sources.
- 2.2.2 ***Historic Environment Record (HER)***: the HER in Kendal, a database of known archaeological sites within the county, was accessed. This was in order to obtain information on the location of all designated sites and areas of historic interest and any other, non-designated sites within the study area, which include monuments, findspots, Listed Buildings and Conservation Areas. A brief record including grid reference and description was obtained for the various sites within the study area, and was examined in depth.
- 2.2.3 ***Cumbria Record Office, Carlisle (CRO(C))***: the Cumbria County Archives at Carlisle were searched for information on the study area. In particular, the First, Second and Third Editions of the Ordnance Survey mapping and pre-Ordnance Survey mapping were checked, and a search was made of the local history books and pamphlets held within their collections.
- 2.2.4 ***Carlisle City Library Local Studies Section (CCLLSS)***: the aerial photograph collection of the local studies section was studied of the area around the proposed development site, and a study of the collection of old photographs of the town was made, although these tended to be centred upon the key buildings in Cockermouth and as such were of little relevance to the proposed development site.
- 2.2.5 ***Cockermouth Library Local Studies Section (CLLSS)***: Cockermouth library was visited in order to glean information from their range of publications and unpublished pamphlets regarding the history of the town.
- 2.2.6 ***North Pennines Archaeology Ltd (NPAL)***: various publications and unpublished reports on excavations and other work in the region are held within the North Pennines Archaeology library and any undeposited archives of the sites themselves were examined. An electronic enquiry was also made of English Heritage's National Monuments Record and the website of the Archaeology Data Service. This was in order to enhance and augment the data obtained from a search of the appropriate repositories.



## **2.3 ARCHAEOLOGICAL WALKOVER SURVEY**

- 2.3.1 A site walkover survey was undertaken to assess the nature and extent of any extant features within the development area. This required a systematic assessment of the site by a suitably qualified and experienced archaeologist using a handheld GPS instrument to log any features encountered during the programme of archaeological on-site observation.

## **2.4 ARCHIVE**

- 2.4.1 North Pennines Archaeology Ltd and Cumbria County Council 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 fieldwork. As a result, details of the results of this study will be made available by North Pennines Archaeology, as a part of this national project.

---

## 3 BACKGROUND

---

### 3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The development site lies on land immediately to the south of The Cottage Hospital, to the north of Castlegate, within the northern fringes of the market town of Cockermouth, Cumbria (Fig 1).
- 3.1.2 The site is bounded to the north-east by The Cottage Hospital, to the east by adjacent properties, to the south by Castlegate, and to the west by Isel Road (Fig 2). The site lies within a natural south-east facing scarp. The north-west corner is subdivided from the rest and used as a car parking facility. The remainder is in use for agricultural grazing.
- 3.1.3 In the valleys and on the Cumbrian Plain the basic rocks are covered with material carried down and dropped by the ice, which had disappeared by 11,000BC, and then deposited as the land became land and the water lost its speed. This material consists of sands and gravel, silt and soil, but mostly boulder clay, which has made the district agricultural (Bradbury 1995, 3). A band of Skiddaw Slate grits crosses the town in a roughly east-west direction, its line being broken by faults, and the grits are overlain by clay and alluvium (*ibid*).

### 3.2 HISTORICAL BACKGROUND

- 3.2.1 This historical background is compiled mostly from secondary sources, and is intended only as a brief summary of historical developments around the study area. Site numbers refer to known cultural and historic sites within 500m of the development site and are summarised in Appendix 1. Their locations are illustrated in Fig 3.
- 3.2.2 ***Prehistoric Period (pre c. AD 43):*** various finds have been located in the vicinity of Cockermouth, suggesting that the land was utilised during the prehistoric period. A canoe was recovered from the Stanger stretch of the River Cocker, and in 1931, a perforated axe-hammer was found in a similar area, at Stanger Farm (Bradbury 1995, 7). In addition, a stone axe-hammer of the later Neolithic was found in the garden of Moorland Close, and two unpolished axes were recovered from Eaglesfield in the 19<sup>th</sup> century. Furthermore, a stone hammerhead was unearthed at Waterloo Farm, and in 1861 a perforated axe-hammer was found in Bewaldeth. A similar find was made the following year at Whinfall, and in 1879 a blue whinstone axe was encountered at Isel. In 1949, an axe-head of coarse-grained rock was found at Anfield farm (*ibid*). Furthermore, a perforated stone find was reported in 1991 (Site 9), although this could as easily represent a relatively modern sinker, as a prehistoric hammerhead. Although these finds are some distance from the site, they show the Neolithic and Bronze Age potential of the general area. Several sites in the area of Cockermouth are testimony to later prehistoric settlement of the area, during the Iron Age, and one such site lies within Cockermouth itself, in Fitz Wood. This feature consists of a well-preserved ditch and rampart, c.230m in circumference

with a straight ditch cutting across (Bradbury 1995, 11). It may have been utilised during the preceding Romano-British and early medieval periods.

3.2.3 ***Romano-British and Early Medieval Period (c. AD 43- 1066):*** the first site of any size in the area was the Roman fort of Deventia, at Papcastle. Various roads would have served this fort, and a civilian *vicus* grew up alongside it. Stone from the fort was used to build Cockermouth Castle. Although the origins of Cockermouth itself lie in the 12<sup>th</sup> and 13<sup>th</sup> centuries, “*the location of the castle, church and market place on the east bank of the Cocker suggests that if an earlier urban core is to be sought, it will be found in this area*” (Winchester 1986, 117). The part of Cockermouth utilised by the castle was better defended naturally, explaining why a settlement grew here, rather than at Papcastle during the medieval period, and the rivers probably did not always join at their present site (Bradbury 1995, 3), suggesting settlement may have been established in the area earlier. Tute Hill, located c. 120m to the south of the proposed development site, could represent early activity in the area, and was traditionally thought by antiquarians to be a Bronze Age burial site. Although no investigation has yet been undertaken to test its origins, it is more likely that Tute Hill is a motte, constructed during the early 13<sup>th</sup> century, and was the precursor to the present Cockermouth Castle, suggesting an earlier settlement in this area of the town (Site 1).

3.2.4 ***Later Medieval (c. AD 1066- AD 1485):*** the town of Cockermouth has its origins as a medieval planned town of the 12<sup>th</sup> and 13<sup>th</sup> centuries (Jones 2002b, 9; Site 7). Although the precise date of the foundation of the town remains unknown, a borough charter dating to 1210, and a market charter to 1227 show that the settlement was well established by the early 13<sup>th</sup> century. The earliest reference to the castle is in 1221 (Site 6), and the survival of several documents gives an interesting line of descent of owners, outlined elsewhere (Curwen 1911, 129-158). It may be that the origins of the castle slightly pre-date 1221 and it has been suggested that, “*it occupies the site of a much earlier fortress*” (Whellan 1860, 301). It lay in partial ruin for some time after it was reduced by parliamentary forces in 1648 (Hutchinson 1974, 113). In 1750 it passed into the hands of the Wyndham Family, now Lord Egremont.



Plate 1: Cockermouth Castle in 1739 (after Curwen 1911, 152)

- 3.2.5 A charter of Alan, son of Waldeve, given ‘*at Cokyrmoth*’, c.1150 implies that Alan’s seat of power (presumably a precursor of the later castle site, perhaps Tute Hill) was in existence at Cockermouth by the mid 12<sup>th</sup> century (Winchester 1986, 109). Various manorial accounts of the 13<sup>th</sup> century show that the three main sources of income for the landowner were the castle and its demesne land; the rents of the burgesses; and the income yielded from a variety of trading and industrial activities (*ibid*, 111). By 1270 the lord’s demesne consisted of the castle and attached deer park and 25 acres of land in “*the close below the castle*”. It is likely that the proposed development site formed part of the castle’s park and demesne lands (Figure 4). The park was enclosed by the lords of Cockermouth before 1259, at which time it was described as being capable of supporting at least 100 deer (*ibid*, 119). Parks tended to be closely confined and strongly enclosed areas in which deer and other game were secured until they were needed on the day of the hunt (Muir 2000, 15). The majority of deer parks of this nature date to the period between 1200 and 1350, when agriculture and population was undergoing an increase, and surplus wealth was available for the treaties of hunting parks and the purchase of associated royal licenses (*ibid*, 17). The King owned the greatest number of these parks, but individual nobles and churchmen also owned a large proportion. A typical park of this era covered an area of between 100 and 200 acres and they tended to have an oval or roughly circular shape, and were located at the edges of manors, which in modern terms often concur with parish boundaries (*ibid*, 18). The boundaries of parks were well-defended; both to contain the deer within, and to keep poachers out, and usually consisted of earthen banks with inner ditches. Some also had a palisade of oak posts atop the banks, or a hedge or drystone wall. Accounts of the park keeper of Cockermouth between 1267 and 1294 depict the park as a “*tract of woodland and pasture from which the estate gained revenue from sales of pasture and pannage, bark, bracken and rushes, fuel wood, nuts and honey*” (Winchester 1986, 119-120).
- 3.2.6 Demesne lands in the areas of ‘Ouresbyfeld and the field near St Helen’s Chapel, totalling 83 acres were let to tenants. In addition a total of 175 $\frac{1}{8}$  burgage tofts are listed by 1270, an estimation of 230 households has been assessed from this, perhaps a population of 1,035 inhabitants (*ibid*, 112). Cockermouth was situated between pastoral uplands and the corn-growing coastal plain, meaning that a variety of trading and industrial activities, as well as agricultural economies, are represented in 1260, including “*5 sailors, 4 fullers, 3 skimmers, 2 clerks, carpenters, tanners, dyers, smiths and goldsmiths, 1 weaver, mason, butcher, worker in horn and merchant*” (Hall 1977, 77). A chaplain and a monk were also listed, as were 2 water mills, 1 fulling mill, a dye works, a furnace, 8 corn measures, a toll jurisdiction, and a fishery below the castle (*ibid*).
- 3.2.7 Although, as has been seen, Cockermouth was a well-established borough with a considerable degree of economic wealth by the late 13<sup>th</sup> century, the conditions that contributed to this status did not last, with economic depression, plague and political unrest affecting the town during the 14<sup>th</sup> and 15<sup>th</sup> centuries (Winchester 1986, 112). A sheep plague was particularly devastating in 1280-1, and clear evidence of border warfare having direct effects on the town is found in the accounts of Robert de Leyburn, the keeper of Cockermouth Castle between 1316-18, who states that “*because of the Scottish war*”, the rents of the burgesses were

lower than previously; the fulling mill lay derelict and untenanted, and the market tolls were reduced (*ibid*). An account for 1437-8 hints at a continued decline revealed by a long list of decayed rents, suggesting a decrease in population and prosperity (*ibid*, 113). By the later 15<sup>th</sup> century, conditions had improved and records suggest a spate of building activity.

3.2.8 ***Post-Medieval (c. AD 1485- 1900)***: Cockermouth was flourishing once more by the 16<sup>th</sup> century, with Leland referring to it as a “*goode market townne*” (Toulmin Smith 1910, 55) and Camden describing it as “*wealthy*” in the 1580s (Camden 1586, 452). It remained largely agricultural throughout this period, with Cockermouth’s main function, as during the 13<sup>th</sup> century, being a centre of exchange, with a market place (Site 3), and primary processing place of farm produce from the surrounding countryside (Winchester 1986, 114).

3.2.9 A map, pre-dating the Percy Survey of 1577/8 in the Castle’s private collection shows the area as ‘Lancaster Park’ (Bradbury 1995, 56; Bradbury 1990, 9). In the Percy Survey, it was described as “*fenced about in some places with a stone wall, in some places with a hedge and a ditch*” (Winchester 1986, 120). The survey reveals that 200 acres were pasture, the remainder wooded, and refers to “*the Wheat Close adjoining the park, cent. 200 acres 50s-0d*” (*ibid* 57). This Wheat Close is shown as ‘*Whete Closse*’ on the plan of Cockermouth c.1600, and the proposed development site appears to include the northern part of this field, as well as a parcel of land to the north, which may have been part of the deer park (Figure 4). The map shows a mixture of woodland and pasture in the area, and similarly, John Speed’s plan of 1610 shows a rounded fenced area round Cockermouth, representative of parkland associated with a manor house (Bradbury 1990, 8). By 1700, the castle’s park had been leased as farmland (CRO(C) D/Lec/106 lease). Hutchinson, writing c. 1794, states “*There was a spacious park for deer appertaining to the baronial mansion here, extending from the town eastward about a mile; but being disparked, the lands have been brought into cultivation*” (Hutchinson 1974, 116). The road name of ‘Park Lane’ shown on Hodkinson and Donald’s Plan of 1774 shows the Castle’s Parkland origins surviving in the area through place names (Figure 5). This is further evidenced by the Tithe Award plan of Cockermouth, dated 1839/40, which references the southern field within the proposed development site as ‘*Deer Orchard*’, a further reference to the deer park and castle parkland (CRO(C) DRC/8/47).

3.2.10 The field system, beyond the central houses and strip burgage plots, would have consisted of an infield-outfield system with intensively and continuously cultivated fields close to the town, growing crops and beans etc. with outfield areas beyond, cultivated to varying extents according to immediate need (Bradbury 1995, 58). Although largely a medieval system, it was widespread and long-lived in northern England. As populations increased, the infields encroached on the outfields, which in turn extended further into the moorland and waste areas. Farming would have remained a key employer for the majority of the population, and until new methods were devised in the 18<sup>th</sup> and 19<sup>th</sup> centuries, poverty was rife (*ibid*, 72). A tax returns list of 1693 shows the average payment for England and Wales at that time being 7s.2¼. Bedfordshire paid the most, 11s.½d with Cumberland paying only 0s.11.375d (*ibid*). The agricultural nature of the area appears to have remained the

case into the early 19<sup>th</sup> century, revealed by a plan of Cockermouth of that date (Figure 6), with the eastern part of Cockermouth utilised for crops and grazing, as shown in a sketch of Cockermouth of around 1810.

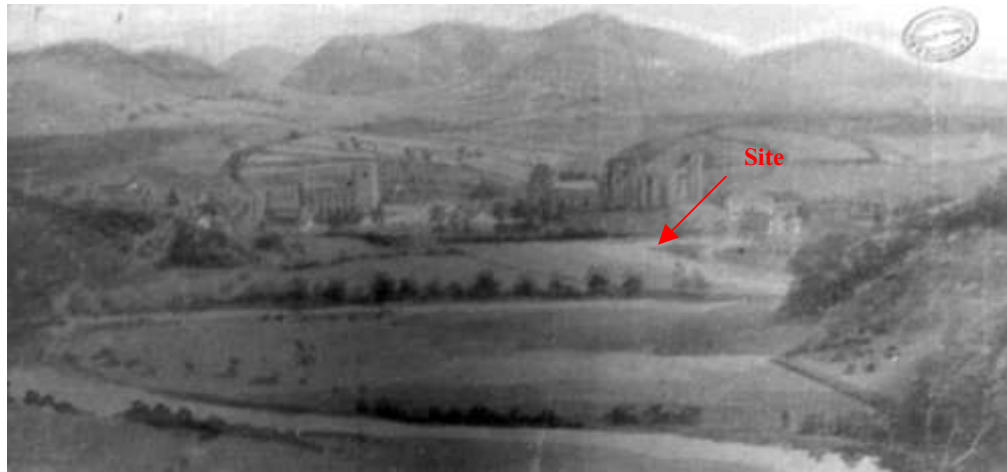


Plate 2: Sketch of Cockermouth c.1810, from the east (CLLSS: engravings)

- 3.2.11 Trade improved however, and exports in 1872 were four times as great as in 1850, meaning industries were developed in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. The centre of the town was more affected by the industrial revolution than the periphery, of which the development site remained a part. In 1797 there were plans for a new thread mill to be constructed close to the development site, between Isel Road and the River Derwent, although this never materialised (Bradbury 1982, 31). A windmill is known to have existed (Site 2), as well as two tanneries (Sites 4 and 8) and a ropewalk (Site 5). In addition a paper mill and two woollen mills were established, combined employing 900 people (Whellan 1860, 304). A hat manufactory was also based in the town, and a linen manufactory just outside. In addition there were two further tanneries, two skinneries and a brewery (*ibid*). Coal was also mined in the vicinity. The railway was also brought to Cockermouth in the 1800s, linking the town to Workington, which itself led to Carlisle to the north, and Furness and Lancaster to the south. Despite this new industrial element to the town, it remained an agricultural centre and market town for the surrounding lands.
- 3.2.12 **Modern (1900-present):** the First Edition Ordnance Survey Map of 1860 (Figure 8) shows no development within the proposed site boundary, suggesting that the area remained in use as farmland, perhaps associated with Low Parks Farm, on the opposite side of Isel Road. Modern mapping also shows no development within the site boundary, and although by 1968, housing has been established to the east of the site, this new programme of building never encroached on the site itself, suggesting a continuation of agricultural land usage since 1700. This is further evidenced by aerial photography, before and after the onset of the mid 20<sup>th</sup> century housing development to the east of the site, and shows that the development site itself was not affected.



Plate 3: Aerial Photograph of Cockermouth from west (nd, but pre-1950s)



Plate 4: Aerial Photograph of Cockermouth from west (nd but post 1950s)

- 3.2.13 Cockermouth Cottage Hospital was originally founded as a nursing home in 1902, but was extended into a hospital in 1915 (Bradbury 1991, 21). Annual Reports of the Cottage Hospital survive, dating from between 1903 and 1946 (CRO(C) DX839). In 1938, the hospital had 14 beds and 2 cots, including 2 private wards. In common with most small hospitals of the time, there was the provision for operating (Bradbury 1981, 43). Kelly (Kelly 1938) listed 7 physicians and surgeons as being associated with it in that year. The new clinic was built in 1990, next to the cottage hospital (Winter 1992, 11).

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## 4 ASSESSMENT RESULTS

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### 4.1 INTRODUCTION

4.1.1 The assessment results are based on primary documents, most notably maps, and on the secondary sources used in *Section 3.2*. The results are presented according to the archive from which they were consulted. There are 9 HER records for the study area immediately around the site defined as a 500m radius, centred on the site. A further 67 Listed Buildings exist within 500m of the development site, indicative of the architectural and historic importance of the locality. A full list of the sites identified by the assessment is given in the Gazetteer in *Appendix 1*.

### 4.2 HISTORIC ENVIRONMENT RECORD (HER)

4.2.1 **HER:** 9 HER records exist within 500m of the development site, four of medieval origin (Sites 1, 3, 6 and 7) and three of post-medieval date (Sites 2, 4 and 5, 6). Two further sites of unknown origin are also listed (Sites 8 and 9).

4.2.2 **Listed Buildings:** 67 Listed Buildings are also located within 500m of the development site, lodged with the HER records. These are located within the Conservation Area, to the west and south of the proposed development, and are predominantly located along Castlegate, Kirkgate, Main Street, Market Place and St Helen's Street, or are associated with Cockermouth Castle.

### 4.3 CUMBRIA RECORD OFFICE (CARLISLE)

4.3.1 A search of documentary and cartographic sources was carried out at Cumbria Record Office, Carlisle. The results are included in Section 3.2 and the cartographic analysis in 4.4.

### 4.4 COCKERMOUTH LIBRARY LOCAL STUDIES SECTION

4.4.1 The Local Studies Section of the library was perused for all information relevant to the study area, found in a range of published and non-published books and articles. The results have been used in Section 3.2, and resources used are cited where relevant, in the bibliography.

### 4.5 CARTOGRAPHIC SOURCES

4.5.1 A search of maps recording the area was carried out. Only those that reveal the development site, and that are of direct relevance have been included.

4.5.2 **Plan of Cockermouth, c. 1600 (after Winchester 1986, 110) (Fig 4):** this plan of Cockermouth shows that the proposed development site lies to the north of the settlement of Cockermouth, to the east of the castle, and was part of the castle's parkland, shown as 'Whete Closse' part of the agricultural hinterland for the town.



- 4.5.3 ***Hodkinson and Donald's Plan of Cockermouth, 1774 (Fig 5)***: this plan of 1774 shows the survival of the Castle's parkland origins through the road name, 'Park Lane' (the present Isel Road). A bowling green is also depicted to the west of the development site.
- 4.5.4 ***Plan of Cockermouth, c. 1832 (after Winchester 1986, 115) (Fig 6)***: the plan of Cockermouth of 1832 again shows that development in Cockermouth had not spread to the proposed development site. The documentary search (Section 3.2.6) has revealed that the lands that were previously part of the castle parkland had been sold off as agricultural lands by 1700, and it seems as though the development site remained in use for agriculture by this time.
- 4.5.5 ***Tithe Award Plan of Cockermouth, 1839/40 (Fig 7)***: this plan is the earliest to give real detail to the relevant part of Cockermouth. It shows the development site, predominantly lying within Plots '365' and '366'. The award shows that both were owned by General Wyndham, and that Plot 366, to the north, was occupied by James Fell, had no name, and was used as pasture, and that Plot 365, to the south, was occupied by John Hodgson, was also used as pasture, and was known as 'Deer Orchard', a further reference to the deer park and castle parkland, that the lands used to be a part of. A small building is depicted to the north of the site boundary, probably an agricultural outbuilding.
- 4.5.6 ***Ordnance Survey Map c. 1860, First Edition, 25" to 1 mile (Fig 8)***: this is the first plan of the town to have been accurately surveyed. The farm to the west, 'Low Parks Farm', shows the survival of the pre-existing land use of the area, as castle parkland, in place names, and it is likely that the proposed development site formed agricultural land for this farm by 1860, or another nearby farm. Tute Hill can clearly be seen to the south, and the castle to the west.
- 4.5.7 ***Ordnance Survey Map c. 1900, Second Edition, 25" to 1 mile (Fig 9)***: the Second Edition Ordnance Survey Map of 1900 shows little change since 1860. A drill hall has been constructed to the east of Tute Hill, but little further has changed in the vicinity of the proposed development. The name 'Low Parks Farm' has changed to 'Low Park Farm'.
- 4.5.8 ***Ordnance Survey Map c. 1930, Third Edition, 25" to 1 mile (Fig 10)***: the Third Edition Ordnance Survey Map of 1930 shows little change since 1900. Low Park Farm has an additional outbuilding attached, and the field to the south of Castlegate has been subdivided, with a building constructed within the new roughly triangular shaped field to the west, but the area remains within the agricultural hinterland of Cockermouth.

## 4.6 AERIAL PHOTOGRAPHY

- 4.6.1 Aerial photographs pertaining to the study area were located at the Carlisle City Library Local Studies Section. Those of relevance have been included in Section 3.2, where appropriate. No new features are visible within the vicinity of the proposed development site. No aerial photographs of the area were located at either the HER of Cumbria at Kendal, or the County Record Office at Carlisle.

## 4.7 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

4.7.1 The Archaeology Data Service, an on-line archaeological record provider hosted by York University, was checked for any previous archaeological investigations carried out in the vicinity of the development site, as were the collections of Cumbria HER. Several archaeological investigations have been undertaken within Cockermouth, summaries of which are outlined in the table below. None have taken place within the boundary of the present proposed development.

Site	Date	Type	Results	Reference
75-85 Main Street	1980	Excavation	Pre 14 <sup>th</sup> century building foundations, with several phases of later building above	Medieval Archaeology 1981
Bridge Street	2000	Watching Brief	No deposits of archaeological significance encountered	Carlisle Archaeology 2000
Rubby Banks Road	2000	Watching Brief	No deposits of archaeological significance encountered	Northern Archaeological Associates 2000
Mitre Court, St Helen's Street	2002	Assessment	Highlighted potential for Post Medieval deposits to survive	Jones 2002a
39 Market Place	2002	Assessment	Highlighted potential for Medieval or Post Medieval deposits to survive	Jones 2002b
Cockermouth Castle	2002	Watching Brief	2 small test pits were monitored beside the Dining Room and the Butler's Pantry. Area much disturbed by service pipes, explaining lack of finds	Giecco 2002
Mitre Court, St Helen's Street	2003	Evaluation	A cobbled surface and associated drains were recorded, concluded to be part of the yard for the former Crown and Mitre Hotel	Jones 2003a
39 Market Place	2003	Watching Brief	The development site consisted of an open area of 78m <sup>2</sup> . No structural or archaeological remains were observed	Jones 2003b
Sullart Street	2003	Assessment	A desk based assessment was undertaken of Sullart Street, Cockermouth. A copy of the report was not located	Newman 2003
High Sand Lane	2005	Watching Brief	The eastern part of the site was heavily truncated by recent activity. No archaeological remains were encountered	Martin 2005

## **4.8 ARCHAEOLOGICAL WALKOVER SURVEY**

- 4.8.1 An archaeological walkover survey was undertaken on the proposed development site on Tuesday 8<sup>th</sup> April 2008. This was to ascertain the presence of any extant archaeological features on site and to assess their survival, and to test the potential for archaeology found by the desk-based research. A photographic record of the site is included as Figure 11.
- 4.8.2 The site was situated in a natural south-east facing slope. The north-western corner was fenced off from the rest of the area and in-use as a car parking facility, presumably for The Cottage Hospital. The central part of this area was a tarmac levelled surface, with surrounding mounds, presumably formed by spoil from the levelling process. The remainder of the site consisted of pasture, used for animal grazing by sheep at the time of the walkover survey. A short section of drystone wall, and a fence to the south, separated the field from Isel Road to the west, and a hedge from Castlegate to the south. The rest of the area seem to be bounded by a combination of hedging and fencing, to prevent the sheep from straying into adjoining properties to the east and north. A slightly sunken oval feature was observed with stone exposed within the eastern part of the sheep field, to the south of the car parking facility. This is probably a natural pond area, rather than representing any archaeological activity. Modern mapping depicts a spring at this location. No further features were observed.

