

**LAND ON
BRIDGE STREET,
COCKERMOUTH,
CUMBRIA**

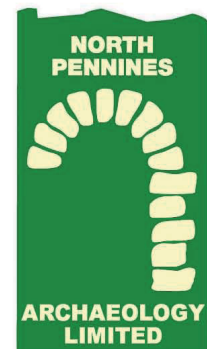
DESK-BASED ASSESSMENT

CP. No: 1071/09

DATE 26/02/2010

NORTH PENNINES ARCHAEOLOGY LTD
NENTHEAD MINES HERITAGE CENTRE,
NENTHEAD,
ALSTON,
CUMBRIA,
CA9 3PD

TEL/FAX: (01434) 382045/043
WWW.NPARCHAEOLOGY.CO.UK



NORTH PENNINES ARCHAEOLOGY LTD

DOCUMENT TITLE: Land on Bridge Street, Cockermouth
DOCUMENT TYPE: Desk-Based Assessment
CLIENT: Alpha Design Architectural Services
CP NUMBER: CP/1071/09
SITE CODE: -
PLANNING APP. NO: 2/04/1225
OASIS REFERENCE: northpen3-72874
PRINT DATE: 26/02/2010
GRID REFERENCE: NY 1188 3072

Quality Assurance

This report covers works as outlined in the brief for the above-named project as issued by the relevant authority, and as outlined in the agreed programme of works. Any deviation to the programme of works has been agreed by all parties. The works have been carried out according to the guidelines set out in the Institute for Archaeologists (IfA) Standards, Policy Statements and Codes of Conduct. The report has been prepared in keeping with the guidance set out by North Pennines Archaeology Ltd on the preparation of reports.

	01	02	03
PREPARED BY:	Fiona Wooler		
POSITION:	Project Supervisor		
DATE:	26/02/2010		
EDITED BY:	Martin Railton		
POSITION:	Project Manager		
DATE:	26/02/2010		
APPROVED BY:	Frank Giocco		
POSITION:	Technical Director		
DATE:	26/02/2010		

North Pennines Archaeology Ltd is a wholly owned company of North Pennines Heritage Trust (Company Registration No. 4847034; VAT Registration No. 817 2284 31). All rights reserved.

Disclaimer

No part of this report may be copied or reproduced, stored or transmitted by any means without prior written permission from North Pennines Archaeology Ltd, or the client for whom the work was carried out. The report has been produced specifically for the client's usage, and no other party may use, make use of or rely on the contents of the report; any person or party using or relying on this document for such purposes agrees, and with such use or reliance be taken to confirm their agreement, to indemnify NPA Ltd for all loss or damage resulting from their action. No liability is accepted by North Pennines Archaeology Ltd for any use of this report other than the use and purpose for which it was originally intended. Information contained in this report is provided by North Pennines Archaeology Ltd using due care and diligence and no explicit warranty is provided as to its accuracy. No independent verification of any information provided to North Pennines Archaeology Ltd has been made.

CONTENTS

SUMMARY	6
ACKNOWLEDGEMENTS.....	7
1 INTRODUCTION.....	8
1.1 Circumstances of the Project	8
2 METHODOLOGY	9
2.1 Project Design.....	9
2.2 Desk-Based Assessment	9
2.3 The Archive	10
3 BACKGROUND.....	11
3.1 Location and Geological Context.....	11
3.2 Historical Background	11
4 ASSESSMENT RESULTS.....	19
4.1 Introduction.....	19
4.2 Historic Environment Record (HER)	19
4.3 Cartographic Sources	27
5 CONCLUSION	32
6 BIBLIOGRAPHY.....	33
6.1 Primary Sources	33
6.2 Secondary Sources	33
APPENDIX 1: GAZETTEER OF SITES	35
APPENDIX 2: FIGURES	43

ILLUSTRATIONS

FIGURES (APPENDIX 2)

FIGURE 1: SITE LOCATION

FIGURE 2: LOCATION OF PROPOSED DEVELOPMENT AREA

FIGURE 3: LOCATION OF HER SITES WITHIN A 0.5KM RADIUS OF THE PROPOSED DEVELOPMENT AREA

FIGURE 4: PICTORIAL MAP OF COCKERMOUTH c1600

FIGURE 5: HODSKINSON AND DONALD'S PLAN OF COCKERMOUTH 1774 (TAKEN FROM THEIR MAP OF CUMBERLAND)

FIGURE 6: EXTRACT FROM JOHN WOOD'S PLAN OF COCKERMOUTH 1832

FIGURE 7: EXTRACT FROM COCKERMOUTH TITHE MAP 1840

FIGURE 8: FIRST EDITION ORDNANCE SURVEY MAP 1863 (25" TO 1 MILE SCALE)

FIGURE 9: FIRST EDITION ORDNANCE SURVEY MAP 1867 (10.56FT TO 1 MILE SCALE)

FIGURE 10: SECOND EDITION ORDNANCE SURVEY MAP 1900 (25" TO 1 MILE SCALE)

FIGURE 11: THIRD EDITION ORDNANCE SURVEY MAP 1925 (25" TO 1 MILE SCALE)

FIGURE 12: ORDNANCE SURVEY MAP 1938 (6" TO 1 MILE SCALE)

FIGURE 13: ORDNANCE SURVEY MAP 1967 (1:2500 SCALE)

FIGURE 14: UNDATED SKETCH MAP SHOWING EARLY MANUFACTURING SITES IN COCKERMOUTH (M DAVIES-SHIEL)

PLATES

Plate 1: Flooding in Main Street, Cockermouth c1930 (courtesy of Carlisle Library Local Studies).....18

Plate 2: A man takes advantage of the flood waters in Main Street, Cockermouth c1930 (courtesy of Carlisle Library Local Studies)18

SUMMARY

In February 2010, North Pennines Archaeology Ltd were commissioned by Alpha Design Architectural Services to undertake an archaeological desk-based assessment of land on Bridge Street, Cockermouth (NY 1188 3072), prior to an archaeological watching brief to be maintained during groundworks for the erection of four apartments on the site of Lomas and Wilson (Planning Application No. 2/04/1225).

The site of the proposed dwellings is in an area of archaeological significance within the historic town of Cockermouth and consequently a condition has been placed on the planning consent requiring an archaeological watching brief to take place during the course of ground works of the development. The desk-based assessment was undertaken to set the site into its geographical, topographical, archaeological and historical context.

The desk-based assessment involved the examination of pertinent documents and cartographic sources held in Carlisle Record Office, the local studies collection at Carlisle Library, as well as the consultation of the Historic Environment Record (HER) maintained by Cumbria County Council at Kendal. The HER includes the locations of Scheduled Ancient Monuments, Listed Buildings, Registered Parks and Gardens, and other non-designated archaeological remains.

The research has shown that the proposed development area is located within what is regarded to be part of the medieval town of Cockermouth. Excavations undertaken to the south side of Main Street have revealed evidence of the initial development of the tenements which took place in the 12th century. The regular layout of Main Street, with properties fronting the road and formerly regularly-spaced plots behind, suggests that Main Street was planned, compared to the irregular nature of the possible earlier settlement around the Market Place.

Archaeological excavations undertaken on the east side of Bridge Street revealed no evidence for medieval structures, and it was considered that medieval deposits had either been truncated or lay so deep that they were not affected by groundworks at this time.

Cartographic evidence indicates that the proposed development area has been partly occupied by buildings from at least the 1830s, seemingly residential in nature. In the second half of the 19th century this housing appears to have become more densely packed, as a yard with what appears to be stairs to upstairs properties is clearly visible on a large scale map.

It is possible that the archaeological watching brief, which is to be maintained during groundworks, may reveal evidence for the use of the site as housing from at least the early 19th century.

ACKNOWLEDGEMENTS

North Pennines Archaeology Ltd would like to offer thanks to Glen Beattie of Alpha Design Architectural Services for commissioning the project.

North Pennines Archaeology Ltd would also like to extend their thanks to Jo Mackintosh, Historic Environment Records Officer, and Jeremy Parsons, Historic Environment Officer, Cumbria County Council; staff at Carlisle Record Office, and Stephen White, Carlisle Library Local Studies.