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## 5 CONCLUSIONS AND RECOMMENDATIONS

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### 5.1 ARCHAEOLOGICAL POTENTIAL

- 5.1.1 The potential for prehistoric remains surviving sub-surface on the development site is medium to low. The area has revealed little but stray finds of the prehistoric period, but these in themselves show potential for a settlement in the area. The walkover survey revealed no visible features above surface.
- 5.1.2 The potential for Romano-British features surviving sub-surface within the proposed development site is low. The Roman fort lies at Papcastle, so settlement would not have extended into the Cockermouth area. There is a small chance that a Roman road serving the fort may have extended in the area, however.
- 5.1.3 The potential for medieval archaeological remains surviving sub-surface within the boundaries of the development site is medium. An early medieval settlement may have existed in the vicinity of the site, in the eastern part of Cockermouth, demonstrated by the medieval motte of Tute Hill. In addition, the motte's replacement, Cockermouth Castle lies to the west of the site. It is known that from at least 1259 a park was associated with the castle, and that from at least the early 16<sup>th</sup> century, and probably much earlier, the proposed development site was a part of this. Ditched boundaries associated with the park may survive in the area as sub-surface features.
- 5.1.4 The potential for post medieval archaeological deposits surviving on-site is low. No known activity of the period occurred within the site boundary. The post medieval expanse of Cockermouth lay to the south and west of the development site.

### 5.2 RECOMMENDATIONS

- 5.2.1 The desk-based research has highlighted the potential for prehistoric and medieval archaeology in the vicinity of the development site, although no trace was visible during the walkover survey. This does not rule out the possibility that sub-surface deposits could survive on-site, and as the area has never undergone archaeological investigation, this potential has yet to be tested. This is of particular relevance in terms of the potential for surviving medieval landscape features, as the Regional Research Framework for the North West has shown that, for the Pennine Fringe "*the structure of medieval settlement and its relationship to its environs is little understood*" (Brennand 2007, 98). Furthermore, a research priority, outlined by the extensive urban survey for Cockermouth and Papcastle, is to identify whether there is evidence for pre-12<sup>th</sup> century settlement at Cockermouth (English Heritage 2002-4, 21).
- 5.2.2 This development may adversely affect important sub-surface remains, and provides a unique opportunity to assess the early origins of Cockermouth, and whether the eastern part of Cockermouth was utilised. As such, a programme of mitigating archaeological works will be necessary prior to development on-site. This is likely to take the form of an archaeological evaluation; typically consisting of 5% of the

area due to be effected by the development, to undergo a scheme of trial trenching, undertaken by an experienced and qualified archaeological contractor.

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## APPENDIX 1: GAZETTEER OF SITES

The tables below show the known cultural and historic sites within 500m of the development site. They are based on information provided by the Cumbria Historic Environment Record database. The locations of the sites and monument features, in relation to the development site, are shown in Figure 3. Due to the high numbers of Listed Buildings in the vicinity, the locations are not illustrated; suffice to say that they are concentrated on Castlegate, Kirkgate, Main Street, Market Place and St Helen's Street, or are associated with Cockermouth Castle, areas within the Conservation Area.

Site No.	HER Ref.	Site Name	Site Form	Grid Reference (NY)	Period
1	849	Tute Hill Motte; also <b>Scheduled Monument No. 23798</b>	Earthwork	12450 30780	Medieval
2	2633	Castle Brewery Windmill	Site of	12200 30800	Post Medieval
3	3027	Cockermouth Market Place, Cocker Bridge	Building complex	12290 30750	Medieval; Post Medieval
4	3028	St Helen's Street Tannery	Roofed building	12940 30830	Post Medieval
5	3033	Cockermouth Ropewalk	Unknown	12300 30900	Post Medieval
6	3035	Cockermouth Castle and Park; also <b>Scheduled Monument No. 27653</b>	Castle; fortified house; site of motte and bailey; site of park	12230 30870	Medieval
7	5553	Cockermouth Medieval Town	Site of	12100 30700	Medieval; Post Medieval
8	11071	Castle Tannery	Site of	12080 30840	Unknown
9	19581	Perforated Stone Find	Findspot	12100 31200	Unknown

Table 1: HER Sites

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
10	25823	Mill/Brewery, Brewery Lane	Grade II	12102 30829
11	25789	Cockermouth Castle (uninhabited parts)	Grade I	12249 530885
12	25790	Cockermouth Castle (residence)	Grade I	12249 30886
13	25791	Outer Gatehouse, Cockermouth Castle	Grade I	12271 30878
14	25792	Eastern range of buildings, Cockermouth Castle	Grade I	12267 30852
15	25793	Southern Range of Buildings, Cockermouth Castle	Grade I	12246 30837
16	25794	Pump inside outer Gatehouse, Cockermouth Castle	Grade I	12263 30873

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
17	25795	Bowling Green House	Grade II	12378 30897
18	25796	Garden walls, Cockermouth Castle	Grade II	12346 30861
19	25797	Nos. 2 and 4 Castlegate	Grade II	12305 30779
20	25798	No. 6 Castlegate	Grade II*	12314 30790
21	25799	No. 8 Castlegate	Grade II	12318 30799
22	25800	No. 10 Castlegate	Grade II	12320 30808
23	25801	Castlegate House	Grade II*	12345 30841
24	25802	Nos. 1 and 3 Castlegate	Grade II	12282 30773
25	25803	Nos. 5 and 7 Castlegate	Grade II*	12289 30787
26	25804	No. 9 Castlegate	Grade II	12296 30797
27	25805	Nos. 11 and 13 Castlegate	Grade II	12298 30805
28	25821	Victorian Hall	Grade II	12169 30378
29	25825	No 13 Kirkgate	Grade II	12409 30672
30	25826	Nos. 17-25 Kirkgate	Grade II	12413 30645
31	25827	No. 31 Kirkgate	Grade II	12426 30635
32	25828	Nos. 33 and 35 Kirkgate	Grade II	12438 30625
33	25829	Nos. 37 and 29 Kirkgate	Grade II	12441 30614
34	25830	Nos. 41 and 43 Kirkgate	Grade II	12441 30600
35	25831	Nos. 45 and 47 Kirkgate	Grade II*	12442 30580
36	25832	Nos. 47A, 49 and 51 Kirkgate	Grade II	12441 30562
37	25833	Nos. 53 and 55 Kirkgate	Grade II	12442 30548
38	25834	Church of All Saints	Grade B	12360 30638
39	25835	Gate Piers at Church	Grade II	12399 30640
40	25836	No. 38 Kirkgate	Grade II	12411 30588
41	25837	Kirkgate House	Grade II	12386 30576
42	25838	Nos. 46-50 Kirkgate	Grade II	12409 30554
43	25839	No. 52, Swan Inn, and Nos. 58-64 Kirkgate	Grade II	12412 30527
44	25840	Nos. 68 and 70 Kirkgate	Grade II	12414 30500
45	25841	Nos. 72 and 74 Kirkgate	Grade II	12416 30488
46	25842	Nos. 78 to 86 Kirkgate	Grade II	12411 30467
47	25787	Cocker Bridge	Grade II	12234 30726

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
48	25845	No. 2 the Old Courthouse	Grade II	12217 30736
49	25846	No. 4 Main Street	Grade II	12208 30725
50	25847	Nos. 12 and 14 Main Street	Grade II	12170 30729
51	25848	Nos. 16-22 Main Street	Grade II	12154 30732
52	25849	Nos. 24 –28 Main Street	Grade II	12132 30732
53	25850	National Westminster Bank	Grade II	12076 30725
54	25851	Nos. 52-56 Main Street	Grade II	12054 30728
55	25856	Nos. 9-21 Main Street	Grade II	12187 30686
56	25857	Globe Hotel	Grade II	12132 30682
57	25858	Packhorse PH, Nos. 29-35 and No. 35A Main Street	Grade II	12110 30682
58	25873	No. 1 Market Place	Grade II	12381 30710
59	25872	No. 44 Market Place	Grade II	12245 30737
60	27779	No. 46 Market Place	Grade II	12245 30735
61	25868	Nos. 4 and 6 Market Place	Grade II	12381 30747
62	25869	Nos. 14-28 Market Place	Grade II	12324 30767
63	25870	Nos. 30 and 30A Market Place	Grade II	12277 30765
64	25871	Nos. 38, 40 and 42 Market Place	Grade II*	12254 30744
65	25874	Nos. 3-7 Market Place	Grade II	12367 30716
66	25875	No. 9 Market Place	Grade II	12352 30722
67	25876	Nos. 11-23 Market Place	Grade II	12331 30727
68	25877	Nos. 33 and 35 Market Place	Grade II	12277 30729
69	25878	Town Hall	Grade II	12301 30643
70	27780	St Helen's Tannery	Grade II	12940 30825
71	25824	Kirkgate Corner	Grade II	12394 30716
72	25879	Nos. 10 and 12 St Helen's Street	Grade II	12429 30734
73	25880	Nos. 26-34 St. Helen's Street	Grade II	12488 30720
74	25881	Nos. 1-35 St Helen's Street	Grade II	12429 30710
75	25806	Former Mill, The Croft	Grade II	12253 30618
76	25807	Nos. 1-4 The Croft	Grade II	12259 30590

Table 2: Listed Building Sites

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## **APPENDIX 2: FIGURES**

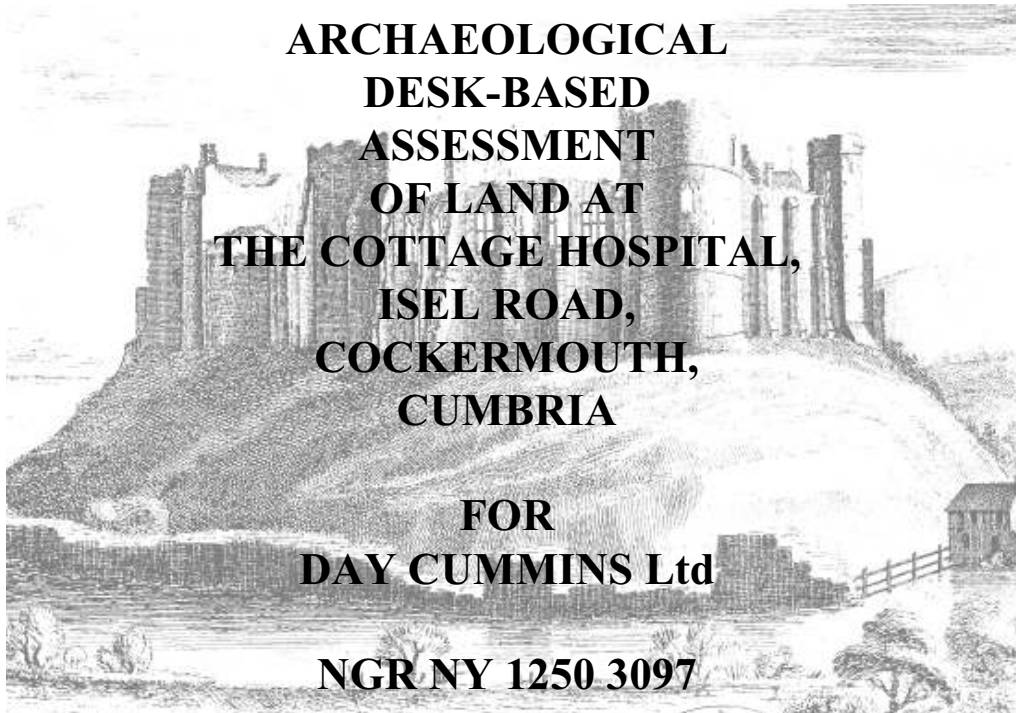
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# **NORTH PENNINES ARCHAEOLOGY LTD**

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**Project Designs and Client Reports No. CP/656/08**



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## EXECUTIVE SUMMARY

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In April 2008, North Pennines Archaeology Ltd was commissioned by Day Cummins Ltd to undertake a desk-based assessment and walkover survey of land at The Cottage Hospital, Isel Road, Cockermouth, Cumbria (NY 1250 3097).

The study involved the examination of all pertinent documents and cartographic sources held in Cumbria County Record Office in Carlisle, and of the Local Studies section of Cockermouth Library and Carlisle City Library, as well as the consultation of the Historic Environment Record (HER) of Cumbria County Council based in Kendal. The HER includes the locations and settings of Scheduled Ancient Monuments, Listed Buildings, Parks and Gardens and other, non-designated archaeological remains.

The research has shown that an early medieval settlement may have existed in the vicinity of the proposed development site, in the eastern part of Cockermouth, demonstrated by the medieval motte of Tute Hill. In addition, the motte's replacement, Cockermouth Castle lies just to the west of the site. It is known, that from at least 1259 a park was associated with the castle, and from at least the early 16<sup>th</sup> century, and probably much earlier, the proposed development site was a part of this. Ditched boundaries associated with the park may survive in the area as sub-surface archaeological features. This potential for medieval deposits surviving within the site is of particular relevance in terms of surviving medieval landscape features, as the Regional Research Framework for the North West has shown that, for the Pennine Fringe "*the structure of medieval settlement and its relationship to its environs is little understood*" (Brennand 2007, 98). Furthermore, a research priority outlined by the extensive urban survey for Cockermouth and Papcastle is to identify whether there is evidence for pre-12<sup>th</sup> century settlement at Cockermouth (English Heritage 2002-4, 21).

It may be considered necessary for the site to undergo a form of archaeological mitigation prior to construction work on-site. This is likely to take the form of an archaeological evaluation; typically consisting of 5% of the area due to be effected by the development, undertaken by an experienced and qualified archaeological contractor, subject to consultation with the Cumbria County Council Historic Environment Service.

---

## ACKNOWLEDGEMENTS

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North Pennines Archaeology Ltd would like to offer thanks to Mr R.R. Day, Managing Director of Day Cummins Ltd. for commissioning the project, and for all assistance throughout the work.

North Pennines Archaeology Ltd would also like to extend their thanks to Jo Mackintosh, of the Environment Service and to Jeremy Parsons, Historic Environment Officer of Cumbria County Council. All the staff at Carlisle Record Office and the staff at Cockermouth Library Local Studies Section and at Carlisle City Library Local Studies Section are also thanked for their help during this project. Further thanks are extended to Fiona Wooler, Project Supervisor for NPA Ltd for help with the research.

The desk-based assessment and walkover survey was undertaken by Cat Peters. The report was written by and the drawings were produced by Cat Peters. The project was managed by Matt Town, Project Manager for NPA Ltd. The report was edited by Matt Town.

---

## 1 INTRODUCTION

---

### 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Cumbria County Council's Historic Environment Service (CCCHES) were consulted regarding a proposed scheme for the erection of a primary care centre at The Cottage Hospital, Isel Road, Cockermouth, Cumbria (NGR NY 1250 3097) (Fig 1). The site is located close to the earthwork remains of Tute Hill, a 12<sup>th</sup> century motte castle, and the 12<sup>th</sup> to 14<sup>th</sup> century Cockermouth Castle, both of which are scheduled monuments (SM Nos. 23798 and 27653). Due to the relating high archaeological potential of the area, and in accordance with advice provided by the Planning Policy Guidance, Note 16 and local and regional planning policy, CCCHES recommended a programme of archaeological work be undertaken in accordance with a brief issued by Jeremy Parsons, Historic Environment Officer of Cumbria County Council (Parsons 2008). The work consisted of a desk-based study and site walkover survey to inform the client of any likely archaeological features that may be encountered during development. North Pennines Archaeology Ltd (NPAL) were commissioned by Mr R.R. Day, of Day Cummins Ltd. to undertake an archaeological desk-based assessment, to generally accepted best practice and professional standards, to meet standards necessary for Cumbria County Council of the general area around The Cottage Hospital, Cockermouth.
- 1.1.2 The desk-based assessment comprised a search of both published and unpublished records held by the Historic Environment Record (HER) in Kendal, Carlisle Record Office and the local studies section of the libraries at Carlisle and Cockermouth, as well as a search of the archives and library held by North Pennines Archaeology Ltd.
- 1.1.3 The principal objective of this assessment was to undertake sufficient work in order to identify and characterise the archaeological constraints associated with the development area, in order to assess the archaeological and historical potential of the development site.
- 1.1.4 This report sets out the results of the work in the form of a short document outlining the findings, followed by a statement of the archaeological potential of the area, an assessment of the impact of the proposed development, and recommendations for further work.

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## 2 METHODOLOGY

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### 2.1 INTRODUCTION

- 2.1.1 North Pennines Archaeology Ltd was commissioned by the client to undertake the desk-based assessment and walkover survey. All works were consistent with the relevant standards and procedures of the Institute of Field Archaeologists (IFA), and generally accepted best practice.

### 2.2 DESK-BASED ASSESSMENT

- 2.2.1 The study area consisted of a broad overall history of Cockermouth, with an additional detailed c. 500m radius area, centred on the proposed development area, which was studied in more depth. The principal sources of information were the Historic Environment Record (HER), maps and secondary sources.
- 2.2.2 ***Historic Environment Record (HER)***: the HER in Kendal, a database of known archaeological sites within the county, was accessed. This was in order to obtain information on the location of all designated sites and areas of historic interest and any other, non-designated sites within the study area, which include monuments, findspots, Listed Buildings and Conservation Areas. A brief record including grid reference and description was obtained for the various sites within the study area, and was examined in depth.
- 2.2.3 ***Cumbria Record Office, Carlisle (CRO(C))***: the Cumbria County Archives at Carlisle were searched for information on the study area. In particular, the First, Second and Third Editions of the Ordnance Survey mapping and pre-Ordnance Survey mapping were checked, and a search was made of the local history books and pamphlets held within their collections.
- 2.2.4 ***Carlisle City Library Local Studies Section (CCLLSS)***: the aerial photograph collection of the local studies section was studied of the area around the proposed development site, and a study of the collection of old photographs of the town was made, although these tended to be centred upon the key buildings in Cockermouth and as such were of little relevance to the proposed development site.
- 2.2.5 ***Cockermouth Library Local Studies Section (CLLSS)***: Cockermouth library was visited in order to glean information from their range of publications and unpublished pamphlets regarding the history of the town.
- 2.2.6 ***North Pennines Archaeology Ltd (NPAL)***: various publications and unpublished reports on excavations and other work in the region are held within the North Pennines Archaeology library and any undeposited archives of the sites themselves were examined. An electronic enquiry was also made of English Heritage's National Monuments Record and the website of the Archaeology Data Service. This was in order to enhance and augment the data obtained from a search of the appropriate repositories.

## **2.3 ARCHAEOLOGICAL WALKOVER SURVEY**

- 2.3.1 A site walkover survey was undertaken to assess the nature and extent of any extant features within the development area. This required a systematic assessment of the site by a suitably qualified and experienced archaeologist using a handheld GPS instrument to log any features encountered during the programme of archaeological on-site observation.

## **2.4 ARCHIVE**

- 2.4.1 North Pennines Archaeology Ltd and Cumbria County Council 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 fieldwork. As a result, details of the results of this study will be made available by North Pennines Archaeology, as a part of this national project.

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## 3 BACKGROUND

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### 3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The development site lies on land immediately to the south of The Cottage Hospital, to the north of Castlegate, within the northern fringes of the market town of Cockermouth, Cumbria (Fig 1).
- 3.1.2 The site is bounded to the north-east by The Cottage Hospital, to the east by adjacent properties, to the south by Castlegate, and to the west by Isel Road (Fig 2). The site lies within a natural south-east facing scarp. The north-west corner is subdivided from the rest and used as a car parking facility. The remainder is in use for agricultural grazing.
- 3.1.3 In the valleys and on the Cumbrian Plain the basic rocks are covered with material carried down and dropped by the ice, which had disappeared by 11,000BC, and then deposited as the land became land and the water lost its speed. This material consists of sands and gravel, silt and soil, but mostly boulder clay, which has made the district agricultural (Bradbury 1995, 3). A band of Skiddaw Slate grits crosses the town in a roughly east-west direction, its line being broken by faults, and the grits are overlain by clay and alluvium (*ibid*).

### 3.2 HISTORICAL BACKGROUND

- 3.2.1 This historical background is compiled mostly from secondary sources, and is intended only as a brief summary of historical developments around the study area. Site numbers refer to known cultural and historic sites within 500m of the development site and are summarised in Appendix 1. Their locations are illustrated in Fig 3.
- 3.2.2 ***Prehistoric Period (pre c. AD 43):*** various finds have been located in the vicinity of Cockermouth, suggesting that the land was utilised during the prehistoric period. A canoe was recovered from the Stanger stretch of the River Cocker, and in 1931, a perforated axe-hammer was found in a similar area, at Stanger Farm (Bradbury 1995, 7). In addition, a stone axe-hammer of the later Neolithic was found in the garden of Moorland Close, and two unpolished axes were recovered from Eaglesfield in the 19<sup>th</sup> century. Furthermore, a stone hammerhead was unearthed at Waterloo Farm, and in 1861 a perforated axe-hammer was found in Bewaldeth. A similar find was made the following year at Whinfall, and in 1879 a blue whinstone axe was encountered at Isel. In 1949, an axe-head of coarse-grained rock was found at Anfield farm (*ibid*). Furthermore, a perforated stone find was reported in 1991 (Site 9), although this could as easily represent a relatively modern sinker, as a prehistoric hammerhead. Although these finds are some distance from the site, they show the Neolithic and Bronze Age potential of the general area. Several sites in the area of Cockermouth are testimony to later prehistoric settlement of the area, during the Iron Age, and one such site lies within Cockermouth itself, in Fitz Wood. This feature consists of a well-preserved ditch and rampart, c.230m in circumference

with a straight ditch cutting across (Bradbury 1995, 11). It may have been utilised during the preceding Romano-British and early medieval periods.

3.2.3 ***Romano-British and Early Medieval Period (c. AD 43- 1066):*** the first site of any size in the area was the Roman fort of Deventia, at Papcastle. Various roads would have served this fort, and a civilian *vicus* grew up alongside it. Stone from the fort was used to build Cockermouth Castle. Although the origins of Cockermouth itself lie in the 12<sup>th</sup> and 13<sup>th</sup> centuries, “*the location of the castle, church and market place on the east bank of the Cocker suggests that if an earlier urban core is to be sought, it will be found in this area*” (Winchester 1986, 117). The part of Cockermouth utilised by the castle was better defended naturally, explaining why a settlement grew here, rather than at Papcastle during the medieval period, and the rivers probably did not always join at their present site (Bradbury 1995, 3), suggesting settlement may have been established in the area earlier. Tute Hill, located c. 120m to the south of the proposed development site, could represent early activity in the area, and was traditionally thought by antiquarians to be a Bronze Age burial site. Although no investigation has yet been undertaken to test its origins, it is more likely that Tute Hill is a motte, constructed during the early 13<sup>th</sup> century, and was the precursor to the present Cockermouth Castle, suggesting an earlier settlement in this area of the town (Site 1).

3.2.4 ***Later Medieval (c. AD 1066- AD 1485):*** the town of Cockermouth has its origins as a medieval planned town of the 12<sup>th</sup> and 13<sup>th</sup> centuries (Jones 2002b, 9; Site 7). Although the precise date of the foundation of the town remains unknown, a borough charter dating to 1210, and a market charter to 1227 show that the settlement was well established by the early 13<sup>th</sup> century. The earliest reference to the castle is in 1221 (Site 6), and the survival of several documents gives an interesting line of descent of owners, outlined elsewhere (Curwen 1911, 129-158). It may be that the origins of the castle slightly pre-date 1221 and it has been suggested that, “*it occupies the site of a much earlier fortress*” (Whellan 1860, 301). It lay in partial ruin for some time after it was reduced by parliamentary forces in 1648 (Hutchinson 1974, 113). In 1750 it passed into the hands of the Wyndham Family, now Lord Egremont.



Plate 1: Cockermouth Castle in 1739 (after Curwen 1911, 152)

- 3.2.5 A charter of Alan, son of Waldeve, given ‘*at Cokyrmoth*’, c.1150 implies that Alan’s seat of power (presumably a precursor of the later castle site, perhaps Tute Hill) was in existence at Cockermouth by the mid 12<sup>th</sup> century (Winchester 1986, 109). Various manorial accounts of the 13<sup>th</sup> century show that the three main sources of income for the landowner were the castle and its demesne land; the rents of the burgesses; and the income yielded from a variety of trading and industrial activities (*ibid*, 111). By 1270 the lord’s demesne consisted of the castle and attached deer park and 25 acres of land in “*the close below the castle*”. It is likely that the proposed development site formed part of the castle’s park and demesne lands (Figure 4). The park was enclosed by the lords of Cockermouth before 1259, at which time it was described as being capable of supporting at least 100 deer (*ibid*, 119). Parks tended to be closely confined and strongly enclosed areas in which deer and other game were secured until they were needed on the day of the hunt (Muir 2000, 15). The majority of deer parks of this nature date to the period between 1200 and 1350, when agriculture and population was undergoing an increase, and surplus wealth was available for the treaties of hunting parks and the purchase of associated royal licenses (*ibid*, 17). The King owned the greatest number of these parks, but individual nobles and churchmen also owned a large proportion. A typical park of this era covered an area of between 100 and 200 acres and they tended to have an oval or roughly circular shape, and were located at the edges of manors, which in modern terms often concur with parish boundaries (*ibid*, 18). The boundaries of parks were well-defended; both to contain the deer within, and to keep poachers out, and usually consisted of earthen banks with inner ditches. Some also had a palisade of oak posts atop the banks, or a hedge or drystone wall. Accounts of the park keeper of Cockermouth between 1267 and 1294 depict the park as a “*tract of woodland and pasture from which the estate gained revenue from sales of pasture and pannage, bark, bracken and rushes, fuel wood, nuts and honey*” (Winchester 1986, 119-120).
- 3.2.6 Demesne lands in the areas of ‘Ouresbyfeld and the field near St Helen’s Chapel, totalling 83 acres were let to tenants. In addition a total of 175 $\frac{1}{8}$  burgage tofts are listed by 1270, an estimation of 230 households has been assessed from this, perhaps a population of 1,035 inhabitants (*ibid*, 112). Cockermouth was situated between pastoral uplands and the corn-growing coastal plain, meaning that a variety of trading and industrial activities, as well as agricultural economies, are represented in 1260, including “*5 sailors, 4 fullers, 3 skimmers, 2 clerks, carpenters, tanners, dyers, smiths and goldsmiths, 1 weaver, mason, butcher, worker in horn and merchant*” (Hall 1977, 77). A chaplain and a monk were also listed, as were 2 water mills, 1 fulling mill, a dye works, a furnace, 8 corn measures, a toll jurisdiction, and a fishery below the castle (*ibid*).
- 3.2.7 Although, as has been seen, Cockermouth was a well-established borough with a considerable degree of economic wealth by the late 13<sup>th</sup> century, the conditions that contributed to this status did not last, with economic depression, plague and political unrest affecting the town during the 14<sup>th</sup> and 15<sup>th</sup> centuries (Winchester 1986, 112). A sheep plague was particularly devastating in 1280-1, and clear evidence of border warfare having direct effects on the town is found in the accounts of Robert de Leyburn, the keeper of Cockermouth Castle between 1316-18, who states that “*because of the Scottish war*”, the rents of the burgesses were



lower than previously; the fulling mill lay derelict and untenanted, and the market tolls were reduced (*ibid*). An account for 1437-8 hints at a continued decline revealed by a long list of decayed rents, suggesting a decrease in population and prosperity (*ibid*, 113). By the later 15<sup>th</sup> century, conditions had improved and records suggest a spate of building activity.

3.2.8 ***Post-Medieval (c. AD 1485- 1900)***: Cockermouth was flourishing once more by the 16<sup>th</sup> century, with Leland referring to it as a “*goode market townne*” (Toulmin Smith 1910, 55) and Camden describing it as “*wealthy*” in the 1580s (Camden 1586, 452). It remained largely agricultural throughout this period, with Cockermouth’s main function, as during the 13<sup>th</sup> century, being a centre of exchange, with a market place (Site 3), and primary processing place of farm produce from the surrounding countryside (Winchester 1986, 114).

3.2.9 A map, pre-dating the Percy Survey of 1577/8 in the Castle’s private collection shows the area as ‘Lancaster Park’ (Bradbury 1995, 56; Bradbury 1990, 9). In the Percy Survey, it was described as “*fenced about in some places with a stone wall, in some places with a hedge and a ditch*” (Winchester 1986, 120). The survey reveals that 200 acres were pasture, the remainder wooded, and refers to “*the Wheat Close adjoining the park, cent. 200 acres 50s-0d*” (*ibid* 57). This Wheat Close is shown as ‘*Whete Closse*’ on the plan of Cockermouth c.1600, and the proposed development site appears to include the northern part of this field, as well as a parcel of land to the north, which may have been part of the deer park (Figure 4). The map shows a mixture of woodland and pasture in the area, and similarly, John Speed’s plan of 1610 shows a rounded fenced area round Cockermouth, representative of parkland associated with a manor house (Bradbury 1990, 8). By 1700, the castle’s park had been leased as farmland (CRO(C) D/Lec/106 lease). Hutchinson, writing c. 1794, states “*There was a spacious park for deer appertaining to the baronial mansion here, extending from the town eastward about a mile; but being disparked, the lands have been brought into cultivation*” (Hutchinson 1974, 116). The road name of ‘Park Lane’ shown on Hodkinson and Donald’s Plan of 1774 shows the Castle’s Parkland origins surviving in the area through place names (Figure 5). This is further evidenced by the Tithe Award plan of Cockermouth, dated 1839/40, which references the southern field within the proposed development site as ‘*Deer Orchard*’, a further reference to the deer park and castle parkland (CRO(C) DRC/8/47).

3.2.10 The field system, beyond the central houses and strip burgage plots, would have consisted of an infield-outfield system with intensively and continuously cultivated fields close to the town, growing crops and beans etc. with outfield areas beyond, cultivated to varying extents according to immediate need (Bradbury 1995, 58). Although largely a medieval system, it was widespread and long-lived in northern England. As populations increased, the infields encroached on the outfields, which in turn extended further into the moorland and waste areas. Farming would have remained a key employer for the majority of the population, and until new methods were devised in the 18<sup>th</sup> and 19<sup>th</sup> centuries, poverty was rife (*ibid*, 72). A tax returns list of 1693 shows the average payment for England and Wales at that time being 7s.2¼. Bedfordshire paid the most, 11s.½d with Cumberland paying only 0s.11.375d (*ibid*). The agricultural nature of the area appears to have remained the

case into the early 19<sup>th</sup> century, revealed by a plan of Cockermouth of that date (Figure 6), with the eastern part of Cockermouth utilised for crops and grazing, as shown in a sketch of Cockermouth of around 1810.

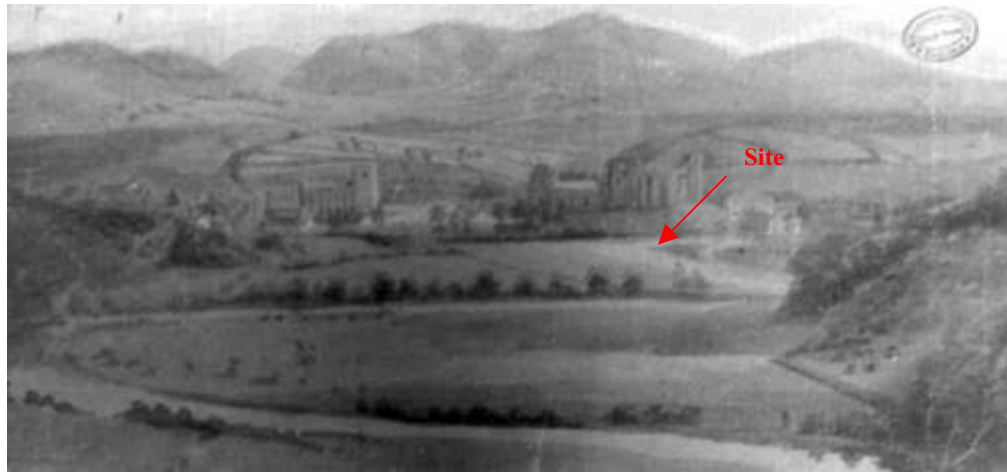


Plate 2: Sketch of Cockermouth c.1810, from the east (CLLSS: engravings)

- 3.2.11 Trade improved however, and exports in 1872 were four times as great as in 1850, meaning industries were developed in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. The centre of the town was more affected by the industrial revolution than the periphery, of which the development site remained a part. In 1797 there were plans for a new thread mill to be constructed close to the development site, between Isel Road and the River Derwent, although this never materialised (Bradbury 1982, 31). A windmill is known to have existed (Site 2), as well as two tanneries (Sites 4 and 8) and a ropewalk (Site 5). In addition a paper mill and two woollen mills were established, combined employing 900 people (Whellan 1860, 304). A hat manufactory was also based in the town, and a linen manufactory just outside. In addition there were two further tanneries, two skinneries and a brewery (*ibid*). Coal was also mined in the vicinity. The railway was also brought to Cockermouth in the 1800s, linking the town to Workington, which itself led to Carlisle to the north, and Furness and Lancaster to the south. Despite this new industrial element to the town, it remained an agricultural centre and market town for the surrounding lands.
- 3.2.12 **Modern (1900-present):** the First Edition Ordnance Survey Map of 1860 (Figure 8) shows no development within the proposed site boundary, suggesting that the area remained in use as farmland, perhaps associated with Low Parks Farm, on the opposite side of Isel Road. Modern mapping also shows no development within the site boundary, and although by 1968, housing has been established to the east of the site, this new programme of building never encroached on the site itself, suggesting a continuation of agricultural land usage since 1700. This is further evidenced by aerial photography, before and after the onset of the mid 20<sup>th</sup> century housing development to the east of the site, and shows that the development site itself was not affected.



Plate 3: Aerial Photograph of Cockermouth from west (nd, but pre-1950s)



Plate 4: Aerial Photograph of Cockermouth from west (nd but post 1950s)

- 3.2.13 Cockermouth Cottage Hospital was originally founded as a nursing home in 1902, but was extended into a hospital in 1915 (Bradbury 1991, 21). Annual Reports of the Cottage Hospital survive, dating from between 1903 and 1946 (CRO(C) DX839). In 1938, the hospital had 14 beds and 2 cots, including 2 private wards. In common with most small hospitals of the time, there was the provision for operating (Bradbury 1981, 43). Kelly (Kelly 1938) listed 7 physicians and surgeons as being associated with it in that year. The new clinic was built in 1990, next to the cottage hospital (Winter 1992, 11).

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## 4 ASSESSMENT RESULTS

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### 4.1 INTRODUCTION

4.1.1 The assessment results are based on primary documents, most notably maps, and on the secondary sources used in *Section 3.2*. The results are presented according to the archive from which they were consulted. There are 9 HER records for the study area immediately around the site defined as a 500m radius, centred on the site. A further 67 Listed Buildings exist within 500m of the development site, indicative of the architectural and historic importance of the locality. A full list of the sites identified by the assessment is given in the Gazetteer in *Appendix 1*.

### 4.2 HISTORIC ENVIRONMENT RECORD (HER)

4.2.1 **HER:** 9 HER records exist within 500m of the development site, four of medieval origin (Sites 1, 3, 6 and 7) and three of post-medieval date (Sites 2, 4 and 5, 6). Two further sites of unknown origin are also listed (Sites 8 and 9).

4.2.2 **Listed Buildings:** 67 Listed Buildings are also located within 500m of the development site, lodged with the HER records. These are located within the Conservation Area, to the west and south of the proposed development, and are predominantly located along Castlegate, Kirkgate, Main Street, Market Place and St Helen's Street, or are associated with Cockermouth Castle.

### 4.3 CUMBRIA RECORD OFFICE (CARLISLE)

4.3.1 A search of documentary and cartographic sources was carried out at Cumbria Record Office, Carlisle. The results are included in Section 3.2 and the cartographic analysis in 4.4.

### 4.4 COCKERMOUTH LIBRARY LOCAL STUDIES SECTION

4.4.1 The Local Studies Section of the library was perused for all information relevant to the study area, found in a range of published and non-published books and articles. The results have been used in Section 3.2, and resources used are cited where relevant, in the bibliography.

### 4.5 CARTOGRAPHIC SOURCES

4.5.1 A search of maps recording the area was carried out. Only those that reveal the development site, and that are of direct relevance have been included.

4.5.2 **Plan of Cockermouth, c. 1600 (after Winchester 1986, 110) (Fig 4):** this plan of Cockermouth shows that the proposed development site lies to the north of the settlement of Cockermouth, to the east of the castle, and was part of the castle's parkland, shown as 'Whete Closse' part of the agricultural hinterland for the town.

- 4.5.3 ***Hodkinson and Donald's Plan of Cockermouth, 1774 (Fig 5)***: this plan of 1774 shows the survival of the Castle's parkland origins through the road name, 'Park Lane' (the present Isel Road). A bowling green is also depicted to the west of the development site.
- 4.5.4 ***Plan of Cockermouth, c. 1832 (after Winchester 1986, 115) (Fig 6)***: the plan of Cockermouth of 1832 again shows that development in Cockermouth had not spread to the proposed development site. The documentary search (Section 3.2.6) has revealed that the lands that were previously part of the castle parkland had been sold off as agricultural lands by 1700, and it seems as though the development site remained in use for agriculture by this time.
- 4.5.5 ***Tithe Award Plan of Cockermouth, 1839/40 (Fig 7)***: this plan is the earliest to give real detail to the relevant part of Cockermouth. It shows the development site, predominantly lying within Plots '365' and '366'. The award shows that both were owned by General Wyndham, and that Plot 366, to the north, was occupied by James Fell, had no name, and was used as pasture, and that Plot 365, to the south, was occupied by John Hodgson, was also used as pasture, and was known as 'Deer Orchard', a further reference to the deer park and castle parkland, that the lands used to be a part of. A small building is depicted to the north of the site boundary, probably an agricultural outbuilding.
- 4.5.6 ***Ordnance Survey Map c. 1860, First Edition, 25" to 1 mile (Fig 8)***: this is the first plan of the town to have been accurately surveyed. The farm to the west, 'Low Parks Farm', shows the survival of the pre-existing land use of the area, as castle parkland, in place names, and it is likely that the proposed development site formed agricultural land for this farm by 1860, or another nearby farm. Tute Hill can clearly be seen to the south, and the castle to the west.
- 4.5.7 ***Ordnance Survey Map c. 1900, Second Edition, 25" to 1 mile (Fig 9)***: the Second Edition Ordnance Survey Map of 1900 shows little change since 1860. A drill hall has been constructed to the east of Tute Hill, but little further has changed in the vicinity of the proposed development. The name 'Low Parks Farm' has changed to 'Low Park Farm'.
- 4.5.8 ***Ordnance Survey Map c. 1930, Third Edition, 25" to 1 mile (Fig 10)***: the Third Edition Ordnance Survey Map of 1930 shows little change since 1900. Low Park Farm has an additional outbuilding attached, and the field to the south of Castlegate has been subdivided, with a building constructed within the new roughly triangular shaped field to the west, but the area remains within the agricultural hinterland of Cockermouth.

## 4.6 AERIAL PHOTOGRAPHY

- 4.6.1 Aerial photographs pertaining to the study area were located at the Carlisle City Library Local Studies Section. Those of relevance have been included in Section 3.2, where appropriate. No new features are visible within the vicinity of the proposed development site. No aerial photographs of the area were located at either the HER of Cumbria at Kendal, or the County Record Office at Carlisle.

## 4.7 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

4.7.1 The Archaeology Data Service, an on-line archaeological record provider hosted by York University, was checked for any previous archaeological investigations carried out in the vicinity of the development site, as were the collections of Cumbria HER. Several archaeological investigations have been undertaken within Cockermouth, summaries of which are outlined in the table below. None have taken place within the boundary of the present proposed development.

Site	Date	Type	Results	Reference
75-85 Main Street	1980	Excavation	Pre 14 <sup>th</sup> century building foundations, with several phases of later building above	Medieval Archaeology 1981
Bridge Street	2000	Watching Brief	No deposits of archaeological significance encountered	Carlisle Archaeology 2000
Rubby Banks Road	2000	Watching Brief	No deposits of archaeological significance encountered	Northern Archaeological Associates 2000
Mitre Court, St Helen's Street	2002	Assessment	Highlighted potential for Post Medieval deposits to survive	Jones 2002a
39 Market Place	2002	Assessment	Highlighted potential for Medieval or Post Medieval deposits to survive	Jones 2002b
Cockermouth Castle	2002	Watching Brief	2 small test pits were monitored beside the Dining Room and the Butler's Pantry. Area much disturbed by service pipes, explaining lack of finds	Giecco 2002
Mitre Court, St Helen's Street	2003	Evaluation	A cobbled surface and associated drains were recorded, concluded to be part of the yard for the former Crown and Mitre Hotel	Jones 2003a
39 Market Place	2003	Watching Brief	The development site consisted of an open area of 78m <sup>2</sup> . No structural or archaeological remains were observed	Jones 2003b
Sullart Street	2003	Assessment	A desk based assessment was undertaken of Sullart Street, Cockermouth. A copy of the report was not located	Newman 2003
High Sand Lane	2005	Watching Brief	The eastern part of the site was heavily truncated by recent activity. No archaeological remains were encountered	Martin 2005

## **4.8 ARCHAEOLOGICAL WALKOVER SURVEY**

- 4.8.1 An archaeological walkover survey was undertaken on the proposed development site on Tuesday 8<sup>th</sup> April 2008. This was to ascertain the presence of any extant archaeological features on site and to assess their survival, and to test the potential for archaeology found by the desk-based research. A photographic record of the site is included as Figure 11.
- 4.8.2 The site was situated in a natural south-east facing slope. The north-western corner was fenced off from the rest of the area and in-use as a car parking facility, presumably for The Cottage Hospital. The central part of this area was a tarmac levelled surface, with surrounding mounds, presumably formed by spoil from the levelling process. The remainder of the site consisted of pasture, used for animal grazing by sheep at the time of the walkover survey. A short section of drystone wall, and a fence to the south, separated the field from Isel Road to the west, and a hedge from Castlegate to the south. The rest of the area seem to be bounded by a combination of hedging and fencing, to prevent the sheep from straying into adjoining properties to the east and north. A slightly sunken oval feature was observed with stone exposed within the eastern part of the sheep field, to the south of the car parking facility. This is probably a natural pond area, rather than representing any archaeological activity. Modern mapping depicts a spring at this location. No further features were observed.

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## 5 CONCLUSIONS AND RECOMMENDATIONS

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### 5.1 ARCHAEOLOGICAL POTENTIAL

- 5.1.1 The potential for prehistoric remains surviving sub-surface on the development site is medium to low. The area has revealed little but stray finds of the prehistoric period, but these in themselves show potential for a settlement in the area. The walkover survey revealed no visible features above surface.
- 5.1.2 The potential for Romano-British features surviving sub-surface within the proposed development site is low. The Roman fort lies at Papcastle, so settlement would not have extended into the Cockermouth area. There is a small chance that a Roman road serving the fort may have extended in the area, however.
- 5.1.3 The potential for medieval archaeological remains surviving sub-surface within the boundaries of the development site is medium. An early medieval settlement may have existed in the vicinity of the site, in the eastern part of Cockermouth, demonstrated by the medieval motte of Tute Hill. In addition, the motte's replacement, Cockermouth Castle lies to the west of the site. It is known that from at least 1259 a park was associated with the castle, and that from at least the early 16<sup>th</sup> century, and probably much earlier, the proposed development site was a part of this. Ditched boundaries associated with the park may survive in the area as sub-surface features.
- 5.1.4 The potential for post medieval archaeological deposits surviving on-site is low. No known activity of the period occurred within the site boundary. The post medieval expanse of Cockermouth lay to the south and west of the development site.

### 5.2 RECOMMENDATIONS

- 5.2.1 The desk-based research has highlighted the potential for prehistoric and medieval archaeology in the vicinity of the development site, although no trace was visible during the walkover survey. This does not rule out the possibility that sub-surface deposits could survive on-site, and as the area has never undergone archaeological investigation, this potential has yet to be tested. This is of particular relevance in terms of the potential for surviving medieval landscape features, as the Regional Research Framework for the North West has shown that, for the Pennine Fringe “*the structure of medieval settlement and its relationship to its environs is little understood*” (Brennand 2007, 98). Furthermore, a research priority, outlined by the extensive urban survey for Cockermouth and Papcastle, is to identify whether there is evidence for pre-12<sup>th</sup> century settlement at Cockermouth (English Heritage 2002-4, 21).
- 5.2.2 This development may adversely affect important sub-surface remains, and provides a unique opportunity to assess the early origins of Cockermouth, and whether the eastern part of Cockermouth was utilised. As such, a programme of mitigating archaeological works will be necessary prior to development on-site. This is likely to take the form of an archaeological evaluation; typically consisting of 5% of the



area due to be effected by the development, to undergo a scheme of trial trenching, undertaken by an experienced and qualified archaeological contractor.

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- Ordnance Survey 2<sup>nd</sup> Edition c. 1900, 25 inch to the mile. HMSO © Crown Copyright
- Ordnance Survey 3<sup>rd</sup> Edition c. 1930, 25 inch to the mile. HMSO © Crown Copyright
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## APPENDIX 1: GAZETTEER OF SITES

The tables below show the known cultural and historic sites within 500m of the development site. They are based on information provided by the Cumbria Historic Environment Record database. The locations of the sites and monument features, in relation to the development site, are shown in Figure 3. Due to the high numbers of Listed Buildings in the vicinity, the locations are not illustrated; suffice to say that they are concentrated on Castlegate, Kirkgate, Main Street, Market Place and St Helen's Street, or are associated with Cockermouth Castle, areas within the Conservation Area.

Site No.	HER Ref.	Site Name	Site Form	Grid Reference (NY)	Period
1	849	Tute Hill Motte; also <b>Scheduled Monument No. 23798</b>	Earthwork	12450 30780	Medieval
2	2633	Castle Brewery Windmill	Site of	12200 30800	Post Medieval
3	3027	Cockermouth Market Place, Cocker Bridge	Building complex	12290 30750	Medieval; Post Medieval
4	3028	St Helen's Street Tannery	Roofed building	12940 30830	Post Medieval
5	3033	Cockermouth Ropewalk	Unknown	12300 30900	Post Medieval
6	3035	Cockermouth Castle and Park; also <b>Scheduled Monument No. 27653</b>	Castle; fortified house; site of motte and bailey; site of park	12230 30870	Medieval
7	5553	Cockermouth Medieval Town	Site of	12100 30700	Medieval; Post Medieval
8	11071	Castle Tannery	Site of	12080 30840	Unknown
9	19581	Perforated Stone Find	Findspot	12100 31200	Unknown

Table 1: HER Sites

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
10	25823	Mill/Brewery, Brewery Lane	Grade II	12102 30829
11	25789	Cockermouth Castle (uninhabited parts)	Grade I	12249 530885
12	25790	Cockermouth Castle (residence)	Grade I	12249 30886
13	25791	Outer Gatehouse, Cockermouth Castle	Grade I	12271 30878
14	25792	Eastern range of buildings, Cockermouth Castle	Grade I	12267 30852
15	25793	Southern Range of Buildings, Cockermouth Castle	Grade I	12246 30837
16	25794	Pump inside outer Gatehouse, Cockermouth Castle	Grade I	12263 30873

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
17	25795	Bowling Green House	Grade II	12378 30897
18	25796	Garden walls, Cockermouth Castle	Grade II	12346 30861
19	25797	Nos. 2 and 4 Castlegate	Grade II	12305 30779
20	25798	No. 6 Castlegate	Grade II*	12314 30790
21	25799	No. 8 Castlegate	Grade II	12318 30799
22	25800	No. 10 Castlegate	Grade II	12320 30808
23	25801	Castlegate House	Grade II*	12345 30841
24	25802	Nos. 1 and 3 Castlegate	Grade II	12282 30773
25	25803	Nos. 5 and 7 Castlegate	Grade II*	12289 30787
26	25804	No. 9 Castlegate	Grade II	12296 30797
27	25805	Nos. 11 and 13 Castlegate	Grade II	12298 30805
28	25821	Victorian Hall	Grade II	12169 30378
29	25825	No 13 Kirkgate	Grade II	12409 30672
30	25826	Nos. 17-25 Kirkgate	Grade II	12413 30645
31	25827	No. 31 Kirkgate	Grade II	12426 30635
32	25828	Nos. 33 and 35 Kirkgate	Grade II	12438 30625
33	25829	Nos. 37 and 29 Kirkgate	Grade II	12441 30614
34	25830	Nos. 41 and 43 Kirkgate	Grade II	12441 30600
35	25831	Nos. 45 and 47 Kirkgate	Grade II*	12442 30580
36	25832	Nos. 47A, 49 and 51 Kirkgate	Grade II	12441 30562
37	25833	Nos. 53 and 55 Kirkgate	Grade II	12442 30548
38	25834	Church of All Saints	Grade B	12360 30638
39	25835	Gate Piers at Church	Grade II	12399 30640
40	25836	No. 38 Kirkgate	Grade II	12411 30588
41	25837	Kirkgate House	Grade II	12386 30576
42	25838	Nos. 46-50 Kirkgate	Grade II	12409 30554
43	25839	No. 52, Swan Inn, and Nos. 58-64 Kirkgate	Grade II	12412 30527
44	25840	Nos. 68 and 70 Kirkgate	Grade II	12414 30500
45	25841	Nos. 72 and 74 Kirkgate	Grade II	12416 30488
46	25842	Nos. 78 to 86 Kirkgate	Grade II	12411 30467
47	25787	Cocker Bridge	Grade II	12234 30726

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
48	25845	No. 2 the Old Courthouse	Grade II	12217 30736
49	25846	No. 4 Main Street	Grade II	12208 30725
50	25847	Nos. 12 and 14 Main Street	Grade II	12170 30729
51	25848	Nos. 16-22 Main Street	Grade II	12154 30732
52	25849	Nos. 24 –28 Main Street	Grade II	12132 30732
53	25850	National Westminster Bank	Grade II	12076 30725
54	25851	Nos. 52-56 Main Street	Grade II	12054 30728
55	25856	Nos. 9-21 Main Street	Grade II	12187 30686
56	25857	Globe Hotel	Grade II	12132 30682
57	25858	Packhorse PH, Nos. 29-35 and No. 35A Main Street	Grade II	12110 30682
58	25873	No. 1 Market Place	Grade II	12381 30710
59	25872	No. 44 Market Place	Grade II	12245 30737
60	27779	No. 46 Market Place	Grade II	12245 30735
61	25868	Nos. 4 and 6 Market Place	Grade II	12381 30747
62	25869	Nos. 14-28 Market Place	Grade II	12324 30767
63	25870	Nos. 30 and 30A Market Place	Grade II	12277 30765
64	25871	Nos. 38, 40 and 42 Market Place	Grade II*	12254 30744
65	25874	Nos. 3-7 Market Place	Grade II	12367 30716
66	25875	No. 9 Market Place	Grade II	12352 30722
67	25876	Nos. 11-23 Market Place	Grade II	12331 30727
68	25877	Nos. 33 and 35 Market Place	Grade II	12277 30729
69	25878	Town Hall	Grade II	12301 30643
70	27780	St Helen's Tannery	Grade II	12940 30825
71	25824	Kirkgate Corner	Grade II	12394 30716
72	25879	Nos. 10 and 12 St Helen's Street	Grade II	12429 30734
73	25880	Nos. 26-34 St. Helen's Street	Grade II	12488 30720
74	25881	Nos. 1-35 St Helen's Street	Grade II	12429 30710
75	25806	Former Mill, The Croft	Grade II	12253 30618
76	25807	Nos. 1-4 The Croft	Grade II	12259 30590

Table 2: Listed Building Sites

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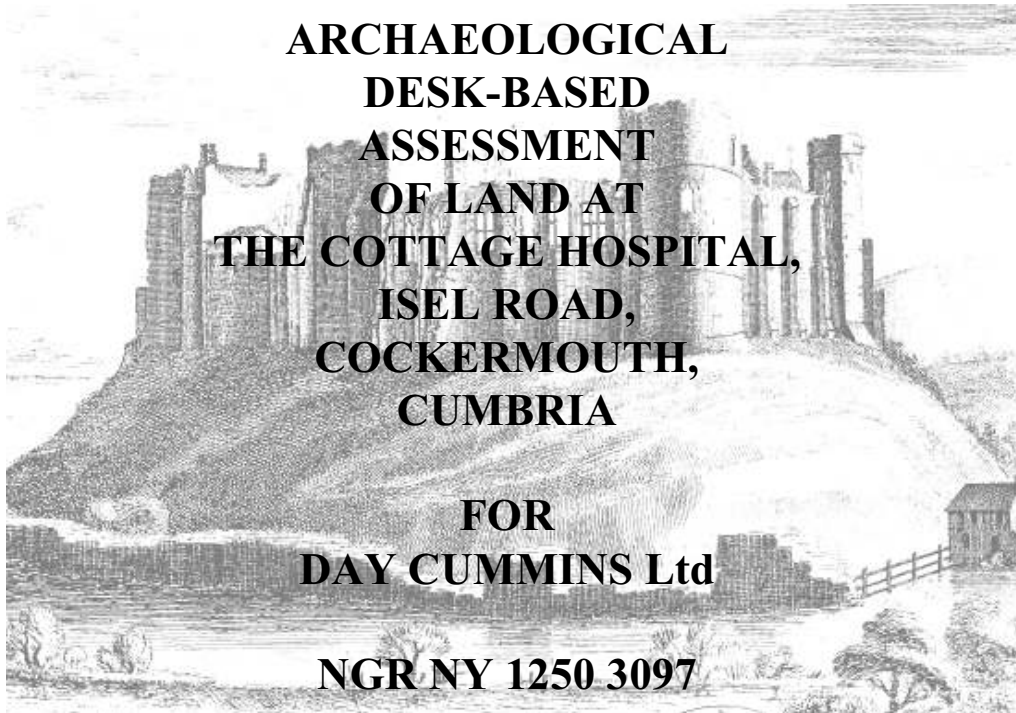


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# **NORTH PENNINES ARCHAEOLOGY LTD**

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**Project Designs and Client Reports No. CP/656/08**



**OASIS Reference: northpen3-40493**

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16 April 2008



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## EXECUTIVE SUMMARY

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In April 2008, North Pennines Archaeology Ltd was commissioned by Day Cummins Ltd to undertake a desk-based assessment and walkover survey of land at The Cottage Hospital, Isel Road, Cockermouth, Cumbria (NY 1250 3097).