The desk-based assessment was undertaken by Fiona Wooler. The report was written, and the drawings were produced, by Fiona Wooler. The project was managed by Frank Giecco, Technical Director. The report was edited by Martin Railton, Project Manager for NPA Ltd.

1 INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Cumbria County Council's Historic Environment Service (CCCHES) have been consulted by Allerdale Borough Council regarding a planning application for the erection of four apartments on the site of Lomas & Wilson, Bridge Street, Cockermouth (Planning Application No. 2/04/1225). The scheme affects an area of archaeological significance within the historic town of Cockermouth and consequently a condition has been placed on planning consent requiring an archaeological desk-based assessment and watching brief to take place, prior to and during the course of ground works of the development¹.
- 1.1.2 The desk-based assessment comprised a search of both published and unpublished records and historical mapping housed at Carlisle Record Office and Carlisle Library Local Studies. A search was also made of records held by the Historic Environment Record (HER), maintained by Cumbria County Council Historic Environment Service, Kendal, as well as a consultation of the archives and library held by North Pennines Archaeology Ltd. For the purpose of this assessment, a study area of a 0.5 kilometre radius around the site boundary has been defined in order to allow for the study of the wider area and to set the site into context. This radius is distinct from the site boundary, which only refers to the area of the proposed development.
- 1.1.3 The principal objective of this assessment was to undertake sufficient work in order to identify and characterise the archaeological and historical context associated with the development area, prior to the commencement of ground works and the archaeological watching brief.
- 1.1.4 The results of the archaeological watching brief undertaken during ground works associated with the proposed development will be the subject of a separate report.

¹ Parsons, J, 2009

2 METHODOLOGY

2.1 PROJECT DESIGN

- 2.1.1 North Pennines Archaeology Ltd was commissioned by the client to undertake a desk-based assessment, of the site of Lomas & Wilson, Bridge Street, Cockermouth (NGR NY 1188 3072). All work undertaken was consistent with the relevant standards and procedures of the Institute for Archaeologists, as set out in *Standard and Guidance for Archaeological Desk-Based Assessments*² and generally accepted best practice.
- 2.1.2 A Project Design was produced by North Pennines Archaeology Ltd prior to works taking place³, and was approved by Cumbria County Council Historic Environment Service.

2.2 DESK-BASED ASSESSMENT

- 2.2.1 Several sources of information were consulted, in accordance with accepted best practice and local council requirements. The study area consisted of a broad overall history of Cockermouth, with additional in-depth study of a 500 metre radius, centred on the proposed development area. A further search of online resources was undertaken in order to identify any registered archaeological sites that includes Scheduled Ancient Monuments, Listed Buildings and Conservation Areas, around the site. This was done in order to help assess the possible impact of the proposed development on archaeologically sensitive areas. The principal sources of information were the Historic Environment Record (HER), historical maps and secondary sources.
- 2.2.2 *Cumbria Historic Environment Record (HER)*: the HER, a database of known historical and archaeological sites in Cumbria (excluding the Lake District National Park) is maintained by Cumbria County Council Historic Environment Service at Kendal. Any relevant aerial photographs in the HER were also consulted.
- 2.2.3 *County Record Office (Carlisle)*: the archives at Carlisle Record Office were searched for information on the study area. In particular, the First, Second, and Third Editions of the Ordnance Survey mapping were checked, and a search was made of the local history books and pamphlets held within their collections.

² IfA, 2008

³ Giocco, F.O, 2009

- 2.2.4 *Carlisle Library Local Studies*: the local studies collection at Carlisle Library was consulted for any historical photographs or engravings which may have shown the study area, as well as relevant cartographic sources not already examined at Carlisle Records Office, and any aerial photographs not held at the HER.
- 2.2.5 *North Pennines Archaeology Ltd (NPA)*: various publications and unpublished reports on excavations and other work in the region are held within the North Pennines Archaeology library and any, as yet, 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 repository.

2.3 THE ARCHIVE

- 2.3.1 A final bound copy of the report will be deposited with Cumbria County Council Historic Environment Record at Kendal, where viewing will be available on request.
- 2.3.2 North Pennines Archaeology Ltd and Cumbria County Council Historic Environment Service 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. This project has the unique identifier of **northpen-72874**.

3 BACKGROUND

3.1 LOCATION AND GEOLOGICAL CONTEXT

- 3.1.1 The town of Cockermouth is located in the north west of Cumbria, approximately 13km to the east of Workington, and c.9km south-east of Maryport. The town is situated at the confluence of the rivers Cocker and Derwent, the latter of which continues to flow in a westerly direction to enter the Solway Firth at Workington (Figure 1).
- 3.1.2 The proposed development area on Bridge Street is located on the north side of Main Street, to the west side of the town, and to the south side of the River Derwent (Figure 2).
- 3.1.3 Cockermouth lies on the edge of the Skiddaw group of Ordovician Arenig rock. Cockermouth lavas are present within the Basement Beds. The lavas are olivine basalts and occur as four or five flows, the tops and bottoms are vesicular and reach a maximum thickness of about 90cm. By the close of the deposition of the Basement Beds most of the irregularities of the Lower Paleozoic floor had been filled in and the resultant even surface was gradually flooded by the advancing Carboniferous seas. To the north lies a band of Carboniferous Dinantian Limestone, correlated with overlying Great Limestone of the Alston Block. All the Namurian beds above the first limestone are referred to as the Hensingham Group. Westwards from around Cockermouth the basal beds form a coarse sandstone. The overlying beds consist mainly of mudstones with a few thin beds of sandstone, some discontinuous limestone bands and a few thin coals⁴.

3.2 HISTORICAL BACKGROUND

- 3.2.1 *Introduction:* this historical background is compiled mostly from secondary sources, and is intended only as a brief summary of historical developments around the study area.
- 3.2.2 *Place Name Evidence:* the town gets its name from the fact that the River Cocker enters the River Derwent at this location. The element *Cocker* is believed to derive from the British word *kukro*, meaning crooked⁵. Bridge Street is a relatively modern name, derived from the fact that the street was created at the end of the 19th century to link Main Street with Harris Bridge.
- 3.2.3 *Prehistoric Period (pre c.AD 43):* there has been, as yet, no evidence of prehistoric activity revealed within close proximity to the proposed

⁴ Cumbria County Council, 2002, Page 2

⁵ Lee, J, 1998, Page 21

development area, or indeed within the town of Cockermouth as a whole. There is some artefactual evidence in the form of a stone hammer axe of the late Neolithic period found to the south-west of the town, and the recovery of a Bronze Age wing-flanged axe to the south (HER 13873). There are a number of surviving Neolithic and later Prehistoric monuments situated in close proximity to Cockermouth, including henges, stone circles, long cairns, round cairns and standing stones (for example Cockermouth Hut Circle located to the east of Cockermouth, north-east of Strawberry Howe (HER 13565); all of which may suggest the importance of this area in the Prehistoric period⁶. To the west of Cockermouth, near Fitz Woods, is a farmstead dating to the late Iron Age and Romano-British period. This site is scheduled and consists of a sub-rectangular enclosure with rounded corners which is defended by an inner bank, ditch and outer bank (SAM No. 27706).

- 3.2.4 ***Romano-British Period (c. AD 43-400):*** apart from the late Iron Age/Romano-British farmstead already noted above, there is no evidence, as yet, of Roman settlement in Cockermouth, although there have been residual finds, for example Roman pottery during the Bridge Street evaluation in 2000 (see 4.2.6 below) and the Hadrianic coin found near Sullart Street (HER 19516). The main focus of activity during this period was the Roman fort at Papcastle '*Derwentio*', located on high ground approximately 2km to the north-west of the town. Writing in 1890, Ferguson noted that the Roman fort at Papcastle '*is nearly obliterated by modern villas, and it was extensively used as a quarry for building the town of Cockermouth*'⁷. A roman road is suggested to have connected the fort at Papcastle with Keswick via Whinlatter Pass, which then headed eastwards. This road may be the present, or part of the present, B5292 which runs in a south-easterly direction from Cockermouth towards Lorton then over Whinlatter. Bradbury refers to an aerial photograph which shows a road from the east gate of the fort at Papcastle, which may have been part of the road to Whinlatter, avoiding two river crossings by reaching the Derwent above the Cocker's present or former entry and then turning southwards⁸.
- 3.2.5 ***Early Medieval (410 AD-1066 AD):*** very little is also known of activity in and around Cockermouth following the Roman period and prior to the Norman Conquest in the 11th century. There is, as yet, no archaeological evidence for settlement close to the proposed development area, or indeed within the town. As with earlier periods, however, there is evidence from this period in outlying areas for example at Brigham Church where

⁶ Cumbria County Council, 2002, Page 5

⁷ Ferguson, R.S, 1890, Page 68

⁸ Bradbury, J.B, 1981, Page 18

sculptured stone dating to this period have been recovered. The place name Brigham itself derives from the Old Norse⁹ word *byrggia* or the Old English *brycg* and Old English¹⁰ *ham*, meaning 'home by the bridge'¹¹. Other sites where Anglo-Scandinavian finds have been discovered include hog-back stones at Bridekirk, Crosscanonby and Plumblund, a Viking-type pin found in the foundations of the church tower at Brigham, and graves with swords at Aspatria, Seaton and Eaglesfield. In 1877, William Dickinson noted 'the limestone bluffs of Thornberry and Tendley', where 'six skeletons and a sword were found'¹².

3.2.6 **Medieval (1066-1485):** Cockermouth appears to have been one of the large class of small urban communities which came into being in the 12th and 13th centuries as a result of deliberate town creation by the larger landholders. The surviving documentary evidence suggests that Cockermouth was founded during the 12th century at the *caput* of the extensive estate of Alan son of Waldeve and his descendants, who were lords of the lordship of Allerdale and the honour of Cockermouth. The exact date of foundation is not known but the borough charter of c1210 shows that the town was in existence some years before the earliest reference to the castle in 1221 or the grant of a market in 1227. Evidence that an urban community was in existence at Cockermouth by c1200 comes from contemporary grants of land in the town to monastic houses and further points to a foundation in the 12th century¹³.

3.2.7 The first written record of the town occurred in c1150 when *Cokyrmoth* appeared in a Register of the Priory of St Bees. A deed of around 1195-1200 mentions a fulling mill and house and land at Cockermouth, so there must have been some form of settlement by this date¹⁴. The earliest settlement has been suggested to have been located on the east side of the River Cocker, as indicated by the huddled burgage plots in Market Place and St Helen's Street, which contrasts markedly with the regular layout of Main Street, and the fact that the castle, church and market place are all located in this area. Winchester has therefore suggested that the area to the east of the Cocker, centred around the Market Place, represents an earlier core of settlement in the Bitter Beck valley, to which the planned Main Street element was added. Tentative interpretation of 13th century documents

⁹ Old Norse – the language spoken by Norwegians who colonised Iceland, Ireland, the Isle of Man, the Hebrides and north west England from the 9th to the 12th centuries (Source: Lee 1998)

¹⁰ Old English – the language spoken by the Anglo-Saxons from the 6th to the 12th centuries. Anglian was the dialect in the north of England (Source: Lee 1998).

¹¹ Lee, J, 1998, Page 14

¹² Bradbury, J.B, 1981, Page 33

¹³ Winchester, A.J.L, 1986, Page 109

¹⁴ Bradbury, J.B, 1981, Page 76

may suggest that Main Street, however, was in existence by the end of the 13th century¹⁵.

3.2.8 The form of the medieval burgage plots in Cockermouth can be hinted at by descriptions of properties in 17th century deeds, and the pictorial map of the town dating to c1600 (Figure 4). This evidence suggests that the urban core consisted of three land use elements at that time: dwelling houses fronting the street, burgage plots running back from these houses and containing both open space (gardens, yards etc) and buildings (workshops, outhouses); and a ring of barns and other ancillary agricultural buildings along the tail of the burgage plots and on the outskirts of the town¹⁶. As well as dwellings, the medieval town also contained other buildings and structures which reflected other aspects of urban life. The market place contained several structures such as the Moot Hall, a stone building which was demolished in 1829. The Moot Hall stood in front of 27-31 Market Place, and in the 16th century it had shops on its ground floor, and the town's court house on the upper storey. A toll booth stood in the market place, apparently a building distinct from the Moot Hall but which also had shops on its lower level, and the Shambles was also located in this area. There are three recorded ecclesiastical sites recorded in medieval Cockermouth; All Saints' Church stands on the site of its medieval predecessor as suggested by the street names of Kirkgate and Kirkwent, although the exact date of its foundation is not known. The chapel of St Helen lay to the east of the town at the head of St Helens Street, and St Leonard's Chapel was located at the opposite side of the town in the vicinity of a field known as St Leonard's Close¹⁷.

3.2.9 *Post-medieval to Modern (1485-present)*: by the late 17th century there is evidence of considerable burgage infill from title deeds. For example, the description of property in High Sand Lane in 1682 gives an impression of the complex mixture of buildings and open space in one burgage plot: *'dwelling house..with a backside or yard and also a slated house or stable on the backside of the said dwelling house and a piece of ground near the said stable between an old dwelling house....on one side and a barn..on the other side'*¹⁸. Writing in 1582 William Camden noted that: *'Cockermouth a mercate town of good welth, and a castle of the Earles of Northumberland. The town is built fair enough, but standeth somewhat with the lowest between two hills; upon one of which the Church is seated, and upon the other right over against it, a very strong castle'*¹⁹. Thomas Denton's description of the town at the end of the 17th

¹⁵ Winchester, A.J.L, 1986, Page 117

¹⁶ Winchester, A.J.L, 1986, Page 118

¹⁷ *Ibid*, Page 119

¹⁸ *Ibid*, Page 118

¹⁹ Cited in Bradbury, J.B, 1981, Page 79

century provides further information: *'No part of the castle is habitable, but the gate-house and court-house, where the Christmas Sessions are kept. The castle-yard is now a bowling-green. Rents – burgage and free rents within this burgh are yearly 11li. Customary rents, fine arbitrary, per annum 7li. Mills – there are two water corn mills, let for 30li. per year, and besides the weekly markets holden here on Munday, there are two grand fairs kept every Whitson Munday and Michaelmas day and also a fortnight's fair for cattle, every other Wednesday from Mayday till Michaelmas'*²⁰.

- 3.2.10 There was not only a market held in Cockermouth for domestic needs, but also markets for sheep and cattle. In addition to the Monday market for provisions and grain, there were cattle and horse fairs held in the 17th century on the unenclosed land along the Derwent. This was the area known as the Sands or Sulwith Sand, stretching from the river to the backs of the Main Street property, now occupied by Waterloo Street. The right to hold this cattle market was granted by Charles I to Algernon, Earl of Northumberland, and his heirs in 1638. The cattle market seems to have gradually moved into Main Street. Bishop Nicholson noted in 1685: *'[there are] two streets, one above the river Cocker in which is the Moot Hall, Market House, Corn Market and Shambles, and in the other below is the Beast Market'*²¹. In 1790, it was noted that the hiring fair was held in the castle yard, the cattle fair was held *'in the spacious street below the bridge'*, and the horse fair was held *'on the common adjoining Gallow-barrow'*²².
- 3.2.11 Cockermouth's location, on the confluence of two rivers, has been noted to have been of great advantage to the town as far as industry is concerned. Writing in 1829, Parson and White commented that: *'These streams are a great convenience to the manufacturers who employ a considerable number of the inhabitants in the fabrication of cotton checks, ginghams, coarse woollen goods, linen, and linen thread, hats, paper etc, and in the tanning and dressing of leather. During the last thirty years the trade of Cockermouth has been greatly extended and varied in consequence of which many improvements have taken place in the town and the population has increased from about 2800 to upwards of 3800 souls'*²³. The small industrial suburb north-west of the town, known as Goat (after leat or goyt) was created around the flax and spinning industry of the Harris Brothers in 1770. In 1834 the firm moved to the large new red-brick Derwent Mills on the goyt. Other flax mills included Fitz Mills across the river, built in 1794, and Wharton's linen thread mill on Waterloo Street built in 1820²⁴. A map drawn up by Mike Davies-Shiel showing early

²⁰ Denton, T, 1687-1688, Page 123

²¹ Bradbury, J.B, 1981, Page 103

²² The Universal British Directory, 1790

²³ Parson, W and White, W, 1829, Page 184

²⁴ Cumbria County Council, 2002, Page 14

manufacturing sites in Cockermonth (reproduced in this report as Figure 14), shows the site of Wharton's mill as well as further industrial sites in close proximity to the proposed development area, including John Robinson's Hat Manufactory (seemingly shown to the rear of No. 78 Main Street) and Graves' Woollen Mill (c1820) on Waterloo Street (demolished in 1981²⁵). Early '*weaving sheds, kiln etc, pre-1700*' are shown to have existed on Sullart Went, with Wm Stamper's weaving shops having been demolished to make way for Christ Church (Figure 14).