The study involved the examination of all pertinent documents and cartographic sources held in Cumbria County Record Office in Carlisle, and of the Local Studies section of Cockermouth Library and Carlisle City Library, as well as the consultation of the Historic Environment Record (HER) of Cumbria County Council based in Kendal. The HER includes the locations and settings of Scheduled Ancient Monuments, Listed Buildings, Parks and Gardens and other, non-designated archaeological remains.

The research has shown that an early medieval settlement may have existed in the vicinity of the proposed development site, in the eastern part of Cockermouth, demonstrated by the medieval motte of Tute Hill. In addition, the motte's replacement, Cockermouth Castle lies just to the west of the site. It is known, that from at least 1259 a park was associated with the castle, and from at least the early 16<sup>th</sup> century, and probably much earlier, the proposed development site was a part of this. Ditched boundaries associated with the park may survive in the area as sub-surface archaeological features. This potential for medieval deposits surviving within the site is of particular relevance in terms of surviving medieval landscape features, as the Regional Research Framework for the North West has shown that, for the Pennine Fringe "*the structure of medieval settlement and its relationship to its environs is little understood*" (Brennand 2007, 98). Furthermore, a research priority outlined by the extensive urban survey for Cockermouth and Papcastle is to identify whether there is evidence for pre-12<sup>th</sup> century settlement at Cockermouth (English Heritage 2002-4, 21).

It may be considered necessary for the site to undergo a form of archaeological mitigation prior to construction work on-site. This is likely to take the form of an archaeological evaluation; typically consisting of 5% of the area due to be effected by the development, undertaken by an experienced and qualified archaeological contractor, subject to consultation with the Cumbria County Council Historic Environment Service.

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## ACKNOWLEDGEMENTS

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North Pennines Archaeology Ltd would like to offer thanks to Mr R.R. Day, Managing Director of Day Cummins Ltd. for commissioning the project, and for all assistance throughout the work.

North Pennines Archaeology Ltd would also like to extend their thanks to Jo Mackintosh, of the Environment Service and to Jeremy Parsons, Historic Environment Officer of Cumbria County Council. All the staff at Carlisle Record Office and the staff at Cockermouth Library Local Studies Section and at Carlisle City Library Local Studies Section are also thanked for their help during this project. Further thanks are extended to Fiona Wooler, Project Supervisor for NPA Ltd for help with the research.

The desk-based assessment and walkover survey was undertaken by Cat Peters. The report was written by and the drawings were produced by Cat Peters. The project was managed by Matt Town, Project Manager for NPA Ltd. The report was edited by Matt Town.

---

# 1 INTRODUCTION

---

## 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Cumbria County Council's Historic Environment Service (CCCHES) were consulted regarding a proposed scheme for the erection of a primary care centre at The Cottage Hospital, Isel Road, Cockermouth, Cumbria (NGR NY 1250 3097) (Fig 1). The site is located close to the earthwork remains of Tute Hill, a 12<sup>th</sup> century motte castle, and the 12<sup>th</sup> to 14<sup>th</sup> century Cockermouth Castle, both of which are scheduled monuments (SM Nos. 23798 and 27653). Due to the relating high archaeological potential of the area, and in accordance with advice provided by the Planning Policy Guidance, Note 16 and local and regional planning policy, CCCHES recommended a programme of archaeological work be undertaken in accordance with a brief issued by Jeremy Parsons, Historic Environment Officer of Cumbria County Council (Parsons 2008). The work consisted of a desk-based study and site walkover survey to inform the client of any likely archaeological features that may be encountered during development. North Pennines Archaeology Ltd (NPAL) were commissioned by Mr R.R. Day, of Day Cummins Ltd. to undertake an archaeological desk-based assessment, to generally accepted best practice and professional standards, to meet standards necessary for Cumbria County Council of the general area around The Cottage Hospital, Cockermouth.
- 1.1.2 The desk-based assessment comprised a search of both published and unpublished records held by the Historic Environment Record (HER) in Kendal, Carlisle Record Office and the local studies section of the libraries at Carlisle and Cockermouth, as well as a search of the archives and library held by North Pennines Archaeology Ltd.
- 1.1.3 The principal objective of this assessment was to undertake sufficient work in order to identify and characterise the archaeological constraints associated with the development area, in order to assess the archaeological and historical potential of the development site.
- 1.1.4 This report sets out the results of the work in the form of a short document outlining the findings, followed by a statement of the archaeological potential of the area, an assessment of the impact of the proposed development, and recommendations for further work.

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## 2 METHODOLOGY

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### 2.1 INTRODUCTION

- 2.1.1 North Pennines Archaeology Ltd was commissioned by the client to undertake the desk-based assessment and walkover survey. All works were consistent with the relevant standards and procedures of the Institute of Field Archaeologists (IFA), and generally accepted best practice.

### 2.2 DESK-BASED ASSESSMENT

- 2.2.1 The study area consisted of a broad overall history of Cockermouth, with an additional detailed c. 500m radius area, centred on the proposed development area, which was studied in more depth. The principal sources of information were the Historic Environment Record (HER), maps and secondary sources.
- 2.2.2 ***Historic Environment Record (HER)***: the HER in Kendal, a database of known archaeological sites within the county, was accessed. This was in order to obtain information on the location of all designated sites and areas of historic interest and any other, non-designated sites within the study area, which include monuments, findspots, Listed Buildings and Conservation Areas. A brief record including grid reference and description was obtained for the various sites within the study area, and was examined in depth.
- 2.2.3 ***Cumbria Record Office, Carlisle (CRO(C))***: the Cumbria County Archives at Carlisle were searched for information on the study area. In particular, the First, Second and Third Editions of the Ordnance Survey mapping and pre-Ordnance Survey mapping were checked, and a search was made of the local history books and pamphlets held within their collections.
- 2.2.4 ***Carlisle City Library Local Studies Section (CCLLSS)***: the aerial photograph collection of the local studies section was studied of the area around the proposed development site, and a study of the collection of old photographs of the town was made, although these tended to be centred upon the key buildings in Cockermouth and as such were of little relevance to the proposed development site.
- 2.2.5 ***Cockermouth Library Local Studies Section (CLLSS)***: Cockermouth library was visited in order to glean information from their range of publications and unpublished pamphlets regarding the history of the town.
- 2.2.6 ***North Pennines Archaeology Ltd (NPAL)***: various publications and unpublished reports on excavations and other work in the region are held within the North Pennines Archaeology library and any undeposited archives of the sites themselves were examined. An electronic enquiry was also made of English Heritage's National Monuments Record and the website of the Archaeology Data Service. This was in order to enhance and augment the data obtained from a search of the appropriate repositories.



## **2.3 ARCHAEOLOGICAL WALKOVER SURVEY**

- 2.3.1 A site walkover survey was undertaken to assess the nature and extent of any extant features within the development area. This required a systematic assessment of the site by a suitably qualified and experienced archaeologist using a handheld GPS instrument to log any features encountered during the programme of archaeological on-site observation.

## **2.4 ARCHIVE**

- 2.4.1 North Pennines Archaeology Ltd and Cumbria County Council 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 fieldwork. As a result, details of the results of this study will be made available by North Pennines Archaeology, as a part of this national project.

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## 3 BACKGROUND

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### 3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The development site lies on land immediately to the south of The Cottage Hospital, to the north of Castlegate, within the northern fringes of the market town of Cockermouth, Cumbria (Fig 1).
- 3.1.2 The site is bounded to the north-east by The Cottage Hospital, to the east by adjacent properties, to the south by Castlegate, and to the west by Isel Road (Fig 2). The site lies within a natural south-east facing scarp. The north-west corner is subdivided from the rest and used as a car parking facility. The remainder is in use for agricultural grazing.
- 3.1.3 In the valleys and on the Cumbrian Plain the basic rocks are covered with material carried down and dropped by the ice, which had disappeared by 11,000BC, and then deposited as the land became land and the water lost its speed. This material consists of sands and gravel, silt and soil, but mostly boulder clay, which has made the district agricultural (Bradbury 1995, 3). A band of Skiddaw Slate grits crosses the town in a roughly east-west direction, its line being broken by faults, and the grits are overlain by clay and alluvium (*ibid*).

### 3.2 HISTORICAL BACKGROUND

- 3.2.1 This historical background is compiled mostly from secondary sources, and is intended only as a brief summary of historical developments around the study area. Site numbers refer to known cultural and historic sites within 500m of the development site and are summarised in Appendix 1. Their locations are illustrated in Fig 3.
- 3.2.2 ***Prehistoric Period (pre c. AD 43):*** various finds have been located in the vicinity of Cockermouth, suggesting that the land was utilised during the prehistoric period. A canoe was recovered from the Stanger stretch of the River Cocker, and in 1931, a perforated axe-hammer was found in a similar area, at Stanger Farm (Bradbury 1995, 7). In addition, a stone axe-hammer of the later Neolithic was found in the garden of Moorland Close, and two unpolished axes were recovered from Eaglesfield in the 19<sup>th</sup> century. Furthermore, a stone hammerhead was unearthed at Waterloo Farm, and in 1861 a perforated axe-hammer was found in Bewaldeth. A similar find was made the following year at Whinfall, and in 1879 a blue whinstone axe was encountered at Isel. In 1949, an axe-head of coarse-grained rock was found at Anfield farm (*ibid*). Furthermore, a perforated stone find was reported in 1991 (Site 9), although this could as easily represent a relatively modern sinker, as a prehistoric hammerhead. Although these finds are some distance from the site, they show the Neolithic and Bronze Age potential of the general area. Several sites in the area of Cockermouth are testimony to later prehistoric settlement of the area, during the Iron Age, and one such site lies within Cockermouth itself, in Fitz Wood. This feature consists of a well-preserved ditch and rampart, c.230m in circumference

with a straight ditch cutting across (Bradbury 1995, 11). It may have been utilised during the preceding Romano-British and early medieval periods.

3.2.3 ***Romano-British and Early Medieval Period (c. AD 43- 1066):*** the first site of any size in the area was the Roman fort of Deventia, at Papcastle. Various roads would have served this fort, and a civilian *vicus* grew up alongside it. Stone from the fort was used to build Cockermouth Castle. Although the origins of Cockermouth itself lie in the 12<sup>th</sup> and 13<sup>th</sup> centuries, “*the location of the castle, church and market place on the east bank of the Cocker suggests that if an earlier urban core is to be sought, it will be found in this area*” (Winchester 1986, 117). The part of Cockermouth utilised by the castle was better defended naturally, explaining why a settlement grew here, rather than at Papcastle during the medieval period, and the rivers probably did not always join at their present site (Bradbury 1995, 3), suggesting settlement may have been established in the area earlier. Tute Hill, located c. 120m to the south of the proposed development site, could represent early activity in the area, and was traditionally thought by antiquarians to be a Bronze Age burial site. Although no investigation has yet been undertaken to test its origins, it is more likely that Tute Hill is a motte, constructed during the early 13<sup>th</sup> century, and was the precursor to the present Cockermouth Castle, suggesting an earlier settlement in this area of the town (Site 1).

3.2.4 ***Later Medieval (c. AD 1066- AD 1485):*** the town of Cockermouth has its origins as a medieval planned town of the 12<sup>th</sup> and 13<sup>th</sup> centuries (Jones 2002b, 9; Site 7). Although the precise date of the foundation of the town remains unknown, a borough charter dating to 1210, and a market charter to 1227 show that the settlement was well established by the early 13<sup>th</sup> century. The earliest reference to the castle is in 1221 (Site 6), and the survival of several documents gives an interesting line of descent of owners, outlined elsewhere (Curwen 1911, 129-158). It may be that the origins of the castle slightly pre-date 1221 and it has been suggested that, “*it occupies the site of a much earlier fortress*” (Whellan 1860, 301). It lay in partial ruin for some time after it was reduced by parliamentary forces in 1648 (Hutchinson 1974, 113). In 1750 it passed into the hands of the Wyndham Family, now Lord Egremont.



Plate 1: Cockermouth Castle in 1739 (after Curwen 1911, 152)

- 3.2.5 A charter of Alan, son of Waldeve, given ‘*at Cokyrmoth*’, c.1150 implies that Alan’s seat of power (presumably a precursor of the later castle site, perhaps Tute Hill) was in existence at Cockermouth by the mid 12<sup>th</sup> century (Winchester 1986, 109). Various manorial accounts of the 13<sup>th</sup> century show that the three main sources of income for the landowner were the castle and its demesne land; the rents of the burgesses; and the income yielded from a variety of trading and industrial activities (*ibid*, 111). By 1270 the lord’s demesne consisted of the castle and attached deer park and 25 acres of land in “*the close below the castle*”. It is likely that the proposed development site formed part of the castle’s park and demesne lands (Figure 4). The park was enclosed by the lords of Cockermouth before 1259, at which time it was described as being capable of supporting at least 100 deer (*ibid*, 119). Parks tended to be closely confined and strongly enclosed areas in which deer and other game were secured until they were needed on the day of the hunt (Muir 2000, 15). The majority of deer parks of this nature date to the period between 1200 and 1350, when agriculture and population was undergoing an increase, and surplus wealth was available for the treaties of hunting parks and the purchase of associated royal licenses (*ibid*, 17). The King owned the greatest number of these parks, but individual nobles and churchmen also owned a large proportion. A typical park of this era covered an area of between 100 and 200 acres and they tended to have an oval or roughly circular shape, and were located at the edges of manors, which in modern terms often concur with parish boundaries (*ibid*, 18). The boundaries of parks were well-defended; both to contain the deer within, and to keep poachers out, and usually consisted of earthen banks with inner ditches. Some also had a palisade of oak posts atop the banks, or a hedge or drystone wall. Accounts of the park keeper of Cockermouth between 1267 and 1294 depict the park as a “*tract of woodland and pasture from which the estate gained revenue from sales of pasture and pannage, bark, bracken and rushes, fuel wood, nuts and honey*” (Winchester 1986, 119-120).
- 3.2.6 Demesne lands in the areas of ‘Ouresbyfeld and the field near St Helen’s Chapel, totalling 83 acres were let to tenants. In addition a total of 175 $\frac{1}{8}$  burgage tofts are listed by 1270, an estimation of 230 households has been assessed from this, perhaps a population of 1,035 inhabitants (*ibid*, 112). Cockermouth was situated between pastoral uplands and the corn-growing coastal plain, meaning that a variety of trading and industrial activities, as well as agricultural economies, are represented in 1260, including “*5 sailors, 4 fullers, 3 skimmers, 2 clerks, carpenters, tanners, dyers, smiths and goldsmiths, 1 weaver, mason, butcher, worker in horn and merchant*” (Hall 1977, 77). A chaplain and a monk were also listed, as were 2 water mills, 1 fulling mill, a dye works, a furnace, 8 corn measures, a toll jurisdiction, and a fishery below the castle (*ibid*).
- 3.2.7 Although, as has been seen, Cockermouth was a well-established borough with a considerable degree of economic wealth by the late 13<sup>th</sup> century, the conditions that contributed to this status did not last, with economic depression, plague and political unrest affecting the town during the 14<sup>th</sup> and 15<sup>th</sup> centuries (Winchester 1986, 112). A sheep plague was particularly devastating in 1280-1, and clear evidence of border warfare having direct effects on the town is found in the accounts of Robert de Leyburn, the keeper of Cockermouth Castle between 1316-18, who states that “*because of the Scottish war*”, the rents of the burgesses were

lower than previously; the fulling mill lay derelict and untenanted, and the market tolls were reduced (*ibid*). An account for 1437-8 hints at a continued decline revealed by a long list of decayed rents, suggesting a decrease in population and prosperity (*ibid*, 113). By the later 15<sup>th</sup> century, conditions had improved and records suggest a spate of building activity.

- 3.2.8 ***Post-Medieval (c. AD 1485- 1900):*** Cockermouth was flourishing once more by the 16<sup>th</sup> century, with Leland referring to it as a “*goode market townne*” (Toulmin Smith 1910, 55) and Camden describing it as “*wealthy*” in the 1580s (Camden 1586, 452). It remained largely agricultural throughout this period, with Cockermouth’s main function, as during the 13<sup>th</sup> century, being a centre of exchange, with a market place (Site 3), and primary processing place of farm produce from the surrounding countryside (Winchester 1986, 114).
- 3.2.9 A map, pre-dating the Percy Survey of 1577/8 in the Castle’s private collection shows the area as ‘Lancaster Park’ (Bradbury 1995, 56; Bradbury 1990, 9). In the Percy Survey, it was described as “*fenced about in some places with a stone wall, in some places with a hedge and a ditch*” (Winchester 1986, 120). The survey reveals that 200 acres were pasture, the remainder wooded, and refers to “*the Wheat Close adjoining the park, cent. 200 acres 50s-0d*” (*ibid* 57). This Wheat Close is shown as ‘*Whete Closse*’ on the plan of Cockermouth c.1600, and the proposed development site appears to include the northern part of this field, as well as a parcel of land to the north, which may have been part of the deer park (Figure 4). The map shows a mixture of woodland and pasture in the area, and similarly, John Speed’s plan of 1610 shows a rounded fenced area round Cockermouth, representative of parkland associated with a manor house (Bradbury 1990, 8). By 1700, the castle’s park had been leased as farmland (CRO(C) D/Lec/106 lease). Hutchinson, writing c. 1794, states “*There was a spacious park for deer appertaining to the baronial mansion here, extending from the town eastward about a mile; but being disparked, the lands have been brought into cultivation*” (Hutchinson 1974, 116). The road name of ‘Park Lane’ shown on Hodkinson and Donald’s Plan of 1774 shows the Castle’s Parkland origins surviving in the area through place names (Figure 5). This is further evidenced by the Tithe Award plan of Cockermouth, dated 1839/40, which references the southern field within the proposed development site as ‘*Deer Orchard*’, a further reference to the deer park and castle parkland (CRO(C) DRC/8/47).
- 3.2.10 The field system, beyond the central houses and strip burgage plots, would have consisted of an infield-outfield system with intensively and continuously cultivated fields close to the town, growing crops and beans etc. with outfield areas beyond, cultivated to varying extents according to immediate need (Bradbury 1995, 58). Although largely a medieval system, it was widespread and long-lived in northern England. As populations increased, the infields encroached on the outfields, which in turn extended further into the moorland and waste areas. Farming would have remained a key employer for the majority of the population, and until new methods were devised in the 18<sup>th</sup> and 19<sup>th</sup> centuries, poverty was rife (*ibid*, 72). A tax returns list of 1693 shows the average payment for England and Wales at that time being 7s.2¼. Bedfordshire paid the most, 11s.½d with Cumberland paying only 0s.11.375d (*ibid*). The agricultural nature of the area appears to have remained the

case into the early 19<sup>th</sup> century, revealed by a plan of Cockermouth of that date (Figure 6), with the eastern part of Cockermouth utilised for crops and grazing, as shown in a sketch of Cockermouth of around 1810.

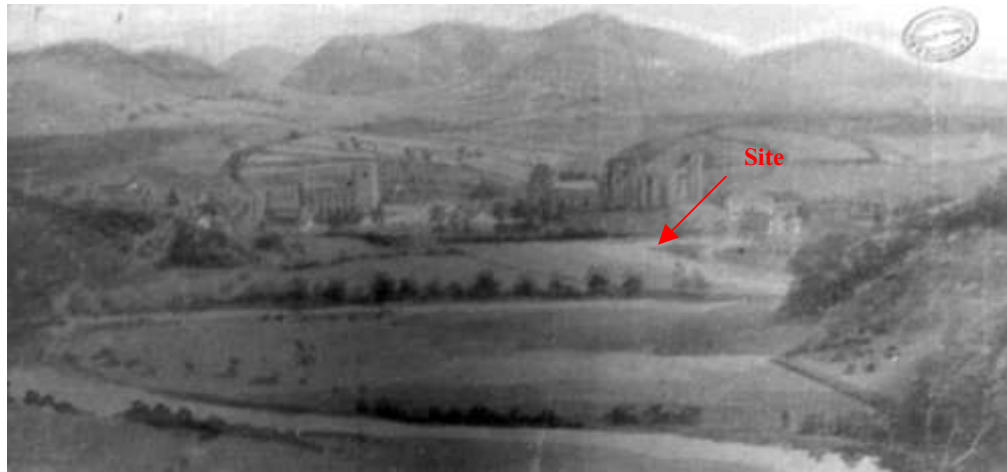


Plate 2: Sketch of Cockermouth c.1810, from the east (CLLSS: engravings)

- 3.2.11 Trade improved however, and exports in 1872 were four times as great as in 1850, meaning industries were developed in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. The centre of the town was more affected by the industrial revolution than the periphery, of which the development site remained a part. In 1797 there were plans for a new thread mill to be constructed close to the development site, between Isel Road and the River Derwent, although this never materialised (Bradbury 1982, 31). A windmill is known to have existed (Site 2), as well as two tanneries (Sites 4 and 8) and a ropewalk (Site 5). In addition a paper mill and two woollen mills were established, combined employing 900 people (Whellan 1860, 304). A hat manufactory was also based in the town, and a linen manufactory just outside. In addition there were two further tanneries, two skinneries and a brewery (*ibid*). Coal was also mined in the vicinity. The railway was also brought to Cockermouth in the 1800s, linking the town to Workington, which itself led to Carlisle to the north, and Furness and Lancaster to the south. Despite this new industrial element to the town, it remained an agricultural centre and market town for the surrounding lands.
- 3.2.12 **Modern (1900-present):** the First Edition Ordnance Survey Map of 1860 (Figure 8) shows no development within the proposed site boundary, suggesting that the area remained in use as farmland, perhaps associated with Low Parks Farm, on the opposite side of Isel Road. Modern mapping also shows no development within the site boundary, and although by 1968, housing has been established to the east of the site, this new programme of building never encroached on the site itself, suggesting a continuation of agricultural land usage since 1700. This is further evidenced by aerial photography, before and after the onset of the mid 20<sup>th</sup> century housing development to the east of the site, and shows that the development site itself was not affected.



Plate 3: Aerial Photograph of Cockermouth from west (nd, but pre-1950s)



Plate 4: Aerial Photograph of Cockermouth from west (nd but post 1950s)

- 3.2.13 Cockermouth Cottage Hospital was originally founded as a nursing home in 1902, but was extended into a hospital in 1915 (Bradbury 1991, 21). Annual Reports of the Cottage Hospital survive, dating from between 1903 and 1946 (CRO(C) DX839). In 1938, the hospital had 14 beds and 2 cots, including 2 private wards. In common with most small hospitals of the time, there was the provision for operating (Bradbury 1981, 43). Kelly (Kelly 1938) listed 7 physicians and surgeons as being associated with it in that year. The new clinic was built in 1990, next to the cottage hospital (Winter 1992, 11).