- 3.2.12 Many of the yards behind Main Street contained linen, and woollen firms with their own tentering yards, weavers' cottages and large, narrow, 3-storied carding and spinning mills. The oldest, Banks', c1760, still remains to the north of market square at the foot of Castlegate²⁶. As well as industries, the yards behind Main Street contained small dwellings. For example, Anderson's Lane joined Main Street to Waterloo Street (behind 78 Main Street) and along its length there were 14 houses shown down one side on the First Edition Ordnance Survey map of 1863. These have since been demolished. Mason's Court (formerly Atkinson's Court) ran from Main Street to Waterloo Street behind No. 74. Teetotal Lane, located immediately to the east of the United Reformed Church is also shown to have had several houses along its length (three storeys in height); this housing was demolished in the 1980s and partly replaced by Irene Court. In Mawson's Yard, entered between 45 and 47 Main Street, some 15 houses stood in the passage along with three yards²⁷. These are only a few examples of the locations of small housing hidden behind the main frontages along Main Street. Bradbury has noted that there were around 40 courts and yards that once opened off Main Street, Market Place, St Helen's Street and Kirkgate, many of them industrial revolution cottage development on burgage plots²⁸. The site of the proposed development area forms part of this infilling of former medieval burgage plots behind the dwellings along the main thoroughfares.
- 3.2.13 Wordsworth House, located to the west of the proposed development area, was constructed in the mid-18th century by Joshua Lucock, Sheriff of Cumberland, on the site of three earlier houses; the house occupies the site of two of the earlier buildings and the adjoining cottage stands on the site of the third. The house was purchased in 1761 by John Robinson, late Mayor of Appleby, and Sir James Lowther's agent, the title actually passing to the Lowther's in 1775. During this period the house was used by the Lowther agent, John Wordsworth, traditionally moving in on his marriage

²⁵ Bradbury, J.B, 1982, Page 19

²⁶ Cumbria County Council, 2002, Page 14

²⁷ Bradbury, J.B, 1993

²⁸ Bradbury, J.B, 1987, Page 24

to Ann Cookson in 1766. William Wordsworth, John's son, only lived there regularly from his birth in 1770 until his mother's death eight years later, when he was sent to school at Hawkshead²⁹.

- 3.2.14 It has been noted from cartographic sources, that Bridge Street was created at some point between 1863 and 1900 (compare Figures 8 and 10). Prior to its creation, a public house known as the Weavers Arms stood on the Main Street frontage immediately to the south of the proposed development area. Bradbury noted that this pub was demolished around 1873 to make way for Bridge Street³⁰. In a mid-20th century trade directory, the occupier of No. 98 Main Street, located immediately to the south of the proposed development area, was Norman and Beckett, grocers³¹.
- 3.2.15 The area around Main Street has always been susceptible to flooding, the worst incidents in the 20th century were in 1918, 1932, 1938³², and more recently in November 2009. Plates 1 and 2 show the Main Street as it appeared following flooding in the 1930s. In 1988 Cockermouth's Victorian sewer system was renewed and shafts were sunk at intervals along Main Street, connected by tunnels through which wagons ran³³.

²⁹ Anon, 1970, Page 22

³⁰ Bradbury, J.B, Undated, Page 19

³¹ Cumberland Directory, 1956-57, Page 115

³² Bradbury, J.B, 1994, Page 50

³³ *Ibid*, Page 27



Plate 1: Flooding in Main Street, Cockermonth c1930 (courtesy of Carlisle Library Local Studies)



Plate 2: A man takes advantage of the flood waters in Main Street, Cockermonth c1930 (courtesy of Carlisle Library Local Studies)

4 ASSESSMENT RESULTS

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 30 HER sites and 77 Listed Buildings for the study area defined as a 500 metre radius, centred on the proposed development area. A list of the HER sites identified by the assessment is given in Table 1 in *Appendix 1* and illustrated on Figure 3. A list of the Listed Buildings identified by the assessment is given in Table 2 in *Appendix 1*.

4.2 HISTORIC ENVIRONMENT RECORD (HER)

4.2.1 **HER:** there were a total of 30 HER sites within the study area that has been defined as a 500 metre radius around the proposed development area. Of particular relevance to the present study are the following HER sites:

- **HER No. 5553 Cockermouth Medieval Town:** this HER entry records the suggested boundary for the medieval town which includes land either side of Main Street, bounded by the River Derwent to the north, and South Street to the south, and extending eastwards towards the castle, the Market Place, All Saints' Church and Kirkgate. The proposed development area is located within the western side of the suggested medieval town.
- **HER No. 15206 Wordsworth House:** a mid 18th century house where William Wordsworth was born in 1770. Although this is not the only Georgian house in Cockermouth, it is presumably included in the HER due to the association with William Wordsworth.
- **HER No. 17806 75-87 Main Street:** a trial archaeological excavation on this site, located on the south side of Main Street opposite the entrance to Bridge Street, revealed a medieval tenement, a well and a post medieval inn. The initial development of the tenements was suggested to have taken place in the 12th century. This indicates that there was settlement in close proximity to the proposed development area from at least the 12th century.
- **HER No. 19516 Coin Find (north end of Sullart Street):** a Roman coin of Hadrian was found in a private garden in this area.

4.2.2 **Listed Buildings:** a Listed Building is a building which is included in a list of buildings of special architectural or historic interest compiled under the Planning (Listed Buildings and Conservation Areas) Act 1990. There are 77 Listed Buildings located within the 500 metre radius of the proposed development area. Most of these buildings are situated along Main Street, Market Place and Castlegate. Within close proximity to the present study site are the following listed buildings:

- **HER LB No. 25855 Wordsworth House:** mid 18th century house
- **HER LB No. 25810 The Trout Hotel:** mid 18th century
- **HER LB No. 25811 Grecian Villa:** early 19th century
- **HER LB No. 25809 No. 4 Crown Street, Kirkby House:** early 19th century
- **HER LB No. 25852 No's 70, 72, 74, 74A and 76 to 82 Main Street:** No's 72 to 80 are 2 storeys, whitewashed stone, slate roofs, 4 shop windows of late 19th/early 20th century [no dates given for properties themselves]
- **HER LB No. 25853 Congregational Church, Main Street:** built 1856
- **HER LB No. 25854 Congregational Sunday School:** located immediately to the rear of the church and not visible from the street. Reset frieze dated 1719
- **SMR No. 25866 No's 73 to 85 and 85A Main Street:** row of late 18th century cottages and Crown Inn

The Listed Buildings located in close proximity to the proposed development area indicate that Main Street continued to be an important thoroughfare during the post-medieval period, with large houses being constructed close to the road frontage.

4.2.3 **Scheduled Ancient Monuments:** a Scheduled Ancient Monument is a site which has been included in the schedule of ancient monuments and is thus subject to the Ancient Monuments and Archaeological Areas Act 1979. There is one scheduled monument located within a 500m radius of the proposed development area, Cockermouth Castle (SAM No. 27653), however just outside the study area is a further scheduled monument known as Tute Hill (located to the east of the castle and to the north of St Helens Street). Tute Hill is believed to be a medieval motte, possibly constructed during the early/mid 12th century but was superseded by the present Cockermouth Castle (SAM No. 23798 and HER 849).

4.2.4 **Conservation Areas:** a Conservation Area is an area of special architectural or historic interest whose character or appearance it is desirable to preserve

or enhance, designated under the Planning (Listed Buildings and Conservation Areas) Act 1990. The proposed development area is located within Cockermouth Conservation Area.

- 4.2.5 ***Aerial Photography:*** there were no aerial photographs housed at the HER which showed the proposed development area in any detail. There were, however, several photographs housed within the local studies collection at Carlisle Library, which were consulted as part of the present study. Although these undated photographs did not supply much more information than the cartographic sources, they do show the housing towards the northern end of Bridge Street, on the western side, and the rooftops of several other buildings within the proposed development site.
- 4.2.6 ***Archaeological Investigations:*** there have been a number of archaeological projects undertaken within a 500 radius of the proposed development area on Bridge Street. These include watching briefs, evaluations and desk-based assessments. The following table lists the work undertaken, and the results of the work:

Date	Site and Work Undertaken	Results	Contractor	HER Ref.
2000	Bridge Street (east side) Evaluation	Five trenches were excavated producing mainly 18 th /19 th century wares, and a few fragments of clay tobacco pipe and glass, as well as residual Roman Samianware. No traces of medieval buildings were found. The site has had considerable dumping and disturbance in modern times. It was considered that medieval deposits had either been truncated or lie so deep that they would not have been affected by the proposed	Carlisle Archaeology Ltd	2/00/277

Date	Site and Work Undertaken	Results	Contractor	HER Ref.
		development		
2000	Ruddy Banks Road (flood defence wall) Watching Brief	No features or finds were identified. The conclusion drawn was that any features along the river have been destroyed by strong currents along this stretch of the river	Northern Archaeological Associates	2/00/278
2002	Curwen Grove, Crown Street Watching Brief	Watching brief undertaken during excavation of 3 trenches. Across the site the subsoil was rich, dark with charcoal flakes, and below it, the gravelly yellow natural. The depth of subsoil varied from 0.3m in the north part of the site to 40cm in the southern part. No finds or features of archaeological interest were encountered	Cumbria County Council	No report ref
2003	Cockermouth Castle Watching Brief	Watching brief undertaken during excavation of test pits. No evidence of medieval features were discovered. Both test pits were situated over ground severely disturbed by a series of service pipes	North Pennines Archaeology Ltd	2/03/1088

Date	Site and Work Undertaken	Results	Contractor	HER Ref.
2003	Wordsworth House Evaluation	Archaeological evaluation of the front garden and the rear terrace, as part of a programme of investigation by the National Trust which aimed to restore the house and gardens as they would have been in the 18 th century	Headland Archaeology Ltd	2/03/1087
2003	Mitre Court, St Helens Street Evaluation	Archaeological evaluation undertaken found no features of significance within Trench 1. Trench 2 revealed a cobbled surface and drains belonging to the yard of the former Crown and Mitre Hotel	North Pennines Archaeology Ltd	2/03/1089
2003	39 Market Place Watching Brief	Watching brief undertaken during groundworks on land behind 39 Market Place. No evidence of surviving archaeology	North Pennines Archaeology Ltd	2/03/1090
2003	Sullart Street Depot Desk-Based Assessment	DBA undertaken in advance of a proposed housing development. The site was formerly occupied by the towns gas works, erected in 1834. On the northern edge of the area the remains of some hand loom	Egerton Lea Consultancy Ltd	2/03/1022

Date	Site and Work Undertaken	Results	Contractor	HER Ref.
		weavers cottages and an associated loom shop on Sullart Street may have survived. No evidence of pre-19 th century remains were noted in the study area, but not far to the north is the site of a dovecot which was seemingly extant in the early 17 th century		
2005	High Sand Lane Watching Brief	Watching brief conducted during groundworks for a new dwelling. The site was found to have been heavily truncated by the recent demolition of a previous building, most likely a cottage of 18 th century date	Gerry Martin Archeological Consultant	2/05/1509
2005	Station Street Desk-Based Assessment	Documentary evidence showed that by 1832 the southern half of the development area was occupied by a large building, possibly agricultural or light industrial in nature. The building appears to have been demolished by 1900 to make way for the construction of Station Street	Oxford Archaeology North	2/05/1459

Date	Site and Work Undertaken	Results	Contractor	HER Ref.
2006	Station Street Watching Brief	Watching brief maintained during underpinning works and the excavation of a foundation trench. No features noted	Oxford Archaeology North	2/06/1547
2008	8 Stricketts Court Watching Brief	Watching brief undertaken during groundworks for the building of a dwelling. The groundworks extended to a maximum depth of 0.80m. Only evidence of the sites prior use as a garden was found	Jan Walker Archaeological Consultant	2/08/1146
2008	Castlegate House Watching Brief	An area was excavated for a new car park, to a maximum depth of 0.86m. No features or finds were noted	North Pennines Archaeology Ltd	2/08/1996
2008	Derwent Mills Desk-Based Assessment and Evaluation	The DBA considered the potential for sites of prehistoric, Roman and medieval date as low, whilst there was slightly more potential for archaeological remains relating to medieval and post-medieval agricultural and cloth manufacturing activity. Seven trenches were excavated during the evaluation but	Oxford Archaeology North	2/08/1959

Date	Site and Work Undertaken	Results	Contractor	HER Ref.
		found only undisturbed natural gravels and alluvial deposits		
2009	Manor Court and St Leonard's Close Desk-Based Assessment	DBA undertaken prior to proposed housing development. Work concluded that the archaeological potential was considered low due to the construction of the recent housing development that currently occupies the site. No further archaeological work was recommended	CFA Archaeology Ltd	2/09/2056
2009	6 Market Place Building Survey	Level 3 building survey undertaken of buildings to the rear of No.14. The work revealed that the façade of the buildings date to the late 18 th century. A possible late 16 th century fireplace was identified in the ground floor of No. 14 and a late 16 th or early 17 th century mullioned window and fireplace was found in the adjoining outbuilding to the rear	Philip Cracknell Historic Building Survey and Archaeological Illustration	2/09/2124

Date	Site and Work Undertaken	Results	Contractor	HER Ref.
2009	Ship Inn, 14 Market Place Building Survey	Building survey and watching brief undertaken during renovation of the former Ship Inn. The building was noted to be on the site of a former medieval burgage plot in the Market Place. It has a façade of c1700 but the survey found it retained features possibly of 16 th or 17 th century date including a stone newel staircase and several stone fireplaces	Philip Cracknell Historic Building Survey and Archaeological Illustration	2/09/2123
2009	Market Hall Site, Market Place Watching Brief	Watching brief maintained during groundworks for new dwellings on site of former Market Hall. No archaeological features were noted and it was considered that the land to the north side of All Saints' Church may have been excavated prior to the erection of the Market Hall in the 1830s	North Pennines Archaeology Ltd	2/09/2166

4.3 CARTOGRAPHIC SOURCES

- 4.3.1 A search of historical and modern maps recording the proposed development area was undertaken at Carlisle Record Office and Carlisle Library Local Studies. The purpose of assessing historical mapping was to provide some information on historical land use, land ownership where known, and on the growth of the town of Cockermouth over the past 150 years. Extracts from the cartographic sources referred to are reproduced in *Appendix 2*.
- 4.3.2 ***Pictorial Map of Cockermouth c1600 (Figure 4)***: the earliest readily-available map consulted as part of the desk-based assessment, which provides some information on the historical layout of the town of Cockermouth, was a pictorial map dating to c1600. The castle is shown central to the image with the town located to the south side, although mainly to the east side of the River Cocker. Both the Derwent and Cocker rivers are labelled. On the west side of the River Cocker, what is now known as Main Street is shown as a linear arrangement, with two streets leading off to the south, possibly Sullart Street (or Sullart Went) and Challoner Street (Chaloner Lane or Kitty Went). Although this map shows properties lining both sides of what is now Main Street, there is not enough detail to suggest that buildings stood on what would become Bridge Street.
- 4.3.3 ***Hodkinson and Donald's Map of Cumberland 1774 (Figure 5)***: although this map does not provide much detail regarding individual properties within Cockermouth at the end of the 18th century, it does show the form the town took as well as the principal streets and the locations of significant buildings. Main Street is labelled as 'Below Bridge', with 'Sullart Went' and 'Chandler Lane' leading off to the south, joined by 'Back Lane' (the modern South Street). To the north side of 'Below Bridge' three streets are shown leading in a northerly direction towards the 'Derwent River'. One of these streets is labelled 'Sand Went', later to become known as High Sand Lane. The western street appears to be in the general location of what would become known as 'Sullart Sand Went' then 'Low Sand Lane'. The central street, with the 'Independent Meeting' building located to its western side does not appear to have survived as a significant thoroughfare, as later mapping shows an 'Independent Church' (if it is the same building) to the east side of the proposed development area.
- 4.3.4 ***John Wood's Plan of Cockermouth 1832 (Figure 6)***: John Wood's plan of the town provides some detail on individual properties along with the names of owners or occupiers at this date. Main Street is now annotated as such, with 'Sullart Went' and 'Chaloner Lane or Kitty Went' leading off to the south, and 'Sullart Sand Went' and 'Sand Went' leading off to the north. The street or lane shown on Hodkinson and Donald's map between these two, is not clearly visible on John Wood's map. This map shows properties