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## 4 ASSESSMENT RESULTS

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### 4.1 INTRODUCTION

4.1.1 The assessment results are based on primary documents, most notably maps, and on the secondary sources used in *Section 3.2*. The results are presented according to the archive from which they were consulted. There are 9 HER records for the study area immediately around the site defined as a 500m radius, centred on the site. A further 67 Listed Buildings exist within 500m of the development site, indicative of the architectural and historic importance of the locality. A full list of the sites identified by the assessment is given in the Gazetteer in *Appendix 1*.

### 4.2 HISTORIC ENVIRONMENT RECORD (HER)

4.2.1 **HER:** 9 HER records exist within 500m of the development site, four of medieval origin (Sites 1, 3, 6 and 7) and three of post-medieval date (Sites 2, 4 and 5, 6). Two further sites of unknown origin are also listed (Sites 8 and 9).

4.2.2 **Listed Buildings:** 67 Listed Buildings are also located within 500m of the development site, lodged with the HER records. These are located within the Conservation Area, to the west and south of the proposed development, and are predominantly located along Castlegate, Kirkgate, Main Street, Market Place and St Helen's Street, or are associated with Cockermouth Castle.

### 4.3 CUMBRIA RECORD OFFICE (CARLISLE)

4.3.1 A search of documentary and cartographic sources was carried out at Cumbria Record Office, Carlisle. The results are included in Section 3.2 and the cartographic analysis in 4.4.

### 4.4 COCKERMOUTH LIBRARY LOCAL STUDIES SECTION

4.4.1 The Local Studies Section of the library was perused for all information relevant to the study area, found in a range of published and non-published books and articles. The results have been used in Section 3.2, and resources used are cited where relevant, in the bibliography.

### 4.5 CARTOGRAPHIC SOURCES

4.5.1 A search of maps recording the area was carried out. Only those that reveal the development site, and that are of direct relevance have been included.

4.5.2 **Plan of Cockermouth, c. 1600 (after Winchester 1986, 110) (Fig 4):** this plan of Cockermouth shows that the proposed development site lies to the north of the settlement of Cockermouth, to the east of the castle, and was part of the castle's parkland, shown as 'Whete Closse' part of the agricultural hinterland for the town.



- 4.5.3 ***Hodkinson and Donald's Plan of Cockermouth, 1774 (Fig 5)***: this plan of 1774 shows the survival of the Castle's parkland origins through the road name, 'Park Lane' (the present Isel Road). A bowling green is also depicted to the west of the development site.
- 4.5.4 ***Plan of Cockermouth, c. 1832 (after Winchester 1986, 115) (Fig 6)***: the plan of Cockermouth of 1832 again shows that development in Cockermouth had not spread to the proposed development site. The documentary search (Section 3.2.6) has revealed that the lands that were previously part of the castle parkland had been sold off as agricultural lands by 1700, and it seems as though the development site remained in use for agriculture by this time.
- 4.5.5 ***Tithe Award Plan of Cockermouth, 1839/40 (Fig 7)***: this plan is the earliest to give real detail to the relevant part of Cockermouth. It shows the development site, predominantly lying within Plots '365' and '366'. The award shows that both were owned by General Wyndham, and that Plot 366, to the north, was occupied by James Fell, had no name, and was used as pasture, and that Plot 365, to the south, was occupied by John Hodgson, was also used as pasture, and was known as 'Deer Orchard', a further reference to the deer park and castle parkland, that the lands used to be a part of. A small building is depicted to the north of the site boundary, probably an agricultural outbuilding.
- 4.5.6 ***Ordnance Survey Map c. 1860, First Edition, 25" to 1 mile (Fig 8)***: this is the first plan of the town to have been accurately surveyed. The farm to the west, 'Low Parks Farm', shows the survival of the pre-existing land use of the area, as castle parkland, in place names, and it is likely that the proposed development site formed agricultural land for this farm by 1860, or another nearby farm. Tute Hill can clearly be seen to the south, and the castle to the west.
- 4.5.7 ***Ordnance Survey Map c. 1900, Second Edition, 25" to 1 mile (Fig 9)***: the Second Edition Ordnance Survey Map of 1900 shows little change since 1860. A drill hall has been constructed to the east of Tute Hill, but little further has changed in the vicinity of the proposed development. The name 'Low Parks Farm' has changed to 'Low Park Farm'.
- 4.5.8 ***Ordnance Survey Map c. 1930, Third Edition, 25" to 1 mile (Fig 10)***: the Third Edition Ordnance Survey Map of 1930 shows little change since 1900. Low Park Farm has an additional outbuilding attached, and the field to the south of Castlegate has been subdivided, with a building constructed within the new roughly triangular shaped field to the west, but the area remains within the agricultural hinterland of Cockermouth.

## 4.6 AERIAL PHOTOGRAPHY

- 4.6.1 Aerial photographs pertaining to the study area were located at the Carlisle City Library Local Studies Section. Those of relevance have been included in Section 3.2, where appropriate. No new features are visible within the vicinity of the proposed development site. No aerial photographs of the area were located at either the HER of Cumbria at Kendal, or the County Record Office at Carlisle.

## 4.7 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

4.7.1 The Archaeology Data Service, an on-line archaeological record provider hosted by York University, was checked for any previous archaeological investigations carried out in the vicinity of the development site, as were the collections of Cumbria HER. Several archaeological investigations have been undertaken within Cockermouth, summaries of which are outlined in the table below. None have taken place within the boundary of the present proposed development.

Site	Date	Type	Results	Reference
75-85 Main Street	1980	Excavation	Pre 14 <sup>th</sup> century building foundations, with several phases of later building above	Medieval Archaeology 1981
Bridge Street	2000	Watching Brief	No deposits of archaeological significance encountered	Carlisle Archaeology 2000
Rubby Banks Road	2000	Watching Brief	No deposits of archaeological significance encountered	Northern Archaeological Associates 2000
Mitre Court, St Helen's Street	2002	Assessment	Highlighted potential for Post Medieval deposits to survive	Jones 2002a
39 Market Place	2002	Assessment	Highlighted potential for Medieval or Post Medieval deposits to survive	Jones 2002b
Cockermouth Castle	2002	Watching Brief	2 small test pits were monitored beside the Dining Room and the Butler's Pantry. Area much disturbed by service pipes, explaining lack of finds	Giecco 2002
Mitre Court, St Helen's Street	2003	Evaluation	A cobbled surface and associated drains were recorded, concluded to be part of the yard for the former Crown and Mitre Hotel	Jones 2003a
39 Market Place	2003	Watching Brief	The development site consisted of an open area of 78m <sup>2</sup> . No structural or archaeological remains were observed	Jones 2003b
Sullart Street	2003	Assessment	A desk based assessment was undertaken of Sullart Street, Cockermouth. A copy of the report was not located	Newman 2003
High Sand Lane	2005	Watching Brief	The eastern part of the site was heavily truncated by recent activity. No archaeological remains were encountered	Martin 2005

## **4.8 ARCHAEOLOGICAL WALKOVER SURVEY**

- 4.8.1 An archaeological walkover survey was undertaken on the proposed development site on Tuesday 8<sup>th</sup> April 2008. This was to ascertain the presence of any extant archaeological features on site and to assess their survival, and to test the potential for archaeology found by the desk-based research. A photographic record of the site is included as Figure 11.
- 4.8.2 The site was situated in a natural south-east facing slope. The north-western corner was fenced off from the rest of the area and in-use as a car parking facility, presumably for The Cottage Hospital. The central part of this area was a tarmac levelled surface, with surrounding mounds, presumably formed by spoil from the levelling process. The remainder of the site consisted of pasture, used for animal grazing by sheep at the time of the walkover survey. A short section of drystone wall, and a fence to the south, separated the field from Isel Road to the west, and a hedge from Castlegate to the south. The rest of the area seem to be bounded by a combination of hedging and fencing, to prevent the sheep from straying into adjoining properties to the east and north. A slightly sunken oval feature was observed with stone exposed within the eastern part of the sheep field, to the south of the car parking facility. This is probably a natural pond area, rather than representing any archaeological activity. Modern mapping depicts a spring at this location. No further features were observed.

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## 5 CONCLUSIONS AND RECOMMENDATIONS

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### 5.1 ARCHAEOLOGICAL POTENTIAL

- 5.1.1 The potential for prehistoric remains surviving sub-surface on the development site is medium to low. The area has revealed little but stray finds of the prehistoric period, but these in themselves show potential for a settlement in the area. The walkover survey revealed no visible features above surface.
- 5.1.2 The potential for Romano-British features surviving sub-surface within the proposed development site is low. The Roman fort lies at Papcastle, so settlement would not have extended into the Cockermouth area. There is a small chance that a Roman road serving the fort may have extended in the area, however.
- 5.1.3 The potential for medieval archaeological remains surviving sub-surface within the boundaries of the development site is medium. An early medieval settlement may have existed in the vicinity of the site, in the eastern part of Cockermouth, demonstrated by the medieval motte of Tute Hill. In addition, the motte's replacement, Cockermouth Castle lies to the west of the site. It is known that from at least 1259 a park was associated with the castle, and that from at least the early 16<sup>th</sup> century, and probably much earlier, the proposed development site was a part of this. Ditched boundaries associated with the park may survive in the area as sub-surface features.
- 5.1.4 The potential for post medieval archaeological deposits surviving on-site is low. No known activity of the period occurred within the site boundary. The post medieval expanse of Cockermouth lay to the south and west of the development site.

### 5.2 RECOMMENDATIONS

- 5.2.1 The desk-based research has highlighted the potential for prehistoric and medieval archaeology in the vicinity of the development site, although no trace was visible during the walkover survey. This does not rule out the possibility that sub-surface deposits could survive on-site, and as the area has never undergone archaeological investigation, this potential has yet to be tested. This is of particular relevance in terms of the potential for surviving medieval landscape features, as the Regional Research Framework for the North West has shown that, for the Pennine Fringe “*the structure of medieval settlement and its relationship to its environs is little understood*” (Brennand 2007, 98). Furthermore, a research priority, outlined by the extensive urban survey for Cockermouth and Papcastle, is to identify whether there is evidence for pre-12<sup>th</sup> century settlement at Cockermouth (English Heritage 2002-4, 21).
- 5.2.2 This development may adversely affect important sub-surface remains, and provides a unique opportunity to assess the early origins of Cockermouth, and whether the eastern part of Cockermouth was utilised. As such, a programme of mitigating archaeological works will be necessary prior to development on-site. This is likely to take the form of an archaeological evaluation; typically consisting of 5% of the

area due to be effected by the development, to undergo a scheme of trial trenching, undertaken by an experienced and qualified archaeological contractor.

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- Ordnance Survey 2<sup>nd</sup> Edition c. 1900, 25 inch to the mile. HMSO © Crown Copyright
- Ordnance Survey 3<sup>rd</sup> Edition c. 1930, 25 inch to the mile. HMSO © Crown Copyright
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## APPENDIX 1: GAZETTEER OF SITES

The tables below show the known cultural and historic sites within 500m of the development site. They are based on information provided by the Cumbria Historic Environment Record database. The locations of the sites and monument features, in relation to the development site, are shown in Figure 3. Due to the high numbers of Listed Buildings in the vicinity, the locations are not illustrated; suffice to say that they are concentrated on Castlegate, Kirkgate, Main Street, Market Place and St Helen's Street, or are associated with Cockermouth Castle, areas within the Conservation Area.

Site No.	HER Ref.	Site Name	Site Form	Grid Reference (NY)	Period
1	849	Tute Hill Motte; also <b>Scheduled Monument No. 23798</b>	Earthwork	12450 30780	Medieval
2	2633	Castle Brewery Windmill	Site of	12200 30800	Post Medieval
3	3027	Cockermouth Market Place, Cocker Bridge	Building complex	12290 30750	Medieval; Post Medieval
4	3028	St Helen's Street Tannery	Roofed building	12940 30830	Post Medieval
5	3033	Cockermouth Ropewalk	Unknown	12300 30900	Post Medieval
6	3035	Cockermouth Castle and Park; also <b>Scheduled Monument No. 27653</b>	Castle; fortified house; site of motte and bailey; site of park	12230 30870	Medieval
7	5553	Cockermouth Medieval Town	Site of	12100 30700	Medieval; Post Medieval
8	11071	Castle Tannery	Site of	12080 30840	Unknown
9	19581	Perforated Stone Find	Findspot	12100 31200	Unknown

Table 1: HER Sites

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
10	25823	Mill/Brewery, Brewery Lane	Grade II	12102 30829
11	25789	Cockermouth Castle (uninhabited parts)	Grade I	12249 530885
12	25790	Cockermouth Castle (residence)	Grade I	12249 30886
13	25791	Outer Gatehouse, Cockermouth Castle	Grade I	12271 30878
14	25792	Eastern range of buildings, Cockermouth Castle	Grade I	12267 30852
15	25793	Southern Range of Buildings, Cockermouth Castle	Grade I	12246 30837
16	25794	Pump inside outer Gatehouse, Cockermouth Castle	Grade I	12263 30873

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
17	25795	Bowling Green House	Grade II	12378 30897
18	25796	Garden walls, Cockermouth Castle	Grade II	12346 30861
19	25797	Nos. 2 and 4 Castlegate	Grade II	12305 30779
20	25798	No. 6 Castlegate	Grade II*	12314 30790
21	25799	No. 8 Castlegate	Grade II	12318 30799
22	25800	No. 10 Castlegate	Grade II	12320 30808
23	25801	Castlegate House	Grade II*	12345 30841
24	25802	Nos. 1 and 3 Castlegate	Grade II	12282 30773
25	25803	Nos. 5 and 7 Castlegate	Grade II*	12289 30787
26	25804	No. 9 Castlegate	Grade II	12296 30797
27	25805	Nos. 11 and 13 Castlegate	Grade II	12298 30805
28	25821	Victorian Hall	Grade II	12169 30378
29	25825	No 13 Kirkgate	Grade II	12409 30672
30	25826	Nos. 17-25 Kirkgate	Grade II	12413 30645
31	25827	No. 31 Kirkgate	Grade II	12426 30635
32	25828	Nos. 33 and 35 Kirkgate	Grade II	12438 30625
33	25829	Nos. 37 and 29 Kirkgate	Grade II	12441 30614
34	25830	Nos. 41 and 43 Kirkgate	Grade II	12441 30600
35	25831	Nos. 45 and 47 Kirkgate	Grade II*	12442 30580
36	25832	Nos. 47A, 49 and 51 Kirkgate	Grade II	12441 30562
37	25833	Nos. 53 and 55 Kirkgate	Grade II	12442 30548
38	25834	Church of All Saints	Grade B	12360 30638
39	25835	Gate Piers at Church	Grade II	12399 30640
40	25836	No. 38 Kirkgate	Grade II	12411 30588
41	25837	Kirkgate House	Grade II	12386 30576
42	25838	Nos. 46-50 Kirkgate	Grade II	12409 30554
43	25839	No. 52, Swan Inn, and Nos. 58-64 Kirkgate	Grade II	12412 30527
44	25840	Nos. 68 and 70 Kirkgate	Grade II	12414 30500
45	25841	Nos. 72 and 74 Kirkgate	Grade II	12416 30488
46	25842	Nos. 78 to 86 Kirkgate	Grade II	12411 30467
47	25787	Cocker Bridge	Grade II	12234 30726

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
48	25845	No. 2 the Old Courthouse	Grade II	12217 30736
49	25846	No. 4 Main Street	Grade II	12208 30725
50	25847	Nos. 12 and 14 Main Street	Grade II	12170 30729
51	25848	Nos. 16-22 Main Street	Grade II	12154 30732
52	25849	Nos. 24 –28 Main Street	Grade II	12132 30732
53	25850	National Westminster Bank	Grade II	12076 30725
54	25851	Nos. 52-56 Main Street	Grade II	12054 30728
55	25856	Nos. 9-21 Main Street	Grade II	12187 30686
56	25857	Globe Hotel	Grade II	12132 30682
57	25858	Packhorse PH, Nos. 29-35 and No. 35A Main Street	Grade II	12110 30682
58	25873	No. 1 Market Place	Grade II	12381 30710
59	25872	No. 44 Market Place	Grade II	12245 30737
60	27779	No. 46 Market Place	Grade II	12245 30735
61	25868	Nos. 4 and 6 Market Place	Grade II	12381 30747
62	25869	Nos. 14-28 Market Place	Grade II	12324 30767
63	25870	Nos. 30 and 30A Market Place	Grade II	12277 30765
64	25871	Nos. 38, 40 and 42 Market Place	Grade II*	12254 30744
65	25874	Nos. 3-7 Market Place	Grade II	12367 30716
66	25875	No. 9 Market Place	Grade II	12352 30722
67	25876	Nos. 11-23 Market Place	Grade II	12331 30727
68	25877	Nos. 33 and 35 Market Place	Grade II	12277 30729
69	25878	Town Hall	Grade II	12301 30643
70	27780	St Helen's Tannery	Grade II	12940 30825
71	25824	Kirkgate Corner	Grade II	12394 30716
72	25879	Nos. 10 and 12 St Helen's Street	Grade II	12429 30734
73	25880	Nos. 26-34 St. Helen's Street	Grade II	12488 30720
74	25881	Nos. 1-35 St Helen's Street	Grade II	12429 30710
75	25806	Former Mill, The Croft	Grade II	12253 30618
76	25807	Nos. 1-4 The Croft	Grade II	12259 30590

Table 2: Listed Building Sites

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## **APPENDIX 2: FIGURES**

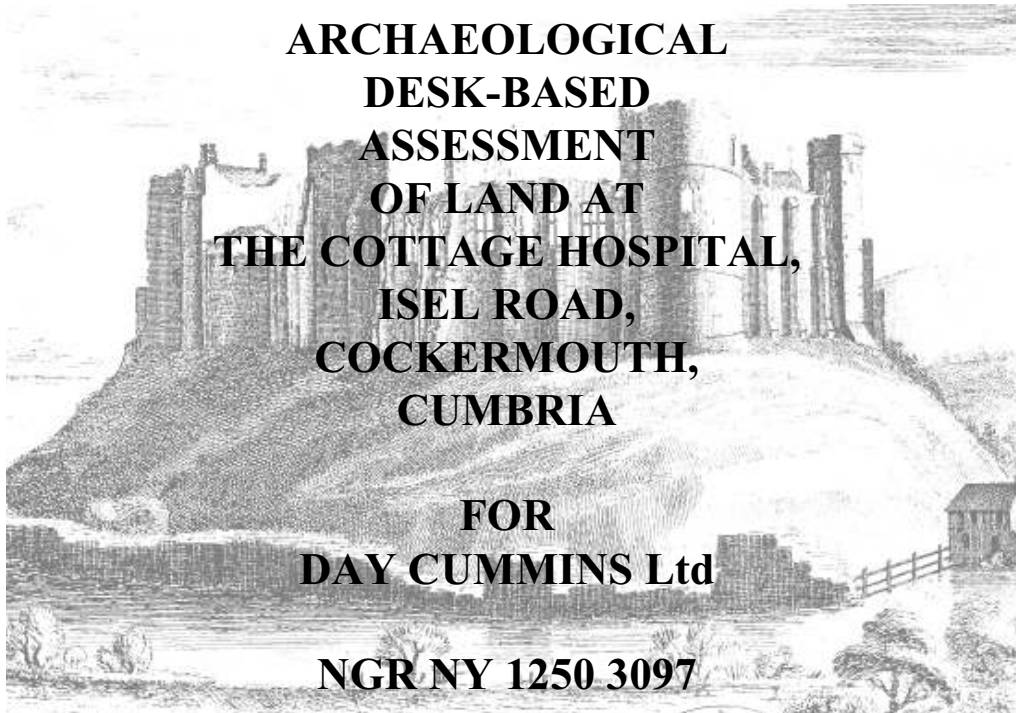
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# **NORTH PENNINES ARCHAEOLOGY LTD**

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**Project Designs and Client Reports No. CP/656/08**



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16 April 2008



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## EXECUTIVE SUMMARY

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In April 2008, North Pennines Archaeology Ltd was commissioned by Day Cummins Ltd to undertake a desk-based assessment and walkover survey of land at The Cottage Hospital, Isel Road, Cockermouth, Cumbria (NY 1250 3097).

The study involved the examination of all pertinent documents and cartographic sources held in Cumbria County Record Office in Carlisle, and of the Local Studies section of Cockermouth Library and Carlisle City Library, as well as the consultation of the Historic Environment Record (HER) of Cumbria County Council based in Kendal. The HER includes the locations and settings of Scheduled Ancient Monuments, Listed Buildings, Parks and Gardens and other, non-designated archaeological remains.

The research has shown that an early medieval settlement may have existed in the vicinity of the proposed development site, in the eastern part of Cockermouth, demonstrated by the medieval motte of Tute Hill. In addition, the motte's replacement, Cockermouth Castle lies just to the west of the site. It is known, that from at least 1259 a park was associated with the castle, and from at least the early 16<sup>th</sup> century, and probably much earlier, the proposed development site was a part of this. Ditched boundaries associated with the park may survive in the area as sub-surface archaeological features. This potential for medieval deposits surviving within the site is of particular relevance in terms of surviving medieval landscape features, as the Regional Research Framework for the North West has shown that, for the Pennine Fringe "*the structure of medieval settlement and its relationship to its environs is little understood*" (Brennand 2007, 98). Furthermore, a research priority outlined by the extensive urban survey for Cockermouth and Papcastle is to identify whether there is evidence for pre-12<sup>th</sup> century settlement at Cockermouth (English Heritage 2002-4, 21).

It may be considered necessary for the site to undergo a form of archaeological mitigation prior to construction work on-site. This is likely to take the form of an archaeological evaluation; typically consisting of 5% of the area due to be effected by the development, undertaken by an experienced and qualified archaeological contractor, subject to consultation with the Cumbria County Council Historic Environment Service.

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## ACKNOWLEDGEMENTS

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North Pennines Archaeology Ltd would like to offer thanks to Mr R.R. Day, Managing Director of Day Cummins Ltd. for commissioning the project, and for all assistance throughout the work.

North Pennines Archaeology Ltd would also like to extend their thanks to Jo Mackintosh, of the Environment Service and to Jeremy Parsons, Historic Environment Officer of Cumbria County Council. All the staff at Carlisle Record Office and the staff at Cockermouth Library Local Studies Section and at Carlisle City Library Local Studies Section are also thanked for their help during this project. Further thanks are extended to Fiona Wooler, Project Supervisor for NPA Ltd for help with the research.

The desk-based assessment and walkover survey was undertaken by Cat Peters. The report was written by and the drawings were produced by Cat Peters. The project was managed by Matt Town, Project Manager for NPA Ltd. The report was edited by Matt Town.

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# 1 INTRODUCTION

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## 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Cumbria County Council's Historic Environment Service (CCCHES) were consulted regarding a proposed scheme for the erection of a primary care centre at The Cottage Hospital, Isel Road, Cockermouth, Cumbria (NGR NY 1250 3097) (Fig 1). The site is located close to the earthwork remains of Tute Hill, a 12<sup>th</sup> century motte castle, and the 12<sup>th</sup> to 14<sup>th</sup> century Cockermouth Castle, both of which are scheduled monuments (SM Nos. 23798 and 27653). Due to the relating high archaeological potential of the area, and in accordance with advice provided by the Planning Policy Guidance, Note 16 and local and regional planning policy, CCCHES recommended a programme of archaeological work be undertaken in accordance with a brief issued by Jeremy Parsons, Historic Environment Officer of Cumbria County Council (Parsons 2008). The work consisted of a desk-based study and site walkover survey to inform the client of any likely archaeological features that may be encountered during development. North Pennines Archaeology Ltd (NPAL) were commissioned by Mr R.R. Day, of Day Cummins Ltd. to undertake an archaeological desk-based assessment, to generally accepted best practice and professional standards, to meet standards necessary for Cumbria County Council of the general area around The Cottage Hospital, Cockermouth.
- 1.1.2 The desk-based assessment comprised a search of both published and unpublished records held by the Historic Environment Record (HER) in Kendal, Carlisle Record Office and the local studies section of the libraries at Carlisle and Cockermouth, as well as a search of the archives and library held by North Pennines Archaeology Ltd.
- 1.1.3 The principal objective of this assessment was to undertake sufficient work in order to identify and characterise the archaeological constraints associated with the development area, in order to assess the archaeological and historical potential of the development site.
- 1.1.4 This report sets out the results of the work in the form of a short document outlining the findings, followed by a statement of the archaeological potential of the area, an assessment of the impact of the proposed development, and recommendations for further work.

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## 2 METHODOLOGY

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### 2.1 INTRODUCTION

- 2.1.1 North Pennines Archaeology Ltd was commissioned by the client to undertake the desk-based assessment and walkover survey. All works were consistent with the relevant standards and procedures of the Institute of Field Archaeologists (IFA), and generally accepted best practice.

### 2.2 DESK-BASED ASSESSMENT

- 2.2.1 The study area consisted of a broad overall history of Cockermouth, with an additional detailed c. 500m radius area, centred on the proposed development area, which was studied in more depth. The principal sources of information were the Historic Environment Record (HER), maps and secondary sources.
- 2.2.2 ***Historic Environment Record (HER)***: the HER in Kendal, a database of known archaeological sites within the county, was accessed. This was in order to obtain information on the location of all designated sites and areas of historic interest and any other, non-designated sites within the study area, which include monuments, findspots, Listed Buildings and Conservation Areas. A brief record including grid reference and description was obtained for the various sites within the study area, and was examined in depth.
- 2.2.3 ***Cumbria Record Office, Carlisle (CRO(C))***: the Cumbria County Archives at Carlisle were searched for information on the study area. In particular, the First, Second and Third Editions of the Ordnance Survey mapping and pre-Ordnance Survey mapping were checked, and a search was made of the local history books and pamphlets held within their collections.
- 2.2.4 ***Carlisle City Library Local Studies Section (CCLLSS)***: the aerial photograph collection of the local studies section was studied of the area around the proposed development site, and a study of the collection of old photographs of the town was made, although these tended to be centred upon the key buildings in Cockermouth and as such were of little relevance to the proposed development site.
- 2.2.5 ***Cockermouth Library Local Studies Section (CLLSS)***: Cockermouth library was visited in order to glean information from their range of publications and unpublished pamphlets regarding the history of the town.
- 2.2.6 ***North Pennines Archaeology Ltd (NPAL)***: various publications and unpublished reports on excavations and other work in the region are held within the North Pennines Archaeology library and any undeposited archives of the sites themselves were examined. An electronic enquiry was also made of English Heritage's National Monuments Record and the website of the Archaeology Data Service. This was in order to enhance and augment the data obtained from a search of the appropriate repositories.

## **2.3 ARCHAEOLOGICAL WALKOVER SURVEY**

- 2.3.1 A site walkover survey was undertaken to assess the nature and extent of any extant features within the development area. This required a systematic assessment of the site by a suitably qualified and experienced archaeologist using a handheld GPS instrument to log any features encountered during the programme of archaeological on-site observation.

## **2.4 ARCHIVE**

- 2.4.1 North Pennines Archaeology Ltd and Cumbria County Council 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 fieldwork. As a result, details of the results of this study will be made available by North Pennines Archaeology, as a part of this national project.

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## 3 BACKGROUND

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### 3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The development site lies on land immediately to the south of The Cottage Hospital, to the north of Castlegate, within the northern fringes of the market town of Cockermouth, Cumbria (Fig 1).
- 3.1.2 The site is bounded to the north-east by The Cottage Hospital, to the east by adjacent properties, to the south by Castlegate, and to the west by Isel Road (Fig 2). The site lies within a natural south-east facing scarp. The north-west corner is subdivided from the rest and used as a car parking facility. The remainder is in use for agricultural grazing.
- 3.1.3 In the valleys and on the Cumbrian Plain the basic rocks are covered with material carried down and dropped by the ice, which had disappeared by 11,000BC, and then deposited as the land became land and the water lost its speed. This material consists of sands and gravel, silt and soil, but mostly boulder clay, which has made the district agricultural (Bradbury 1995, 3). A band of Skiddaw Slate grits crosses the town in a roughly east-west direction, its line being broken by faults, and the grits are overlain by clay and alluvium (*ibid*).

### 3.2 HISTORICAL BACKGROUND

- 3.2.1 This historical background is compiled mostly from secondary sources, and is intended only as a brief summary of historical developments around the study area. Site numbers refer to known cultural and historic sites within 500m of the development site and are summarised in Appendix 1. Their locations are illustrated in Fig 3.
- 3.2.2 ***Prehistoric Period (pre c. AD 43):*** various finds have been located in the vicinity of Cockermouth, suggesting that the land was utilised during the prehistoric period. A canoe was recovered from the Stanger stretch of the River Cocker, and in 1931, a perforated axe-hammer was found in a similar area, at Stanger Farm (Bradbury 1995, 7). In addition, a stone axe-hammer of the later Neolithic was found in the garden of Moorland Close, and two unpolished axes were recovered from Eaglesfield in the 19<sup>th</sup> century. Furthermore, a stone hammerhead was unearthed at Waterloo Farm, and in 1861 a perforated axe-hammer was found in Bewaldeth. A similar find was made the following year at Whinfall, and in 1879 a blue whinstone axe was encountered at Isel. In 1949, an axe-head of coarse-grained rock was found at Anfield farm (*ibid*). Furthermore, a perforated stone find was reported in 1991 (Site 9), although this could as easily represent a relatively modern sinker, as a prehistoric hammerhead. Although these finds are some distance from the site, they show the Neolithic and Bronze Age potential of the general area. Several sites in the area of Cockermouth are testimony to later prehistoric settlement of the area, during the Iron Age, and one such site lies within Cockermouth itself, in Fitz Wood. This feature consists of a well-preserved ditch and rampart, c.230m in circumference

with a straight ditch cutting across (Bradbury 1995, 11). It may have been utilised during the preceding Romano-British and early medieval periods.

3.2.3 ***Romano-British and Early Medieval Period (c. AD 43- 1066):*** the first site of any size in the area was the Roman fort of Deventia, at Papcastle. Various roads would have served this fort, and a civilian *vicus* grew up alongside it. Stone from the fort was used to build Cockermouth Castle. Although the origins of Cockermouth itself lie in the 12<sup>th</sup> and 13<sup>th</sup> centuries, “*the location of the castle, church and market place on the east bank of the Cocker suggests that if an earlier urban core is to be sought, it will be found in this area*” (Winchester 1986, 117). The part of Cockermouth utilised by the castle was better defended naturally, explaining why a settlement grew here, rather than at Papcastle during the medieval period, and the rivers probably did not always join at their present site (Bradbury 1995, 3), suggesting settlement may have been established in the area earlier. Tute Hill, located c. 120m to the south of the proposed development site, could represent early activity in the area, and was traditionally thought by antiquarians to be a Bronze Age burial site. Although no investigation has yet been undertaken to test its origins, it is more likely that Tute Hill is a motte, constructed during the early 13<sup>th</sup> century, and was the precursor to the present Cockermouth Castle, suggesting an earlier settlement in this area of the town (Site 1).

3.2.4 ***Later Medieval (c. AD 1066- AD 1485):*** the town of Cockermouth has its origins as a medieval planned town of the 12<sup>th</sup> and 13<sup>th</sup> centuries (Jones 2002b, 9; Site 7). Although the precise date of the foundation of the town remains unknown, a borough charter dating to 1210, and a market charter to 1227 show that the settlement was well established by the early 13<sup>th</sup> century. The earliest reference to the castle is in 1221 (Site 6), and the survival of several documents gives an interesting line of descent of owners, outlined elsewhere (Curwen 1911, 129-158). It may be that the origins of the castle slightly pre-date 1221 and it has been suggested that, “*it occupies the site of a much earlier fortress*” (Whellan 1860, 301). It lay in partial ruin for some time after it was reduced by parliamentary forces in 1648 (Hutchinson 1974, 113). In 1750 it passed into the hands of the Wyndham Family, now Lord Egremont.



Plate 1: Cockermouth Castle in 1739 (after Curwen 1911, 152)

- 3.2.5 A charter of Alan, son of Waldeve, given ‘*at Cokyrmoth*’, c.1150 implies that Alan’s seat of power (presumably a precursor of the later castle site, perhaps Tute Hill) was in existence at Cockermouth by the mid 12<sup>th</sup> century (Winchester 1986, 109). Various manorial accounts of the 13<sup>th</sup> century show that the three main sources of income for the landowner were the castle and its demesne land; the rents of the burgesses; and the income yielded from a variety of trading and industrial activities (*ibid*, 111). By 1270 the lord’s demesne consisted of the castle and attached deer park and 25 acres of land in “*the close below the castle*”. It is likely that the proposed development site formed part of the castle’s park and demesne lands (Figure 4). The park was enclosed by the lords of Cockermouth before 1259, at which time it was described as being capable of supporting at least 100 deer (*ibid*, 119). Parks tended to be closely confined and strongly enclosed areas in which deer and other game were secured until they were needed on the day of the hunt (Muir 2000, 15). The majority of deer parks of this nature date to the period between 1200 and 1350, when agriculture and population was undergoing an increase, and surplus wealth was available for the treaties of hunting parks and the purchase of associated royal licenses (*ibid*, 17). The King owned the greatest number of these parks, but individual nobles and churchmen also owned a large proportion. A typical park of this era covered an area of between 100 and 200 acres and they tended to have an oval or roughly circular shape, and were located at the edges of manors, which in modern terms often concur with parish boundaries (*ibid*, 18). The boundaries of parks were well-defended; both to contain the deer within, and to keep poachers out, and usually consisted of earthen banks with inner ditches. Some also had a palisade of oak posts atop the banks, or a hedge or drystone wall. Accounts of the park keeper of Cockermouth between 1267 and 1294 depict the park as a “*tract of woodland and pasture from which the estate gained revenue from sales of pasture and pannage, bark, bracken and rushes, fuel wood, nuts and honey*” (Winchester 1986, 119-120).
- 3.2.6 Demesne lands in the areas of ‘Ouresbyfeld and the field near St Helen’s Chapel, totalling 83 acres were let to tenants. In addition a total of 175 $\frac{1}{8}$  burgage tofts are listed by 1270, an estimation of 230 households has been assessed from this, perhaps a population of 1,035 inhabitants (*ibid*, 112). Cockermouth was situated between pastoral uplands and the corn-growing coastal plain, meaning that a variety of trading and industrial activities, as well as agricultural economies, are represented in 1260, including “*5 sailors, 4 fullers, 3 skimmers, 2 clerks, carpenters, tanners, dyers, smiths and goldsmiths, 1 weaver, mason, butcher, worker in horn and merchant*” (Hall 1977, 77). A chaplain and a monk were also listed, as were 2 water mills, 1 fulling mill, a dye works, a furnace, 8 corn measures, a toll jurisdiction, and a fishery below the castle (*ibid*).
- 3.2.7 Although, as has been seen, Cockermouth was a well-established borough with a considerable degree of economic wealth by the late 13<sup>th</sup> century, the conditions that contributed to this status did not last, with economic depression, plague and political unrest affecting the town during the 14<sup>th</sup> and 15<sup>th</sup> centuries (Winchester 1986, 112). A sheep plague was particularly devastating in 1280-1, and clear evidence of border warfare having direct effects on the town is found in the accounts of Robert de Leyburn, the keeper of Cockermouth Castle between 1316-18, who states that “*because of the Scottish war*”, the rents of the burgesses were



lower than previously; the fulling mill lay derelict and untenanted, and the market tolls were reduced (*ibid*). An account for 1437-8 hints at a continued decline revealed by a long list of decayed rents, suggesting a decrease in population and prosperity (*ibid*, 113). By the later 15<sup>th</sup> century, conditions had improved and records suggest a spate of building activity.

- 3.2.8 ***Post-Medieval (c. AD 1485- 1900)***: Cockermouth was flourishing once more by the 16<sup>th</sup> century, with Leland referring to it as a “*goode market townne*” (Toulmin Smith 1910, 55) and Camden describing it as “*wealthy*” in the 1580s (Camden 1586, 452). It remained largely agricultural throughout this period, with Cockermouth’s main function, as during the 13<sup>th</sup> century, being a centre of exchange, with a market place (Site 3), and primary processing place of farm produce from the surrounding countryside (Winchester 1986, 114).
- 3.2.9 A map, pre-dating the Percy Survey of 1577/8 in the Castle’s private collection shows the area as ‘Lancaster Park’ (Bradbury 1995, 56; Bradbury 1990, 9). In the Percy Survey, it was described as “*fenced about in some places with a stone wall, in some places with a hedge and a ditch*” (Winchester 1986, 120). The survey reveals that 200 acres were pasture, the remainder wooded, and refers to “*the Wheat Close adjoining the park, cent. 200 acres 50s-0d*” (*ibid* 57). This Wheat Close is shown as ‘*Whete Closse*’ on the plan of Cockermouth c.1600, and the proposed development site appears to include the northern part of this field, as well as a parcel of land to the north, which may have been part of the deer park (Figure 4). The map shows a mixture of woodland and pasture in the area, and similarly, John Speed’s plan of 1610 shows a rounded fenced area round Cockermouth, representative of parkland associated with a manor house (Bradbury 1990, 8). By 1700, the castle’s park had been leased as farmland (CRO(C) D/Lec/106 lease). Hutchinson, writing c. 1794, states “*There was a spacious park for deer appertaining to the baronial mansion here, extending from the town eastward about a mile; but being disparked, the lands have been brought into cultivation*” (Hutchinson 1974, 116). The road name of ‘Park Lane’ shown on Hodkinson and Donald’s Plan of 1774 shows the Castle’s Parkland origins surviving in the area through place names (Figure 5). This is further evidenced by the Tithe Award plan of Cockermouth, dated 1839/40, which references the southern field within the proposed development site as ‘*Deer Orchard*’, a further reference to the deer park and castle parkland (CRO(C) DRC/8/47).
- 3.2.10 The field system, beyond the central houses and strip burgage plots, would have consisted of an infield-outfield system with intensively and continuously cultivated fields close to the town, growing crops and beans etc. with outfield areas beyond, cultivated to varying extents according to immediate need (Bradbury 1995, 58). Although largely a medieval system, it was widespread and long-lived in northern England. As populations increased, the infields encroached on the outfields, which in turn extended further into the moorland and waste areas. Farming would have remained a key employer for the majority of the population, and until new methods were devised in the 18<sup>th</sup> and 19<sup>th</sup> centuries, poverty was rife (*ibid*, 72). A tax returns list of 1693 shows the average payment for England and Wales at that time being 7s.2¼. Bedfordshire paid the most, 11s.½d with Cumberland paying only 0s.11.375d (*ibid*). The agricultural nature of the area appears to have remained the

case into the early 19<sup>th</sup> century, revealed by a plan of Cockermouth of that date (Figure 6), with the eastern part of Cockermouth utilised for crops and grazing, as shown in a sketch of Cockermouth of around 1810.

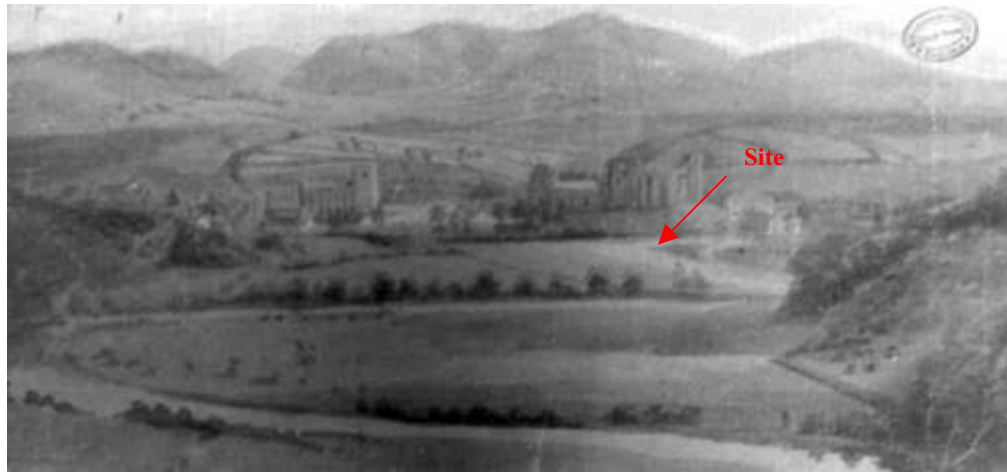


Plate 2: Sketch of Cockermouth c.1810, from the east (CLLSS: engravings)

- 3.2.11 Trade improved however, and exports in 1872 were four times as great as in 1850, meaning industries were developed in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. The centre of the town was more affected by the industrial revolution than the periphery, of which the development site remained a part. In 1797 there were plans for a new thread mill to be constructed close to the development site, between Isel Road and the River Derwent, although this never materialised (Bradbury 1982, 31). A windmill is known to have existed (Site 2), as well as two tanneries (Sites 4 and 8) and a ropewalk (Site 5). In addition a paper mill and two woollen mills were established, combined employing 900 people (Whellan 1860, 304). A hat manufactory was also based in the town, and a linen manufactory just outside. In addition there were two further tanneries, two skinneries and a brewery (*ibid*). Coal was also mined in the vicinity. The railway was also brought to Cockermouth in the 1800s, linking the town to Workington, which itself led to Carlisle to the north, and Furness and Lancaster to the south. Despite this new industrial element to the town, it remained an agricultural centre and market town for the surrounding lands.
- 3.2.12 **Modern (1900-present):** the First Edition Ordnance Survey Map of 1860 (Figure 8) shows no development within the proposed site boundary, suggesting that the area remained in use as farmland, perhaps associated with Low Parks Farm, on the opposite side of Isel Road. Modern mapping also shows no development within the site boundary, and although by 1968, housing has been established to the east of the site, this new programme of building never encroached on the site itself, suggesting a continuation of agricultural land usage since 1700. This is further evidenced by aerial photography, before and after the onset of the mid 20<sup>th</sup> century housing development to the east of the site, and shows that the development site itself was not affected.



Plate 3: Aerial Photograph of Cockermouth from west (nd, but pre-1950s)



Plate 4: Aerial Photograph of Cockermouth from west (nd but post 1950s)

- 3.2.13 Cockermouth Cottage Hospital was originally founded as a nursing home in 1902, but was extended into a hospital in 1915 (Bradbury 1991, 21). Annual Reports of the Cottage Hospital survive, dating from between 1903 and 1946 (CRO(C) DX839). In 1938, the hospital had 14 beds and 2 cots, including 2 private wards. In common with most small hospitals of the time, there was the provision for operating (Bradbury 1981, 43). Kelly (Kelly 1938) listed 7 physicians and surgeons as being associated with it in that year. The new clinic was built in 1990, next to the cottage hospital (Winter 1992, 11).

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## 4 ASSESSMENT RESULTS

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### 4.1 INTRODUCTION

4.1.1 The assessment results are based on primary documents, most notably maps, and on the secondary sources used in *Section 3.2*. The results are presented according to the archive from which they were consulted. There are 9 HER records for the study area immediately around the site defined as a 500m radius, centred on the site. A further 67 Listed Buildings exist within 500m of the development site, indicative of the architectural and historic importance of the locality. A full list of the sites identified by the assessment is given in the Gazetteer in *Appendix 1*.

### 4.2 HISTORIC ENVIRONMENT RECORD (HER)

4.2.1 **HER:** 9 HER records exist within 500m of the development site, four of medieval origin (Sites 1, 3, 6 and 7) and three of post-medieval date (Sites 2, 4 and 5, 6). Two further sites of unknown origin are also listed (Sites 8 and 9).

4.2.2 **Listed Buildings:** 67 Listed Buildings are also located within 500m of the development site, lodged with the HER records. These are located within the Conservation Area, to the west and south of the proposed development, and are predominantly located along Castlegate, Kirkgate, Main Street, Market Place and St Helen's Street, or are associated with Cockermouth Castle.

### 4.3 CUMBRIA RECORD OFFICE (CARLISLE)

4.3.1 A search of documentary and cartographic sources was carried out at Cumbria Record Office, Carlisle. The results are included in Section 3.2 and the cartographic analysis in 4.4.

### 4.4 COCKERMOUTH LIBRARY LOCAL STUDIES SECTION

4.4.1 The Local Studies Section of the library was perused for all information relevant to the study area, found in a range of published and non-published books and articles. The results have been used in Section 3.2, and resources used are cited where relevant, in the bibliography.

### 4.5 CARTOGRAPHIC SOURCES

4.5.1 A search of maps recording the area was carried out. Only those that reveal the development site, and that are of direct relevance have been included.

4.5.2 **Plan of Cockermouth, c. 1600 (after Winchester 1986, 110) (Fig 4):** this plan of Cockermouth shows that the proposed development site lies to the north of the settlement of Cockermouth, to the east of the castle, and was part of the castle's parkland, shown as 'Whete Closse' part of the agricultural hinterland for the town.

- 4.5.3 ***Hodkinson and Donald's Plan of Cockermouth, 1774 (Fig 5)***: this plan of 1774 shows the survival of the Castle's parkland origins through the road name, 'Park Lane' (the present Isel Road). A bowling green is also depicted to the west of the development site.
- 4.5.4 ***Plan of Cockermouth, c. 1832 (after Winchester 1986, 115) (Fig 6)***: the plan of Cockermouth of 1832 again shows that development in Cockermouth had not spread to the proposed development site. The documentary search (Section 3.2.6) has revealed that the lands that were previously part of the castle parkland had been sold off as agricultural lands by 1700, and it seems as though the development site remained in use for agriculture by this time.
- 4.5.5 ***Tithe Award Plan of Cockermouth, 1839/40 (Fig 7)***: this plan is the earliest to give real detail to the relevant part of Cockermouth. It shows the development site, predominantly lying within Plots '365' and '366'. The award shows that both were owned by General Wyndham, and that Plot 366, to the north, was occupied by James Fell, had no name, and was used as pasture, and that Plot 365, to the south, was occupied by John Hodgson, was also used as pasture, and was known as 'Deer Orchard', a further reference to the deer park and castle parkland, that the lands used to be a part of. A small building is depicted to the north of the site boundary, probably an agricultural outbuilding.
- 4.5.6 ***Ordnance Survey Map c. 1860, First Edition, 25" to 1 mile (Fig 8)***: this is the first plan of the town to have been accurately surveyed. The farm to the west, 'Low Parks Farm', shows the survival of the pre-existing land use of the area, as castle parkland, in place names, and it is likely that the proposed development site formed agricultural land for this farm by 1860, or another nearby farm. Tute Hill can clearly be seen to the south, and the castle to the west.
- 4.5.7 ***Ordnance Survey Map c. 1900, Second Edition, 25" to 1 mile (Fig 9)***: the Second Edition Ordnance Survey Map of 1900 shows little change since 1860. A drill hall has been constructed to the east of Tute Hill, but little further has changed in the vicinity of the proposed development. The name 'Low Parks Farm' has changed to 'Low Park Farm'.
- 4.5.8 ***Ordnance Survey Map c. 1930, Third Edition, 25" to 1 mile (Fig 10)***: the Third Edition Ordnance Survey Map of 1930 shows little change since 1900. Low Park Farm has an additional outbuilding attached, and the field to the south of Castlegate has been subdivided, with a building constructed within the new roughly triangular shaped field to the west, but the area remains within the agricultural hinterland of Cockermouth.

## 4.6 AERIAL PHOTOGRAPHY

- 4.6.1 Aerial photographs pertaining to the study area were located at the Carlisle City Library Local Studies Section. Those of relevance have been included in Section 3.2, where appropriate. No new features are visible within the vicinity of the proposed development site. No aerial photographs of the area were located at either the HER of Cumbria at Kendal, or the County Record Office at Carlisle.

## 4.7 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

4.7.1 The Archaeology Data Service, an on-line archaeological record provider hosted by York University, was checked for any previous archaeological investigations carried out in the vicinity of the development site, as were the collections of Cumbria HER. Several archaeological investigations have been undertaken within Cockermouth, summaries of which are outlined in the table below. None have taken place within the boundary of the present proposed development.

Site	Date	Type	Results	Reference
75-85 Main Street	1980	Excavation	Pre 14 <sup>th</sup> century building foundations, with several phases of later building above	Medieval Archaeology 1981
Bridge Street	2000	Watching Brief	No deposits of archaeological significance encountered	Carlisle Archaeology 2000
Rubby Banks Road	2000	Watching Brief	No deposits of archaeological significance encountered	Northern Archaeological Associates 2000
Mitre Court, St Helen's Street	2002	Assessment	Highlighted potential for Post Medieval deposits to survive	Jones 2002a
39 Market Place	2002	Assessment	Highlighted potential for Medieval or Post Medieval deposits to survive	Jones 2002b
Cockermouth Castle	2002	Watching Brief	2 small test pits were monitored beside the Dining Room and the Butler's Pantry. Area much disturbed by service pipes, explaining lack of finds	Giecco 2002
Mitre Court, St Helen's Street	2003	Evaluation	A cobbled surface and associated drains were recorded, concluded to be part of the yard for the former Crown and Mitre Hotel	Jones 2003a
39 Market Place	2003	Watching Brief	The development site consisted of an open area of 78m <sup>2</sup> . No structural or archaeological remains were observed	Jones 2003b
Sullart Street	2003	Assessment	A desk based assessment was undertaken of Sullart Street, Cockermouth. A copy of the report was not located	Newman 2003
High Sand Lane	2005	Watching Brief	The eastern part of the site was heavily truncated by recent activity. No archaeological remains were encountered	Martin 2005

## **4.8 ARCHAEOLOGICAL WALKOVER SURVEY**

- 4.8.1 An archaeological walkover survey was undertaken on the proposed development site on Tuesday 8<sup>th</sup> April 2008. This was to ascertain the presence of any extant archaeological features on site and to assess their survival, and to test the potential for archaeology found by the desk-based research. A photographic record of the site is included as Figure 11.
- 4.8.2 The site was situated in a natural south-east facing slope. The north-western corner was fenced off from the rest of the area and in-use as a car parking facility, presumably for The Cottage Hospital. The central part of this area was a tarmac levelled surface, with surrounding mounds, presumably formed by spoil from the levelling process. The remainder of the site consisted of pasture, used for animal grazing by sheep at the time of the walkover survey. A short section of drystone wall, and a fence to the south, separated the field from Isel Road to the west, and a hedge from Castlegate to the south. The rest of the area seem to be bounded by a combination of hedging and fencing, to prevent the sheep from straying into adjoining properties to the east and north. A slightly sunken oval feature was observed with stone exposed within the eastern part of the sheep field, to the south of the car parking facility. This is probably a natural pond area, rather than representing any archaeological activity. Modern mapping depicts a spring at this location. No further features were observed.