fronting onto Main Street with open land to the rear, presumably remnants of the medieval burgage plots. The properties shown in the location of the proposed development area appear to be under the ownership or occupancy of John Bigrigg, with properties to the east labelled 'Wm Askew' and 'Geo? Holmes' at this date. Wordsworth House is shown to be owned by the Earl of Lonsdale.

- 4.3.5 *Cockermouth Tithe Map 1840 (Figure 7)*: the Tithe Map and accompanying Award of 1840 provides further detail on land ownership, occupancy and descriptions of the buildings in and around the proposed development area. The following table lists the plot numbers shown on the map and the owners and occupiers:

Plot No.	Landowner	Occupier	Description
27 [Wordsworth House]	Earl of Lonsdale	Hannah Hood	House, gardens etc
28	John Jenkinson	Himself	House, gardens
29	Isabella Bigrigg	Herself	Houses & yard etc
30	Isabella Bigrigg	William Gifford	Houses & yard etc
31	Isabella Bigrigg	John Bigrigg	Houses & yard etc
32	Isabella Bigrigg	Thomas Burnyeat	Houses & yard etc
33	Isabella Bigrigg	Thomas Nicholson	Houses & yard etc
34	Isabella Bigrigg	Ann Wheatley	Houses & yard etc
35	William Askew	Nancy Wallis	House
36	William Askew	John Fearon	House
37	William Askew	James Irving	House
38	William Askew	George Heckle?	House
39	William Askew	Edward Kennon	House
40	William Askew	Thomas Wilkinson	House
41	John Holmes	Henrietta Hodgson	Houses, yards etc
42	John Holmes	Hudson	Houses, yards

		Mathers?	etc
43	John Holmes	Elizabeth Page	Houses, yards etc
44	John Holmes	John Tunstall	Houses, yards etc
45	John Holmes	William Swan and others	Houses, yards etc
46	John Holmes	William Brown and others	Houses, yards etc

Plot numbers 32, 33 and 34 appear to be in the location of the south part of the proposed development area, consequently evidence for these properties may be revealed during ground works. The Tithe Award indicates that in the middle of the 19th century, the land around the proposed development area was in use as residential, with the rear plots seemingly accessed by small lanes from Main Street into yards, a common feature of Cockermouth (see 3.2.10 above).

- 4.3.6 ***First Edition Ordnance Survey Map 1863 (25" to 1 mile scale) (Figure 8):*** the First Edition Ordnance Survey map shows that at this date Bridge Street still did not exist. Low Sand Went has been renamed 'Low Sand Lane' and Sand Went to the east has also changed name to 'High Sand Lane'. Waterloo Street is labelled on this map, to the north of Main Street close to the River Derwent. The proposed development area is shown to be partly occupied by buildings, with an 'inn' annotated on the Main Street frontage. The remainder of the site appears to have been gardens or orchard. To the east of the proposed development area, an Independent Chapel (Calvinist) and a School are labelled.
- 4.3.7 ***First Edition Ordnance Survey Map 1867 (10.56ft to 1 mile scale) (Figure 9):*** the larger scale version of the First Edition Ordnance Survey map provides a clearer picture of the buildings on the site of the proposed development area at this date. The inn has been annotated the 'Weavers Arms Inn' fronting onto Main Street, with passageways shown to either side providing access to rear yards which have stairs shown, presumably providing access to properties at first floor level. This may possibly suggest that the dwellings in the yards may have been more densely populated. The proposed development area is shown to have been occupied by several buildings during this period, although the northern part was seemingly garden or orchard.
- 4.3.8 ***Second Edition Ordnance Survey Map 1900 (25" to 1 mile scale) (Figure 10):*** by the publication of the Second Edition Ordnance Survey map in 1900,

Bridge Street has been laid out, so called as it led to a new footbridge over the River Derwent, named Harris Bridge (presumably after the textile family). The Weavers Arms Inn is no longer annotated; it may have been demolished or partly removed to accommodate the new street. There appears to have been some changes to the buildings located within the proposed development area, as well as the construction of, what appears to be four new dwellings, with possible privies to the west side, to the north of the site close to Harris Bridge.

- 4.3.9 *Third Edition Ordnance Survey Map 1925 (25" to 1 mile scale) (Figure 11):* there appears to have been little change in the form of the buildings located within the proposed development area by this date, apart from the construction of a small structure to the north side.
- 4.3.10 *Ordnance Survey Map 1938 (6" to 1 mile scale) (Figure 12):* although this map is at a small-scale, and does not provide any further information on the individual buildings on the site of the proposed development area on Bridge Street, it does show the form of the town of Cockermouth in the first half of the 20th century.
- 4.3.11 *Ordnance Survey Map 1967 (1:2500 scale) (Figure 13):* by 1967 small buildings, possibly garages, have been constructed to the north side of the proposed development area. These partly infilled what has been shown on historical mapping, to have been formerly open ground.

5 CONCLUSION

- 5.1 The research has shown that the proposed development area is located within what is regarded to be part of the medieval town of Cockermouth. Excavations undertaken to the south side of Main Street have revealed evidence of the initial development of the tenements which took place in the 12th century. The regular layout of Main Street, with properties fronting the road and formerly regularly-spaced plots behind, suggests that Main Street was planned, compared to the irregular nature of the possible earlier settlement around the Market Place.
- 5.2 Archaeological excavations undertaken on the east side of Bridge Street revealed no evidence for medieval structures, and it was considered that medieval deposits had either been truncated or lay so deep that they were not affected by groundworks at this time.
- 5.3 Cartographic evidence indicates that the proposed development area has been partly occupied by buildings from at least the 1830s, seemingly residential in nature. In the second half of the 19th century this housing appears to have become more densely packed, as a yard with what appears to be stairs to upstairs properties is clearly visible on a large scale map dating to the 1860s.

6 BIBLIOGRAPHY

6.1 PRIMARY SOURCES

Hodkinson and Donald's Map of Cumberland 1774

John Wood's Plan of Cockermouth from Actual Survey 1832

Cockermouth Tithe Map 1840 (Carlisle Record Office Ref: DRC/8/47)

First Edition Ordnance Survey Map 1863 (25" to 1 mile scale)

First Edition Ordnance Survey Map 1867 (10.56ft to 1 mile scale)

Second Edition Ordnance Survey Map 1900 (25" to 1 mile scale)

Third Edition Ordnance Survey Map 1925 (25" to 1 mile scale)

Ordnance Survey Map 1938 (6" to 1 mile scale)

Ordnance Survey Map 1967 (1:2500 scale)

6.2 SECONDARY SOURCES

Anon, 1970, *Cockermouth in Wordsworth's Day*

Bradbury, J.B, 1981, *A History of Cockermouth*, London: Phillimore & Co Ltd

Bradbury, J.B, 1982, *Cockermouth in Pictures: Industry – Part 1*

Bradbury, J.B, 1987, *Cockermouth in Pictures: No. 6 – Houses*, Self Published

Bradbury, J.B, 1993, *Cockermouth in Pictures: No. 11 – Yards and Courts*, Self Published

Bradbury, J.B, 1994, *Cockermouth and District in Old Photographs*, Stroud: Alan Sutton Publishing Ltd