---

## 5 CONCLUSIONS AND RECOMMENDATIONS

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### 5.1 ARCHAEOLOGICAL POTENTIAL

- 5.1.1 The potential for prehistoric remains surviving sub-surface on the development site is medium to low. The area has revealed little but stray finds of the prehistoric period, but these in themselves show potential for a settlement in the area. The walkover survey revealed no visible features above surface.
- 5.1.2 The potential for Romano-British features surviving sub-surface within the proposed development site is low. The Roman fort lies at Papcastle, so settlement would not have extended into the Cockermouth area. There is a small chance that a Roman road serving the fort may have extended in the area, however.
- 5.1.3 The potential for medieval archaeological remains surviving sub-surface within the boundaries of the development site is medium. An early medieval settlement may have existed in the vicinity of the site, in the eastern part of Cockermouth, demonstrated by the medieval motte of Tute Hill. In addition, the motte's replacement, Cockermouth Castle lies to the west of the site. It is known that from at least 1259 a park was associated with the castle, and that from at least the early 16<sup>th</sup> century, and probably much earlier, the proposed development site was a part of this. Ditched boundaries associated with the park may survive in the area as sub-surface features.
- 5.1.4 The potential for post medieval archaeological deposits surviving on-site is low. No known activity of the period occurred within the site boundary. The post medieval expanse of Cockermouth lay to the south and west of the development site.

### 5.2 RECOMMENDATIONS

- 5.2.1 The desk-based research has highlighted the potential for prehistoric and medieval archaeology in the vicinity of the development site, although no trace was visible during the walkover survey. This does not rule out the possibility that sub-surface deposits could survive on-site, and as the area has never undergone archaeological investigation, this potential has yet to be tested. This is of particular relevance in terms of the potential for surviving medieval landscape features, as the Regional Research Framework for the North West has shown that, for the Pennine Fringe “*the structure of medieval settlement and its relationship to its environs is little understood*” (Brennand 2007, 98). Furthermore, a research priority, outlined by the extensive urban survey for Cockermouth and Papcastle, is to identify whether there is evidence for pre-12<sup>th</sup> century settlement at Cockermouth (English Heritage 2002-4, 21).
- 5.2.2 This development may adversely affect important sub-surface remains, and provides a unique opportunity to assess the early origins of Cockermouth, and whether the eastern part of Cockermouth was utilised. As such, a programme of mitigating archaeological works will be necessary prior to development on-site. This is likely to take the form of an archaeological evaluation; typically consisting of 5% of the



area due to be effected by the development, to undergo a scheme of trial trenching, undertaken by an experienced and qualified archaeological contractor.

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## APPENDIX 1: GAZETTEER OF SITES

The tables below show the known cultural and historic sites within 500m of the development site. They are based on information provided by the Cumbria Historic Environment Record database. The locations of the sites and monument features, in relation to the development site, are shown in Figure 3. Due to the high numbers of Listed Buildings in the vicinity, the locations are not illustrated; suffice to say that they are concentrated on Castlegate, Kirkgate, Main Street, Market Place and St Helen's Street, or are associated with Cockermouth Castle, areas within the Conservation Area.

Site No.	HER Ref.	Site Name	Site Form	Grid Reference (NY)	Period
1	849	Tute Hill Motte; also <b>Scheduled Monument No. 23798</b>	Earthwork	12450 30780	Medieval
2	2633	Castle Brewery Windmill	Site of	12200 30800	Post Medieval
3	3027	Cockermouth Market Place, Cocker Bridge	Building complex	12290 30750	Medieval; Post Medieval
4	3028	St Helen's Street Tannery	Roofed building	12940 30830	Post Medieval
5	3033	Cockermouth Ropewalk	Unknown	12300 30900	Post Medieval
6	3035	Cockermouth Castle and Park; also <b>Scheduled Monument No. 27653</b>	Castle; fortified house; site of motte and bailey; site of park	12230 30870	Medieval
7	5553	Cockermouth Medieval Town	Site of	12100 30700	Medieval; Post Medieval
8	11071	Castle Tannery	Site of	12080 30840	Unknown
9	19581	Perforated Stone Find	Findspot	12100 31200	Unknown

Table 1: HER Sites

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
10	25823	Mill/Brewery, Brewery Lane	Grade II	12102 30829
11	25789	Cockermouth Castle (uninhabited parts)	Grade I	12249 530885
12	25790	Cockermouth Castle (residence)	Grade I	12249 30886
13	25791	Outer Gatehouse, Cockermouth Castle	Grade I	12271 30878
14	25792	Eastern range of buildings, Cockermouth Castle	Grade I	12267 30852
15	25793	Southern Range of Buildings, Cockermouth Castle	Grade I	12246 30837
16	25794	Pump inside outer Gatehouse, Cockermouth Castle	Grade I	12263 30873

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
17	25795	Bowling Green House	Grade II	12378 30897
18	25796	Garden walls, Cockermouth Castle	Grade II	12346 30861
19	25797	Nos. 2 and 4 Castlegate	Grade II	12305 30779
20	25798	No. 6 Castlegate	Grade II*	12314 30790
21	25799	No. 8 Castlegate	Grade II	12318 30799
22	25800	No. 10 Castlegate	Grade II	12320 30808
23	25801	Castlegate House	Grade II*	12345 30841
24	25802	Nos. 1 and 3 Castlegate	Grade II	12282 30773
25	25803	Nos. 5 and 7 Castlegate	Grade II*	12289 30787
26	25804	No. 9 Castlegate	Grade II	12296 30797
27	25805	Nos. 11 and 13 Castlegate	Grade II	12298 30805
28	25821	Victorian Hall	Grade II	12169 30378
29	25825	No 13 Kirkgate	Grade II	12409 30672
30	25826	Nos. 17-25 Kirkgate	Grade II	12413 30645
31	25827	No. 31 Kirkgate	Grade II	12426 30635
32	25828	Nos. 33 and 35 Kirkgate	Grade II	12438 30625
33	25829	Nos. 37 and 29 Kirkgate	Grade II	12441 30614
34	25830	Nos. 41 and 43 Kirkgate	Grade II	12441 30600
35	25831	Nos. 45 and 47 Kirkgate	Grade II*	12442 30580
36	25832	Nos. 47A, 49 and 51 Kirkgate	Grade II	12441 30562
37	25833	Nos. 53 and 55 Kirkgate	Grade II	12442 30548
38	25834	Church of All Saints	Grade B	12360 30638
39	25835	Gate Piers at Church	Grade II	12399 30640
40	25836	No. 38 Kirkgate	Grade II	12411 30588
41	25837	Kirkgate House	Grade II	12386 30576
42	25838	Nos. 46-50 Kirkgate	Grade II	12409 30554
43	25839	No. 52, Swan Inn, and Nos. 58-64 Kirkgate	Grade II	12412 30527
44	25840	Nos. 68 and 70 Kirkgate	Grade II	12414 30500
45	25841	Nos. 72 and 74 Kirkgate	Grade II	12416 30488
46	25842	Nos. 78 to 86 Kirkgate	Grade II	12411 30467
47	25787	Cocker Bridge	Grade II	12234 30726

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
48	25845	No. 2 the Old Courthouse	Grade II	12217 30736
49	25846	No. 4 Main Street	Grade II	12208 30725
50	25847	Nos. 12 and 14 Main Street	Grade II	12170 30729
51	25848	Nos. 16-22 Main Street	Grade II	12154 30732
52	25849	Nos. 24 –28 Main Street	Grade II	12132 30732
53	25850	National Westminster Bank	Grade II	12076 30725
54	25851	Nos. 52-56 Main Street	Grade II	12054 30728
55	25856	Nos. 9-21 Main Street	Grade II	12187 30686
56	25857	Globe Hotel	Grade II	12132 30682
57	25858	Packhorse PH, Nos. 29-35 and No. 35A Main Street	Grade II	12110 30682
58	25873	No. 1 Market Place	Grade II	12381 30710
59	25872	No. 44 Market Place	Grade II	12245 30737
60	27779	No. 46 Market Place	Grade II	12245 30735
61	25868	Nos. 4 and 6 Market Place	Grade II	12381 30747
62	25869	Nos. 14-28 Market Place	Grade II	12324 30767
63	25870	Nos. 30 and 30A Market Place	Grade II	12277 30765
64	25871	Nos. 38, 40 and 42 Market Place	Grade II*	12254 30744
65	25874	Nos. 3-7 Market Place	Grade II	12367 30716
66	25875	No. 9 Market Place	Grade II	12352 30722
67	25876	Nos. 11-23 Market Place	Grade II	12331 30727
68	25877	Nos. 33 and 35 Market Place	Grade II	12277 30729
69	25878	Town Hall	Grade II	12301 30643
70	27780	St Helen's Tannery	Grade II	12940 30825
71	25824	Kirkgate Corner	Grade II	12394 30716
72	25879	Nos. 10 and 12 St Helen's Street	Grade II	12429 30734
73	25880	Nos. 26-34 St. Helen's Street	Grade II	12488 30720
74	25881	Nos. 1-35 St Helen's Street	Grade II	12429 30710
75	25806	Former Mill, The Croft	Grade II	12253 30618
76	25807	Nos. 1-4 The Croft	Grade II	12259 30590

Table 2: Listed Building Sites

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## **APPENDIX 2: FIGURES**

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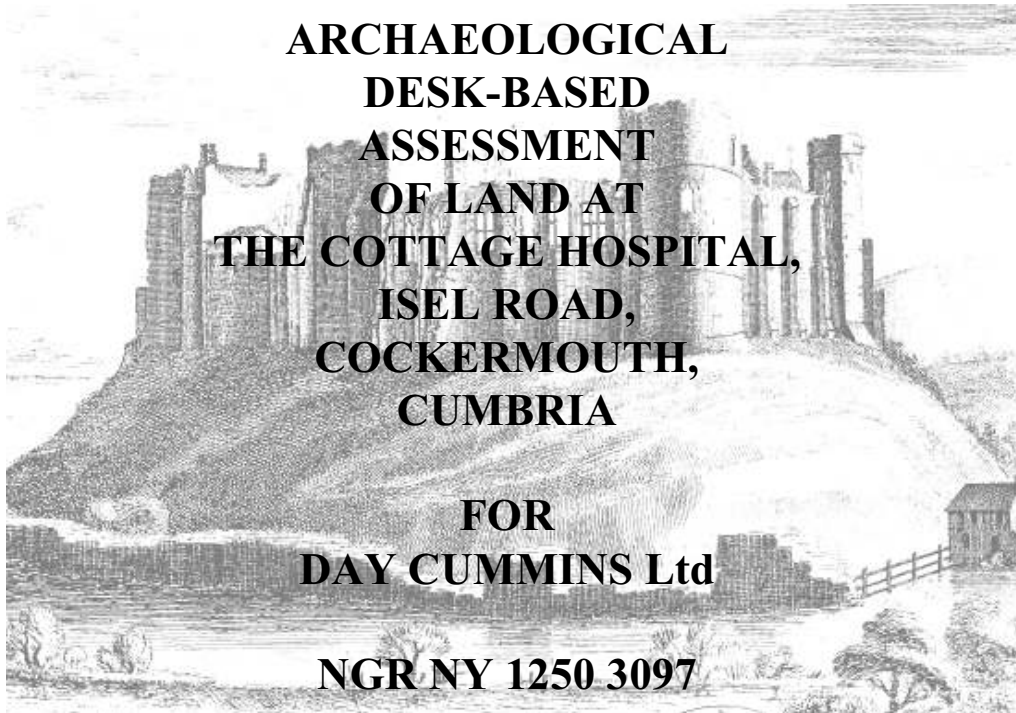


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# **NORTH PENNINES ARCHAEOLOGY LTD**

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**Project Designs and Client Reports No. CP/656/08**



**OASIS Reference: northpen3-40493**

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16 April 2008



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## EXECUTIVE SUMMARY

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In April 2008, North Pennines Archaeology Ltd was commissioned by Day Cummins Ltd to undertake a desk-based assessment and walkover survey of land at The Cottage Hospital, Isel Road, Cockermouth, Cumbria (NY 1250 3097).

The study involved the examination of all pertinent documents and cartographic sources held in Cumbria County Record Office in Carlisle, and of the Local Studies section of Cockermouth Library and Carlisle City Library, as well as the consultation of the Historic Environment Record (HER) of Cumbria County Council based in Kendal. The HER includes the locations and settings of Scheduled Ancient Monuments, Listed Buildings, Parks and Gardens and other, non-designated archaeological remains.

The research has shown that an early medieval settlement may have existed in the vicinity of the proposed development site, in the eastern part of Cockermouth, demonstrated by the medieval motte of Tute Hill. In addition, the motte's replacement, Cockermouth Castle lies just to the west of the site. It is known, that from at least 1259 a park was associated with the castle, and from at least the early 16<sup>th</sup> century, and probably much earlier, the proposed development site was a part of this. Ditched boundaries associated with the park may survive in the area as sub-surface archaeological features. This potential for medieval deposits surviving within the site is of particular relevance in terms of surviving medieval landscape features, as the Regional Research Framework for the North West has shown that, for the Pennine Fringe "*the structure of medieval settlement and its relationship to its environs is little understood*" (Brennand 2007, 98). Furthermore, a research priority outlined by the extensive urban survey for Cockermouth and Papcastle is to identify whether there is evidence for pre-12<sup>th</sup> century settlement at Cockermouth (English Heritage 2002-4, 21).

It may be considered necessary for the site to undergo a form of archaeological mitigation prior to construction work on-site. This is likely to take the form of an archaeological evaluation; typically consisting of 5% of the area due to be effected by the development, undertaken by an experienced and qualified archaeological contractor, subject to consultation with the Cumbria County Council Historic Environment Service.

---

## ACKNOWLEDGEMENTS

---

North Pennines Archaeology Ltd would like to offer thanks to Mr R.R. Day, Managing Director of Day Cummins Ltd. for commissioning the project, and for all assistance throughout the work.

North Pennines Archaeology Ltd would also like to extend their thanks to Jo Mackintosh, of the Environment Service and to Jeremy Parsons, Historic Environment Officer of Cumbria County Council. All the staff at Carlisle Record Office and the staff at Cockermouth Library Local Studies Section and at Carlisle City Library Local Studies Section are also thanked for their help during this project. Further thanks are extended to Fiona Wooler, Project Supervisor for NPA Ltd for help with the research.

The desk-based assessment and walkover survey was undertaken by Cat Peters. The report was written by and the drawings were produced by Cat Peters. The project was managed by Matt Town, Project Manager for NPA Ltd. The report was edited by Matt Town.

---

# 1 INTRODUCTION

---

## 1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Cumbria County Council's Historic Environment Service (CCCHES) were consulted regarding a proposed scheme for the erection of a primary care centre at The Cottage Hospital, Isel Road, Cockermouth, Cumbria (NGR NY 1250 3097) (Fig 1). The site is located close to the earthwork remains of Tute Hill, a 12<sup>th</sup> century motte castle, and the 12<sup>th</sup> to 14<sup>th</sup> century Cockermouth Castle, both of which are scheduled monuments (SM Nos. 23798 and 27653). Due to the relating high archaeological potential of the area, and in accordance with advice provided by the Planning Policy Guidance, Note 16 and local and regional planning policy, CCCHES recommended a programme of archaeological work be undertaken in accordance with a brief issued by Jeremy Parsons, Historic Environment Officer of Cumbria County Council (Parsons 2008). The work consisted of a desk-based study and site walkover survey to inform the client of any likely archaeological features that may be encountered during development. North Pennines Archaeology Ltd (NPAL) were commissioned by Mr R.R. Day, of Day Cummins Ltd. to undertake an archaeological desk-based assessment, to generally accepted best practice and professional standards, to meet standards necessary for Cumbria County Council of the general area around The Cottage Hospital, Cockermouth.
- 1.1.2 The desk-based assessment comprised a search of both published and unpublished records held by the Historic Environment Record (HER) in Kendal, Carlisle Record Office and the local studies section of the libraries at Carlisle and Cockermouth, as well as a search of the archives and library held by North Pennines Archaeology Ltd.
- 1.1.3 The principal objective of this assessment was to undertake sufficient work in order to identify and characterise the archaeological constraints associated with the development area, in order to assess the archaeological and historical potential of the development site.
- 1.1.4 This report sets out the results of the work in the form of a short document outlining the findings, followed by a statement of the archaeological potential of the area, an assessment of the impact of the proposed development, and recommendations for further work.

---

## 2 METHODOLOGY

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### 2.1 INTRODUCTION

- 2.1.1 North Pennines Archaeology Ltd was commissioned by the client to undertake the desk-based assessment and walkover survey. All works were consistent with the relevant standards and procedures of the Institute of Field Archaeologists (IFA), and generally accepted best practice.

### 2.2 DESK-BASED ASSESSMENT

- 2.2.1 The study area consisted of a broad overall history of Cockermouth, with an additional detailed c. 500m radius area, centred on the proposed development area, which was studied in more depth. The principal sources of information were the Historic Environment Record (HER), maps and secondary sources.
- 2.2.2 ***Historic Environment Record (HER)***: the HER in Kendal, a database of known archaeological sites within the county, was accessed. This was in order to obtain information on the location of all designated sites and areas of historic interest and any other, non-designated sites within the study area, which include monuments, findspots, Listed Buildings and Conservation Areas. A brief record including grid reference and description was obtained for the various sites within the study area, and was examined in depth.
- 2.2.3 ***Cumbria Record Office, Carlisle (CRO(C))***: the Cumbria County Archives at Carlisle were searched for information on the study area. In particular, the First, Second and Third Editions of the Ordnance Survey mapping and pre-Ordnance Survey mapping were checked, and a search was made of the local history books and pamphlets held within their collections.
- 2.2.4 ***Carlisle City Library Local Studies Section (CCLLSS)***: the aerial photograph collection of the local studies section was studied of the area around the proposed development site, and a study of the collection of old photographs of the town was made, although these tended to be centred upon the key buildings in Cockermouth and as such were of little relevance to the proposed development site.
- 2.2.5 ***Cockermouth Library Local Studies Section (CLLSS)***: Cockermouth library was visited in order to glean information from their range of publications and unpublished pamphlets regarding the history of the town.
- 2.2.6 ***North Pennines Archaeology Ltd (NPAL)***: various publications and unpublished reports on excavations and other work in the region are held within the North Pennines Archaeology library and any undeposited archives of the sites themselves were examined. An electronic enquiry was also made of English Heritage's National Monuments Record and the website of the Archaeology Data Service. This was in order to enhance and augment the data obtained from a search of the appropriate repositories.



## **2.3 ARCHAEOLOGICAL WALKOVER SURVEY**

- 2.3.1 A site walkover survey was undertaken to assess the nature and extent of any extant features within the development area. This required a systematic assessment of the site by a suitably qualified and experienced archaeologist using a handheld GPS instrument to log any features encountered during the programme of archaeological on-site observation.

## **2.4 ARCHIVE**

- 2.4.1 North Pennines Archaeology Ltd and Cumbria County Council 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 fieldwork. As a result, details of the results of this study will be made available by North Pennines Archaeology, as a part of this national project.

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## 3 BACKGROUND

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### 3.1 LOCATION, TOPOGRAPHY AND GEOLOGY

- 3.1.1 The development site lies on land immediately to the south of The Cottage Hospital, to the north of Castlegate, within the northern fringes of the market town of Cockermouth, Cumbria (Fig 1).
- 3.1.2 The site is bounded to the north-east by The Cottage Hospital, to the east by adjacent properties, to the south by Castlegate, and to the west by Isel Road (Fig 2). The site lies within a natural south-east facing scarp. The north-west corner is subdivided from the rest and used as a car parking facility. The remainder is in use for agricultural grazing.
- 3.1.3 In the valleys and on the Cumbrian Plain the basic rocks are covered with material carried down and dropped by the ice, which had disappeared by 11,000BC, and then deposited as the land became land and the water lost its speed. This material consists of sands and gravel, silt and soil, but mostly boulder clay, which has made the district agricultural (Bradbury 1995, 3). A band of Skiddaw Slate grits crosses the town in a roughly east-west direction, its line being broken by faults, and the grits are overlain by clay and alluvium (*ibid*).

### 3.2 HISTORICAL BACKGROUND

- 3.2.1 This historical background is compiled mostly from secondary sources, and is intended only as a brief summary of historical developments around the study area. Site numbers refer to known cultural and historic sites within 500m of the development site and are summarised in Appendix 1. Their locations are illustrated in Fig 3.
- 3.2.2 ***Prehistoric Period (pre c. AD 43):*** various finds have been located in the vicinity of Cockermouth, suggesting that the land was utilised during the prehistoric period. A canoe was recovered from the Stanger stretch of the River Cocker, and in 1931, a perforated axe-hammer was found in a similar area, at Stanger Farm (Bradbury 1995, 7). In addition, a stone axe-hammer of the later Neolithic was found in the garden of Moorland Close, and two unpolished axes were recovered from Eaglesfield in the 19<sup>th</sup> century. Furthermore, a stone hammerhead was unearthed at Waterloo Farm, and in 1861 a perforated axe-hammer was found in Bewaldeth. A similar find was made the following year at Whinfall, and in 1879 a blue whinstone axe was encountered at Isel. In 1949, an axe-head of coarse-grained rock was found at Anfield farm (*ibid*). Furthermore, a perforated stone find was reported in 1991 (Site 9), although this could as easily represent a relatively modern sinker, as a prehistoric hammerhead. Although these finds are some distance from the site, they show the Neolithic and Bronze Age potential of the general area. Several sites in the area of Cockermouth are testimony to later prehistoric settlement of the area, during the Iron Age, and one such site lies within Cockermouth itself, in Fitz Wood. This feature consists of a well-preserved ditch and rampart, c.230m in circumference

with a straight ditch cutting across (Bradbury 1995, 11). It may have been utilised during the preceding Romano-British and early medieval periods.

3.2.3 ***Romano-British and Early Medieval Period (c. AD 43- 1066):*** the first site of any size in the area was the Roman fort of Deventia, at Papcastle. Various roads would have served this fort, and a civilian *vicus* grew up alongside it. Stone from the fort was used to build Cockermouth Castle. Although the origins of Cockermouth itself lie in the 12<sup>th</sup> and 13<sup>th</sup> centuries, “*the location of the castle, church and market place on the east bank of the Cocker suggests that if an earlier urban core is to be sought, it will be found in this area*” (Winchester 1986, 117). The part of Cockermouth utilised by the castle was better defended naturally, explaining why a settlement grew here, rather than at Papcastle during the medieval period, and the rivers probably did not always join at their present site (Bradbury 1995, 3), suggesting settlement may have been established in the area earlier. Tute Hill, located c. 120m to the south of the proposed development site, could represent early activity in the area, and was traditionally thought by antiquarians to be a Bronze Age burial site. Although no investigation has yet been undertaken to test its origins, it is more likely that Tute Hill is a motte, constructed during the early 13<sup>th</sup> century, and was the precursor to the present Cockermouth Castle, suggesting an earlier settlement in this area of the town (Site 1).

3.2.4 ***Later Medieval (c. AD 1066- AD 1485):*** the town of Cockermouth has its origins as a medieval planned town of the 12<sup>th</sup> and 13<sup>th</sup> centuries (Jones 2002b, 9; Site 7). Although the precise date of the foundation of the town remains unknown, a borough charter dating to 1210, and a market charter to 1227 show that the settlement was well established by the early 13<sup>th</sup> century. The earliest reference to the castle is in 1221 (Site 6), and the survival of several documents gives an interesting line of descent of owners, outlined elsewhere (Curwen 1911, 129-158). It may be that the origins of the castle slightly pre-date 1221 and it has been suggested that, “*it occupies the site of a much earlier fortress*” (Whellan 1860, 301). It lay in partial ruin for some time after it was reduced by parliamentary forces in 1648 (Hutchinson 1974, 113). In 1750 it passed into the hands of the Wyndham Family, now Lord Egremont.



Plate 1: Cockermouth Castle in 1739 (after Curwen 1911, 152)

- 3.2.5 A charter of Alan, son of Waldeve, given ‘*at Cokyrmoth*’, c.1150 implies that Alan’s seat of power (presumably a precursor of the later castle site, perhaps Tute Hill) was in existence at Cockermouth by the mid 12<sup>th</sup> century (Winchester 1986, 109). Various manorial accounts of the 13<sup>th</sup> century show that the three main sources of income for the landowner were the castle and its demesne land; the rents of the burgesses; and the income yielded from a variety of trading and industrial activities (*ibid*, 111). By 1270 the lord’s demesne consisted of the castle and attached deer park and 25 acres of land in “*the close below the castle*”. It is likely that the proposed development site formed part of the castle’s park and demesne lands (Figure 4). The park was enclosed by the lords of Cockermouth before 1259, at which time it was described as being capable of supporting at least 100 deer (*ibid*, 119). Parks tended to be closely confined and strongly enclosed areas in which deer and other game were secured until they were needed on the day of the hunt (Muir 2000, 15). The majority of deer parks of this nature date to the period between 1200 and 1350, when agriculture and population was undergoing an increase, and surplus wealth was available for the treaties of hunting parks and the purchase of associated royal licenses (*ibid*, 17). The King owned the greatest number of these parks, but individual nobles and churchmen also owned a large proportion. A typical park of this era covered an area of between 100 and 200 acres and they tended to have an oval or roughly circular shape, and were located at the edges of manors, which in modern terms often concur with parish boundaries (*ibid*, 18). The boundaries of parks were well-defended; both to contain the deer within, and to keep poachers out, and usually consisted of earthen banks with inner ditches. Some also had a palisade of oak posts atop the banks, or a hedge or drystone wall. Accounts of the park keeper of Cockermouth between 1267 and 1294 depict the park as a “*tract of woodland and pasture from which the estate gained revenue from sales of pasture and pannage, bark, bracken and rushes, fuel wood, nuts and honey*” (Winchester 1986, 119-120).
- 3.2.6 Demesne lands in the areas of ‘Ouresbyfeld and the field near St Helen’s Chapel, totalling 83 acres were let to tenants. In addition a total of 175 $\frac{1}{8}$  burgage tofts are listed by 1270, an estimation of 230 households has been assessed from this, perhaps a population of 1,035 inhabitants (*ibid*, 112). Cockermouth was situated between pastoral uplands and the corn-growing coastal plain, meaning that a variety of trading and industrial activities, as well as agricultural economies, are represented in 1260, including “*5 sailors, 4 fullers, 3 skimmers, 2 clerks, carpenters, tanners, dyers, smiths and goldsmiths, 1 weaver, mason, butcher, worker in horn and merchant*” (Hall 1977, 77). A chaplain and a monk were also listed, as were 2 water mills, 1 fulling mill, a dye works, a furnace, 8 corn measures, a toll jurisdiction, and a fishery below the castle (*ibid*).
- 3.2.7 Although, as has been seen, Cockermouth was a well-established borough with a considerable degree of economic wealth by the late 13<sup>th</sup> century, the conditions that contributed to this status did not last, with economic depression, plague and political unrest affecting the town during the 14<sup>th</sup> and 15<sup>th</sup> centuries (Winchester 1986, 112). A sheep plague was particularly devastating in 1280-1, and clear evidence of border warfare having direct effects on the town is found in the accounts of Robert de Leyburn, the keeper of Cockermouth Castle between 1316-18, who states that “*because of the Scottish war*”, the rents of the burgesses were

lower than previously; the fulling mill lay derelict and untenanted, and the market tolls were reduced (*ibid*). An account for 1437-8 hints at a continued decline revealed by a long list of decayed rents, suggesting a decrease in population and prosperity (*ibid*, 113). By the later 15<sup>th</sup> century, conditions had improved and records suggest a spate of building activity.