Bradbury, J.B, Undated, *Cockermouth in Pictures: No.10 – Inns and Taverns*

Cumberland Directory 1956-57, Carlisle: County Publicity Ltd

Cumbria County Council, 2002, *Extensive Urban Survey – Archaeological Assessment Report: Cockermouth and Papcastle*

Denton, T, 1687-1688, *A Perambulation of Cumberland*, The Publications of the Surtees Society, Volume 207 and Cumberland Westmorland Antiquarian and Archaeological Society, Record Series Volume XVI, Edited by A.J.L Winchester, 2003, Woodbridge: The Boydell Press

Ferguson, R.S, 1890, *History of Cumberland*, London: Elliot Stock

Giecco, F.O, 2009, *Project Design for an Archaeological Desk-Based Assessment and Watching Brief at Lomas & Wilson, Bridge Street, Cockermouth*, Unpublished Document, NPA Ltd

Institute for Archaeologists (IfA), 2008, *Standard and Guidance for Archaeological Desk-Based Assessments*, Institute for Archaeologists: Reading

Lee, J, 1998, *The Place Names of Cumbria*, Carlisle: Cumbria County Council

Parson, W and White, W, 1829, *History, Directory and Gazetteer of Cumberland and Westmorland*, Republished 1984 by Michael Moon

Parsons, J, 2009, *Brief for an Archaeological Watching Brief at Lomas & Wilson, Bridge Street, Cockermouth*, Unpublished Document, Cumbria County Council Historic Environment Service

The Universal British Directory 1790 [copy housed at Carlisle Record Office]

Winchester, A.J.L, 1986, *Medieval Cockermouth*, Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society, Second Series, Volume LXXXVI

APPENDIX 1: GAZETTEER OF SITES

Table 1: Historic Environment Record (HER) Sites within a 500 metre radius of the proposed development area

ID	HER No.	Site Name	Description	NGR	General Period
1	2633	Castle Brewery Windmill	In 1972 the remains of a tower mill could still be seen. A unique feature was that it was built of brick rather than sandstone. Most likely built in 18 th C	E: 312200 N: 530800	Post Medieval
2	3027	Cockermouth Market Place, Cocker Bridge	Market place surrounded by group of building ranging from Late Medieval to Victorian	E: 312290 N: 530750	Medieval
3	3033	Cockermouth Ropewalk	Ropewalk	E: 312300 N: 530900	Post Medieval
4	3035	Cockermouth Castle and Park	Earliest reference to castle is 1221, but bulk of building dates from 1360-70	E:312230 N: 530870	Medieval (Plantagenet)
5	5519	Derwent Mill/Harris Mill	Derwent Mills were part of the flax and spinning industry of the Harris brothers, created 1770. A brick building from 1834 is now used as a shoe factory	E: 311900 N: 530900	Post Medieval (Regency)
6	5520	Goat Mill	Goat Corn Mill, probably early 19 th century	E: 311510 N: 531130	Post Medieval (Georgian)
7	5553	Cockermouth Medieval Town	Area for general Cockermouth sites	E: 312100 N: 530700	Medieval
8	10773	Gallow Barrow Place Name	Gallows. Between 1898 and 1983 the street name has changed position	E: 311900 N: 530390	Unknown
9	10960	Cockermouth Gas Light and Coke Company	Old gasworks, built 1834	E: 311680 N: 530490	Post Medieval (Georgian)
10	10974	Cockermouth Smithy	Site of an old forge	E: 311820 N: 530626	Post Medieval
11	10987	Cockermouth Railway Station (west of the town)	Disused Railway Station, no longer extant	E: 311380 N: 530780	Post Medieval (Victorian)
12	11054	Cockermouth Railway Station (south of the town)	This station has undergone many changes	E: 312000 N: 530350	Post Medieval (Victorian)
13	11071	Castle Tannery	No evidence of site remains today	E: 312080 N: 530840	Post Medieval

ID	HER No.	Site Name	Description	NGR	General Period
14	11531	L&NWR Cockermouth & Workington Railway	Site of a disused railway, now dismantled	E: 313950 N: 529900	Post Medieval (Victorian)
15	15206	Wordsworth House	Mid 19 th century house where William Wordsworth was born in 1770	E: 311850 N: 530700	Post Medieval (Georgian)
16	17806	75-87 Main Street	Trial excavation revealed a medieval tenement and well, and a post medieval inn. The initial development of the tenements took place in the 12 th century	E: 311900 N: 530675	Medieval Post Medieval
17	19516	Coin Find	An AE dupondius of Hadrian dug up in a private garden in Cockermouth	E: 311870 N: 530640	Roman
18	40373	Dove Coat Close, Derwent Street	In the area of Derwent Street, north of the gas works, a dove cot stood in the early 17 th century	E: 311680 N: 530620	Post Medieval (Tudor)
19	40374	Sullart Street	By 1840, land alongside Sullart Street had been developed on a small scale	E: 311820 N: 530520	Post Medieval (Victorian)
20	43268	Castlegate House	Detached house facing the entrance to the castle, mid 18 th century	E: 312345 N: 530840	Post Medieval (Georgian)
21	43336	Goat Toll House	Building labelled 'Toll' on Wood's map of 1832	E: 311590 N: 531080	Post Medieval (Georgian)
22	43337	Goat Bleach House, Wakefield Road	Building labelled 'Bleach House' on Wood's map of 1832	E: 311770 N: 530910	Post Medieval (Georgian)
23	43338	Goat Farm/Goat Mill	Farmstead named Gote or Goat consisting of at least four buildings in 1717, as shown on Wilson & Woodvill's map. The farmhouse still survives as a cottage	E: 311610 N: 531050	Post Medieval (Georgian)
24	43342	Cockermouth Bridge	Bridge shown spanning the Derwent in this vicinity on a pictorial map c1600	E: 311400 N: 530800	Post Medieval
25	43343	Moot Hall, Market Place	Stone building demolished in 1829 stood in front of 27-31 Market Place. In the 16 th century its ground floor was occupied by shops, and the upper	E: 312300 N: 530750	Medieval (Plantagenet) Post Medieval (Tudor)

ID	HER No.	Site Name	Description	NGR	General Period
			storey by the town's court house		
26	43344	All Saint's Church, Kirkgate	Built 1852-54 by Joseph Clarke on high ground on the site of the medieval church	E: 312360 N: 530640	Medieval Post Medieval (Victorian)
27	43397	The Ship Inn, 14 Market Place	Building has a façade of c1700 but retained internal features possibly of 17 th or 16 th century date	E: 312345 N: 530755	Medieval Post Medieval
28	43398	4-6 Market Place	Two properties separated by a central covered passageway. Labelled as public house on the Tithe Map of 1839	E: 312380 N: 530740	Post Medieval
29	43454	Market Hall, Market Street	Site of the former market hall which was built in the 1830s	E: 312330 N: 530675	Post Medieval (Victorian)
30	43455	Old Hall	Site of a property known as Old Hall, 16 th century	E: 312340 N: 530710	Post Medieval (Tudor)

Table 2: Listed Buildings within a 500 metre radius of the proposed development site

LB HER No.	Building Name	Description	Grade	NGR
25872	No 44 Market Place	House with shop, early 19 th century	II	E: 312245 N: 530737
27779	No 46 Market Place	House with shop, early 19 th century with later 19 th century shop front	II	E: 312245 N: 530735
25882	No's 24 to 28 South Street (north side) and cobbled paving in front	Early 19 th century	II	E: 311971 N: 530583
27848	Maltings at Jennings Brewery, Castle Brewery	A malthouse and barley kiln of 1889 associated with Jennings Brewery	II	E: 312160 N: 530820
25786	Derwent Bridge	1822	II	E: 311642 N: 530725
25787	Cocker Bridge, Main Street	Rebuilt 1828	II	E: 312234 N: 530726
25789	Cockermouth Castle (Uninhabited parts)	The site is on a promontory between the Rivers Cocker and Derwent and there has been a castle since before 1221	I	E: 312249 N: 530885
25790	Cockermouth Castle (residence of Lord Egremont)	Occupies the north side of the outer ward, formerly separate cottages, now 1 house, late Georgian in character	I	E: 312249 N: 530886
25791	Outer Gatehouse, Castlegate	14 th century, vaulted with round arch and spiral stair	I	E: 312271 N: 530878
25792	Eastern range of building, Castlegate	Adjoins the Gatehouse. Victorian and 1904	I	E: 312267 N: 530852
25793	Southern range of buildings, adjoining the Flag Tower, Castlegate	Circa 1800. Stone buildings originally stables and coach-houses	I	E: 312246 N: 530837
25794	Pump inside the Outer Gatehouse	Square stone pier with chamfered panelled corners and curved capping	I	E: 312263 N: 530873
25796	Garden walls of the Castle, south of Bowling Green House	Mainly old brick, probably 18 th century	II	E: 312346 N: 530861
25797	No's 2 & 4 Castlegate	Late Georgian	II	E: 312305 N: 530779
25798	No 6 Castlegate	Late 18 th century	II	E: 312314 N: 530790