3.2.8 ***Post-Medieval (c. AD 1485- 1900)***: Cockermouth was flourishing once more by the 16<sup>th</sup> century, with Leland referring to it as a “*goode market townne*” (Toulmin Smith 1910, 55) and Camden describing it as “*wealthy*” in the 1580s (Camden 1586, 452). It remained largely agricultural throughout this period, with Cockermouth’s main function, as during the 13<sup>th</sup> century, being a centre of exchange, with a market place (Site 3), and primary processing place of farm produce from the surrounding countryside (Winchester 1986, 114).

3.2.9 A map, pre-dating the Percy Survey of 1577/8 in the Castle’s private collection shows the area as ‘Lancaster Park’ (Bradbury 1995, 56; Bradbury 1990, 9). In the Percy Survey, it was described as “*fenced about in some places with a stone wall, in some places with a hedge and a ditch*” (Winchester 1986, 120). The survey reveals that 200 acres were pasture, the remainder wooded, and refers to “*the Wheat Close adjoining the park, cent. 200 acres 50s-0d*” (*ibid* 57). This Wheat Close is shown as ‘*Whete Closse*’ on the plan of Cockermouth c.1600, and the proposed development site appears to include the northern part of this field, as well as a parcel of land to the north, which may have been part of the deer park (Figure 4). The map shows a mixture of woodland and pasture in the area, and similarly, John Speed’s plan of 1610 shows a rounded fenced area round Cockermouth, representative of parkland associated with a manor house (Bradbury 1990, 8). By 1700, the castle’s park had been leased as farmland (CRO(C) D/Lec/106 lease). Hutchinson, writing c. 1794, states “*There was a spacious park for deer appertaining to the baronial mansion here, extending from the town eastward about a mile; but being disparked, the lands have been brought into cultivation*” (Hutchinson 1974, 116). The road name of ‘Park Lane’ shown on Hodkinson and Donald’s Plan of 1774 shows the Castle’s Parkland origins surviving in the area through place names (Figure 5). This is further evidenced by the Tithe Award plan of Cockermouth, dated 1839/40, which references the southern field within the proposed development site as ‘*Deer Orchard*’, a further reference to the deer park and castle parkland (CRO(C) DRC/8/47).

3.2.10 The field system, beyond the central houses and strip burgage plots, would have consisted of an infield-outfield system with intensively and continuously cultivated fields close to the town, growing crops and beans etc. with outfield areas beyond, cultivated to varying extents according to immediate need (Bradbury 1995, 58). Although largely a medieval system, it was widespread and long-lived in northern England. As populations increased, the infields encroached on the outfields, which in turn extended further into the moorland and waste areas. Farming would have remained a key employer for the majority of the population, and until new methods were devised in the 18<sup>th</sup> and 19<sup>th</sup> centuries, poverty was rife (*ibid*, 72). A tax returns list of 1693 shows the average payment for England and Wales at that time being 7s.2¼. Bedfordshire paid the most, 11s.½d with Cumberland paying only 0s.11.375d (*ibid*). The agricultural nature of the area appears to have remained the

case into the early 19<sup>th</sup> century, revealed by a plan of Cockermouth of that date (Figure 6), with the eastern part of Cockermouth utilised for crops and grazing, as shown in a sketch of Cockermouth of around 1810.

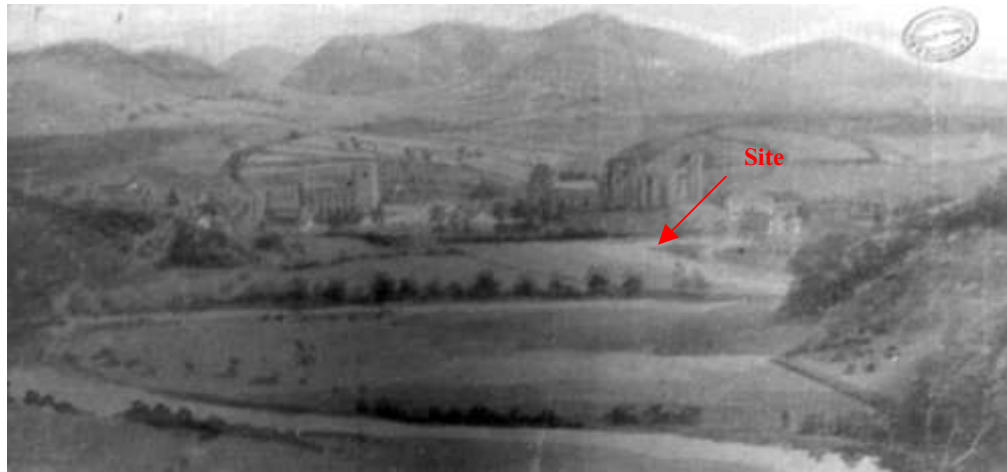


Plate 2: Sketch of Cockermouth c.1810, from the east (CLLSS: engravings)

- 3.2.11 Trade improved however, and exports in 1872 were four times as great as in 1850, meaning industries were developed in the late 18<sup>th</sup> and early 19<sup>th</sup> centuries. The centre of the town was more affected by the industrial revolution than the periphery, of which the development site remained a part. In 1797 there were plans for a new thread mill to be constructed close to the development site, between Isel Road and the River Derwent, although this never materialised (Bradbury 1982, 31). A windmill is known to have existed (Site 2), as well as two tanneries (Sites 4 and 8) and a ropewalk (Site 5). In addition a paper mill and two woollen mills were established, combined employing 900 people (Whellan 1860, 304). A hat manufactory was also based in the town, and a linen manufactory just outside. In addition there were two further tanneries, two skinneries and a brewery (*ibid*). Coal was also mined in the vicinity. The railway was also brought to Cockermouth in the 1800s, linking the town to Workington, which itself led to Carlisle to the north, and Furness and Lancaster to the south. Despite this new industrial element to the town, it remained an agricultural centre and market town for the surrounding lands.
- 3.2.12 **Modern (1900-present):** the First Edition Ordnance Survey Map of 1860 (Figure 8) shows no development within the proposed site boundary, suggesting that the area remained in use as farmland, perhaps associated with Low Parks Farm, on the opposite side of Isel Road. Modern mapping also shows no development within the site boundary, and although by 1968, housing has been established to the east of the site, this new programme of building never encroached on the site itself, suggesting a continuation of agricultural land usage since 1700. This is further evidenced by aerial photography, before and after the onset of the mid 20<sup>th</sup> century housing development to the east of the site, and shows that the development site itself was not affected.



Plate 3: Aerial Photograph of Cockermouth from west (nd, but pre-1950s)



Plate 4: Aerial Photograph of Cockermouth from west (nd but post 1950s)

- 3.2.13 Cockermouth Cottage Hospital was originally founded as a nursing home in 1902, but was extended into a hospital in 1915 (Bradbury 1991, 21). Annual Reports of the Cottage Hospital survive, dating from between 1903 and 1946 (CRO(C) DX839). In 1938, the hospital had 14 beds and 2 cots, including 2 private wards. In common with most small hospitals of the time, there was the provision for operating (Bradbury 1981, 43). Kelly (Kelly 1938) listed 7 physicians and surgeons as being associated with it in that year. The new clinic was built in 1990, next to the cottage hospital (Winter 1992, 11).

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## 4 ASSESSMENT RESULTS

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### 4.1 INTRODUCTION

4.1.1 The assessment results are based on primary documents, most notably maps, and on the secondary sources used in *Section 3.2*. The results are presented according to the archive from which they were consulted. There are 9 HER records for the study area immediately around the site defined as a 500m radius, centred on the site. A further 67 Listed Buildings exist within 500m of the development site, indicative of the architectural and historic importance of the locality. A full list of the sites identified by the assessment is given in the Gazetteer in *Appendix 1*.

### 4.2 HISTORIC ENVIRONMENT RECORD (HER)

4.2.1 **HER:** 9 HER records exist within 500m of the development site, four of medieval origin (Sites 1, 3, 6 and 7) and three of post-medieval date (Sites 2, 4 and 5, 6). Two further sites of unknown origin are also listed (Sites 8 and 9).

4.2.2 **Listed Buildings:** 67 Listed Buildings are also located within 500m of the development site, lodged with the HER records. These are located within the Conservation Area, to the west and south of the proposed development, and are predominantly located along Castlegate, Kirkgate, Main Street, Market Place and St Helen's Street, or are associated with Cockermouth Castle.

### 4.3 CUMBRIA RECORD OFFICE (CARLISLE)

4.3.1 A search of documentary and cartographic sources was carried out at Cumbria Record Office, Carlisle. The results are included in Section 3.2 and the cartographic analysis in 4.4.

### 4.4 COCKERMOUTH LIBRARY LOCAL STUDIES SECTION

4.4.1 The Local Studies Section of the library was perused for all information relevant to the study area, found in a range of published and non-published books and articles. The results have been used in Section 3.2, and resources used are cited where relevant, in the bibliography.

### 4.5 CARTOGRAPHIC SOURCES

4.5.1 A search of maps recording the area was carried out. Only those that reveal the development site, and that are of direct relevance have been included.

4.5.2 **Plan of Cockermouth, c. 1600 (after Winchester 1986, 110) (Fig 4):** this plan of Cockermouth shows that the proposed development site lies to the north of the settlement of Cockermouth, to the east of the castle, and was part of the castle's parkland, shown as 'Whete Closse' part of the agricultural hinterland for the town.



- 4.5.3 ***Hodkinson and Donald's Plan of Cockermouth, 1774 (Fig 5)***: this plan of 1774 shows the survival of the Castle's parkland origins through the road name, 'Park Lane' (the present Isel Road). A bowling green is also depicted to the west of the development site.
- 4.5.4 ***Plan of Cockermouth, c. 1832 (after Winchester 1986, 115) (Fig 6)***: the plan of Cockermouth of 1832 again shows that development in Cockermouth had not spread to the proposed development site. The documentary search (Section 3.2.6) has revealed that the lands that were previously part of the castle parkland had been sold off as agricultural lands by 1700, and it seems as though the development site remained in use for agriculture by this time.
- 4.5.5 ***Tithe Award Plan of Cockermouth, 1839/40 (Fig 7)***: this plan is the earliest to give real detail to the relevant part of Cockermouth. It shows the development site, predominantly lying within Plots '365' and '366'. The award shows that both were owned by General Wyndham, and that Plot 366, to the north, was occupied by James Fell, had no name, and was used as pasture, and that Plot 365, to the south, was occupied by John Hodgson, was also used as pasture, and was known as 'Deer Orchard', a further reference to the deer park and castle parkland, that the lands used to be a part of. A small building is depicted to the north of the site boundary, probably an agricultural outbuilding.
- 4.5.6 ***Ordnance Survey Map c. 1860, First Edition, 25" to 1 mile (Fig 8)***: this is the first plan of the town to have been accurately surveyed. The farm to the west, 'Low Parks Farm', shows the survival of the pre-existing land use of the area, as castle parkland, in place names, and it is likely that the proposed development site formed agricultural land for this farm by 1860, or another nearby farm. Tute Hill can clearly be seen to the south, and the castle to the west.
- 4.5.7 ***Ordnance Survey Map c. 1900, Second Edition, 25" to 1 mile (Fig 9)***: the Second Edition Ordnance Survey Map of 1900 shows little change since 1860. A drill hall has been constructed to the east of Tute Hill, but little further has changed in the vicinity of the proposed development. The name 'Low Parks Farm' has changed to 'Low Park Farm'.
- 4.5.8 ***Ordnance Survey Map c. 1930, Third Edition, 25" to 1 mile (Fig 10)***: the Third Edition Ordnance Survey Map of 1930 shows little change since 1900. Low Park Farm has an additional outbuilding attached, and the field to the south of Castlegate has been subdivided, with a building constructed within the new roughly triangular shaped field to the west, but the area remains within the agricultural hinterland of Cockermouth.

## 4.6 AERIAL PHOTOGRAPHY

- 4.6.1 Aerial photographs pertaining to the study area were located at the Carlisle City Library Local Studies Section. Those of relevance have been included in Section 3.2, where appropriate. No new features are visible within the vicinity of the proposed development site. No aerial photographs of the area were located at either the HER of Cumbria at Kendal, or the County Record Office at Carlisle.

## 4.7 PREVIOUS ARCHAEOLOGICAL INVESTIGATIONS

4.7.1 The Archaeology Data Service, an on-line archaeological record provider hosted by York University, was checked for any previous archaeological investigations carried out in the vicinity of the development site, as were the collections of Cumbria HER. Several archaeological investigations have been undertaken within Cockermouth, summaries of which are outlined in the table below. None have taken place within the boundary of the present proposed development.

Site	Date	Type	Results	Reference
75-85 Main Street	1980	Excavation	Pre 14 <sup>th</sup> century building foundations, with several phases of later building above	Medieval Archaeology 1981
Bridge Street	2000	Watching Brief	No deposits of archaeological significance encountered	Carlisle Archaeology 2000
Rubby Banks Road	2000	Watching Brief	No deposits of archaeological significance encountered	Northern Archaeological Associates 2000
Mitre Court, St Helen's Street	2002	Assessment	Highlighted potential for Post Medieval deposits to survive	Jones 2002a
39 Market Place	2002	Assessment	Highlighted potential for Medieval or Post Medieval deposits to survive	Jones 2002b
Cockermouth Castle	2002	Watching Brief	2 small test pits were monitored beside the Dining Room and the Butler's Pantry. Area much disturbed by service pipes, explaining lack of finds	Giecco 2002
Mitre Court, St Helen's Street	2003	Evaluation	A cobbled surface and associated drains were recorded, concluded to be part of the yard for the former Crown and Mitre Hotel	Jones 2003a
39 Market Place	2003	Watching Brief	The development site consisted of an open area of 78m <sup>2</sup> . No structural or archaeological remains were observed	Jones 2003b
Sullart Street	2003	Assessment	A desk based assessment was undertaken of Sullart Street, Cockermouth. A copy of the report was not located	Newman 2003
High Sand Lane	2005	Watching Brief	The eastern part of the site was heavily truncated by recent activity. No archaeological remains were encountered	Martin 2005

## **4.8 ARCHAEOLOGICAL WALKOVER SURVEY**

- 4.8.1 An archaeological walkover survey was undertaken on the proposed development site on Tuesday 8<sup>th</sup> April 2008. This was to ascertain the presence of any extant archaeological features on site and to assess their survival, and to test the potential for archaeology found by the desk-based research. A photographic record of the site is included as Figure 11.
- 4.8.2 The site was situated in a natural south-east facing slope. The north-western corner was fenced off from the rest of the area and in-use as a car parking facility, presumably for The Cottage Hospital. The central part of this area was a tarmac levelled surface, with surrounding mounds, presumably formed by spoil from the levelling process. The remainder of the site consisted of pasture, used for animal grazing by sheep at the time of the walkover survey. A short section of drystone wall, and a fence to the south, separated the field from Isel Road to the west, and a hedge from Castlegate to the south. The rest of the area seem to be bounded by a combination of hedging and fencing, to prevent the sheep from straying into adjoining properties to the east and north. A slightly sunken oval feature was observed with stone exposed within the eastern part of the sheep field, to the south of the car parking facility. This is probably a natural pond area, rather than representing any archaeological activity. Modern mapping depicts a spring at this location. No further features were observed.

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## 5 CONCLUSIONS AND RECOMMENDATIONS

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### 5.1 ARCHAEOLOGICAL POTENTIAL

- 5.1.1 The potential for prehistoric remains surviving sub-surface on the development site is medium to low. The area has revealed little but stray finds of the prehistoric period, but these in themselves show potential for a settlement in the area. The walkover survey revealed no visible features above surface.
- 5.1.2 The potential for Romano-British features surviving sub-surface within the proposed development site is low. The Roman fort lies at Papcastle, so settlement would not have extended into the Cockermouth area. There is a small chance that a Roman road serving the fort may have extended in the area, however.
- 5.1.3 The potential for medieval archaeological remains surviving sub-surface within the boundaries of the development site is medium. An early medieval settlement may have existed in the vicinity of the site, in the eastern part of Cockermouth, demonstrated by the medieval motte of Tute Hill. In addition, the motte's replacement, Cockermouth Castle lies to the west of the site. It is known that from at least 1259 a park was associated with the castle, and that from at least the early 16<sup>th</sup> century, and probably much earlier, the proposed development site was a part of this. Ditched boundaries associated with the park may survive in the area as sub-surface features.
- 5.1.4 The potential for post medieval archaeological deposits surviving on-site is low. No known activity of the period occurred within the site boundary. The post medieval expanse of Cockermouth lay to the south and west of the development site.

### 5.2 RECOMMENDATIONS

- 5.2.1 The desk-based research has highlighted the potential for prehistoric and medieval archaeology in the vicinity of the development site, although no trace was visible during the walkover survey. This does not rule out the possibility that sub-surface deposits could survive on-site, and as the area has never undergone archaeological investigation, this potential has yet to be tested. This is of particular relevance in terms of the potential for surviving medieval landscape features, as the Regional Research Framework for the North West has shown that, for the Pennine Fringe “*the structure of medieval settlement and its relationship to its environs is little understood*” (Brennand 2007, 98). Furthermore, a research priority, outlined by the extensive urban survey for Cockermouth and Papcastle, is to identify whether there is evidence for pre-12<sup>th</sup> century settlement at Cockermouth (English Heritage 2002-4, 21).
- 5.2.2 This development may adversely affect important sub-surface remains, and provides a unique opportunity to assess the early origins of Cockermouth, and whether the eastern part of Cockermouth was utilised. As such, a programme of mitigating archaeological works will be necessary prior to development on-site. This is likely to take the form of an archaeological evaluation; typically consisting of 5% of the

area due to be effected by the development, to undergo a scheme of trial trenching, undertaken by an experienced and qualified archaeological contractor.

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## APPENDIX 1: GAZETTEER OF SITES

The tables below show the known cultural and historic sites within 500m of the development site. They are based on information provided by the Cumbria Historic Environment Record database. The locations of the sites and monument features, in relation to the development site, are shown in Figure 3. Due to the high numbers of Listed Buildings in the vicinity, the locations are not illustrated; suffice to say that they are concentrated on Castlegate, Kirkgate, Main Street, Market Place and St Helen's Street, or are associated with Cockermouth Castle, areas within the Conservation Area.

Site No.	HER Ref.	Site Name	Site Form	Grid Reference (NY)	Period
1	849	Tute Hill Motte; also <b>Scheduled Monument No. 23798</b>	Earthwork	12450 30780	Medieval
2	2633	Castle Brewery Windmill	Site of	12200 30800	Post Medieval
3	3027	Cockermouth Market Place, Cocker Bridge	Building complex	12290 30750	Medieval; Post Medieval
4	3028	St Helen's Street Tannery	Roofed building	12940 30830	Post Medieval
5	3033	Cockermouth Ropewalk	Unknown	12300 30900	Post Medieval
6	3035	Cockermouth Castle and Park; also <b>Scheduled Monument No. 27653</b>	Castle; fortified house; site of motte and bailey; site of park	12230 30870	Medieval
7	5553	Cockermouth Medieval Town	Site of	12100 30700	Medieval; Post Medieval
8	11071	Castle Tannery	Site of	12080 30840	Unknown
9	19581	Perforated Stone Find	Findspot	12100 31200	Unknown

Table 1: HER Sites

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
10	25823	Mill/Brewery, Brewery Lane	Grade II	12102 30829
11	25789	Cockermouth Castle (uninhabited parts)	Grade I	12249 530885
12	25790	Cockermouth Castle (residence)	Grade I	12249 30886
13	25791	Outer Gatehouse, Cockermouth Castle	Grade I	12271 30878
14	25792	Eastern range of buildings, Cockermouth Castle	Grade I	12267 30852
15	25793	Southern Range of Buildings, Cockermouth Castle	Grade I	12246 30837
16	25794	Pump inside outer Gatehouse, Cockermouth Castle	Grade I	12263 30873

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
17	25795	Bowling Green House	Grade II	12378 30897
18	25796	Garden walls, Cockermouth Castle	Grade II	12346 30861
19	25797	Nos. 2 and 4 Castlegate	Grade II	12305 30779
20	25798	No. 6 Castlegate	Grade II*	12314 30790
21	25799	No. 8 Castlegate	Grade II	12318 30799
22	25800	No. 10 Castlegate	Grade II	12320 30808
23	25801	Castlegate House	Grade II*	12345 30841
24	25802	Nos. 1 and 3 Castlegate	Grade II	12282 30773
25	25803	Nos. 5 and 7 Castlegate	Grade II*	12289 30787
26	25804	No. 9 Castlegate	Grade II	12296 30797
27	25805	Nos. 11 and 13 Castlegate	Grade II	12298 30805
28	25821	Victorian Hall	Grade II	12169 30378
29	25825	No 13 Kirkgate	Grade II	12409 30672
30	25826	Nos. 17-25 Kirkgate	Grade II	12413 30645
31	25827	No. 31 Kirkgate	Grade II	12426 30635
32	25828	Nos. 33 and 35 Kirkgate	Grade II	12438 30625
33	25829	Nos. 37 and 29 Kirkgate	Grade II	12441 30614
34	25830	Nos. 41 and 43 Kirkgate	Grade II	12441 30600
35	25831	Nos. 45 and 47 Kirkgate	Grade II*	12442 30580
36	25832	Nos. 47A, 49 and 51 Kirkgate	Grade II	12441 30562
37	25833	Nos. 53 and 55 Kirkgate	Grade II	12442 30548
38	25834	Church of All Saints	Grade B	12360 30638
39	25835	Gate Piers at Church	Grade II	12399 30640
40	25836	No. 38 Kirkgate	Grade II	12411 30588
41	25837	Kirkgate House	Grade II	12386 30576
42	25838	Nos. 46-50 Kirkgate	Grade II	12409 30554
43	25839	No. 52, Swan Inn, and Nos. 58-64 Kirkgate	Grade II	12412 30527
44	25840	Nos. 68 and 70 Kirkgate	Grade II	12414 30500
45	25841	Nos. 72 and 74 Kirkgate	Grade II	12416 30488
46	25842	Nos. 78 to 86 Kirkgate	Grade II	12411 30467
47	25787	Cocker Bridge	Grade II	12234 30726

Site No.	HER Ref	Building Name	Listed Building Grade	Grid Reference (NY)
48	25845	No. 2 the Old Courthouse	Grade II	12217 30736
49	25846	No. 4 Main Street	Grade II	12208 30725
50	25847	Nos. 12 and 14 Main Street	Grade II	12170 30729
51	25848	Nos. 16-22 Main Street	Grade II	12154 30732
52	25849	Nos. 24 –28 Main Street	Grade II	12132 30732
53	25850	National Westminster Bank	Grade II	12076 30725
54	25851	Nos. 52-56 Main Street	Grade II	12054 30728
55	25856	Nos. 9-21 Main Street	Grade II	12187 30686
56	25857	Globe Hotel	Grade II	12132 30682
57	25858	Packhorse PH, Nos. 29-35 and No. 35A Main Street	Grade II	12110 30682
58	25873	No. 1 Market Place	Grade II	12381 30710
59	25872	No. 44 Market Place	Grade II	12245 30737
60	27779	No. 46 Market Place	Grade II	12245 30735
61	25868	Nos. 4 and 6 Market Place	Grade II	12381 30747
62	25869	Nos. 14-28 Market Place	Grade II	12324 30767
63	25870	Nos. 30 and 30A Market Place	Grade II	12277 30765
64	25871	Nos. 38, 40 and 42 Market Place	Grade II*	12254 30744
65	25874	Nos. 3-7 Market Place	Grade II	12367 30716
66	25875	No. 9 Market Place	Grade II	12352 30722
67	25876	Nos. 11-23 Market Place	Grade II	12331 30727
68	25877	Nos. 33 and 35 Market Place	Grade II	12277 30729
69	25878	Town Hall	Grade II	12301 30643
70	27780	St Helen's Tannery	Grade II	12940 30825
71	25824	Kirkgate Corner	Grade II	12394 30716
72	25879	Nos. 10 and 12 St Helen's Street	Grade II	12429 30734
73	25880	Nos. 26-34 St. Helen's Street	Grade II	12488 30720
74	25881	Nos. 1-35 St Helen's Street	Grade II	12429 30710
75	25806	Former Mill, The Croft	Grade II	12253 30618
76	25807	Nos. 1-4 The Croft	Grade II	12259 30590

Table 2: Listed Building Sites

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## **APPENDIX 2: FIGURES**

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