LB HER No.	Building Name	Description	Grade	NGR
25799	No 8 Castlegate	Late 18 th century	II	E: 312318 N: 530799
25800	No 10 Castlegate	Early 19 th century	II	E: 312320 N: 530808
25801	Castlegate House	Mid 18 th century	II*	E: 312345 N: 530841
25802	No's 1 & 3 Castlegate	18 th century	II	E: 312282 N: 530773
25803	No's 5 & 7 Castlegate	Mid 18 th century	II*	E:312289 N: 530787
25804	No 9 Castlegate	Late 18 th century	II	E: 312296 N: 530797
25805	No's 11 & 13 Castlegate	Early 19 th century	II	E: 312298 N: 530805
25806	Former Mill, The Croft	Now a warehouse, early 19 th century	II	E: 312253 N: 530618
25807	No's 1 to 4 The Croft	Adjoin the mill, attached to its south gable end, formerly the mill house and workers' cottages	II	E: 312259 N: 530590
25808	No 2 Crown Street	Late 18 th century	II	E: 311839 N: 530692
25809	No 4 Kirkby House, Crown Street	Early 19 th century	II	E: 311827 N: 530690
25810	The Trout Hotel, Crown Street	Mid 18 th century	II	E: 311812 N: 530685
25811	Grecian Villa, Crown Street	Free-standing square villa of early 19 th century date	II	E: 311825 N: 530627
25812	No's 1 to 8 Fern Bank	Date to second half of 19 th century, terrace of unaltered villas in prominent position at southern entrance to town	II	E: 311933 N: 530297
25813	Derwent Bridge House, Gote Road	Mid and late 18 th century	II	E: 311611 N: 530774
25814	No's 5 to 9 Gote Road	Early 19 th century	II	E: 311612 N: 530837
25815	No's 11 to 19A Gote Road	Adjoin No's 5-9 in continuous terrace	II	E: 311606 N: 530857

LB HER No.	Building Name	Description	Grade	NGR
25816	No's 21 to 27 Gote Road	A similar early 19 th century terrace	II	E: 311600 N: 311600
25817	Goatmill House, Gote Road	1801, built as a corn miller's house	II	E: 311610 N: 531045
25818	Cornmill at Goatmill Bridge, Gote Road	Probably early 19 th century	II	E: 311616 N: 531046
25819	Cottage attached to Goatmill House, including stable	Former farmhouse, probably early 18 th century	II	E: 311609 N: 531055
25820	Barn to rear of cottage attached to Goatmill House	Probably 18 th century	II	E: 311616 N: 531062
25823	Mill/brewery building at the confluence of the rivers Cocker and Derwent	Adjoins present brewery, circular building of hand-made brick, probably early 19 th century. The circular part possibly once a windmill	II	E: 312102 N: 530829
25834	Church of All Saints, Kirkgate	1852-54 by Joseph Clarke	B	E: 312360 N: 530638
25840	No's 68 & 70 Kirkgate	Late 18 th century	II	E: 312414 N: 530500
25844	Mayo Statue, Main Street	Square granite plinth with cornice. Standing figure in white stone of the 6 th Earl of Mayo, died 1872, MP for Cockermouth	II	E: 312021 N: 530698
25845	No 2 The Old Courthouse, Main Street	Stone ashlar, 2 storeys [no date given]	II	E: 312217 N: 530736
25846	No 4 Main Street	Ashlar, 3 storeys [no date given]	II	E: 312208 N: 530725
25847	No's 12 & 14 Main Street	Early 19 th century	II	E: 312170 N: 530729
25848	No's 16 and 22 Main Street	18 th century row of properties with shop fronts inserted	II	E: 312154 N: 530732
25849	No's 24 to 28 Main Street	All one building, 18 th century	II	E: 312132 N: 530732
25850	National Westminster Bank, Main Street	Early 19 th century	II	E: 312076 N: 530725
25851	No's 52 to 56 Main Street	Early 19 th century	II	E: 312054 N: 530728

LB HER No.	Building Name	Description	Grade	NGR
25852	No's 70 & 72, 74 & 74A, 76 to 82 Main Street	No's 72 to 80 are 2 storeys, 4 shop windows of late 19 th /early 20 th century	II	E: 311971 N: 530720
25853	Congregational Church, Main Street	1856	II	E: 311935 N: 530740
25854	Congregational Sunday School, Main Street	Located to the rear of the church and not visible from the street. Lean-to porch has a frieze dated 1719 [reset?]	II	E: 311931 N: 530764
25855	Wordsworth House, garden and forecourt walling, and gate piers	Mid 18 th century house	I	E: 311859 N: 530703
25856	No's 9 to 21 Main Street	[no dates given]	II	E: 312187 N: 530686
25857	Globe Hotel, Main Street	Late 18 th and 19 th century	II	E: 312132 N: 530682
25858	Packhorse Public House, No's 29 to 35 and 35A	Stuccoed over stone, with quoins, 2 storeys. Mostly modern shop fronts [no dates given]	II	E: 312110 N: 530682
25859	Huntsman Hotel, Former Barclay's Bank and Brown Cow Public House, Main Street	[no dates given]	II	E: 312070 N: 530678
25860	Wordsworth Hotel, Main Street	Early 19 th century	II	E: 312047 N: 530672
25861	No's 45 & 47 Main Street	Two small 18 th century cottages	II	E: 312035 N: 530678
25862	No's 49 & 51 Main Street	Probably once a single house	II	E: 312024 N: 530676
25863	Bush Hotel, Main Street	19 th century	II	E: 312012 N: 530674
25864	No's 65 to 69 Main Street	Once 2 houses, now 3	II	E: 311951 N: 530673
25865	71 Main Street, Norham House	18 th century	II*	E: 311938 N: 530671
25866	No's 73 to 85 and 85A Main Street	Row of late 18 th century cottages and Crown Inn	II	E: 311914 N: 530673
25868	No's 4 & 6 Market Place	Late 18 th century	II	E: 312381 N: 530747

LB HER No.	Building Name	Description	Grade	NGR
25869	No 14, 16, 18 to 28 Market Place	Row of 3 storeyed properties	II	E: 312324 N: 530767
25870	No's 30 & 30A Market Place	18 th century	II	E: 312277 N: 530765
25871	No's 38, 40 & 42 Market Place	Former house, converted into shops. Early to mid-16 th century, refurbished and extended 1958 with mid-19 th century alterations	II*	E: 312254 N: 530744
25873	No 1 Sun Inn, Market Place	Early 19 th century	II	E: 312381 N: 530710
25874	No's 3 to 7 Market Place	Early 19 th century	II	E: 312367 N: 530716
25875	No 9 Market Place	Early 19 th century	II	E: 312352 N: 530722
25876	No's 11 to 23 Market Place	Three storeys, cement rendered. Small late Victorian shop fronts	II	E: 312331 N: 530727
25877	No's 33 & 35 Market Place	Early 19 th century	II	E: 312277 N: 530729
25878	Town Hall, Market Street	Circa 1840, built as a Wesleyan Chapel, converted to Town Hall in 1934	II	E: 312301 N: 530643
25883	No. 5 South Street, Challoner House	[No dates given]	II	E: 312171 N: 530537
25884	Christ Church, South Street (south side)	1865 by Bruce of Whitehaven	B	E: 311892 N: 530566
25888	Derwent Mills, Wakefield Road (old buildings only)	Built before 1832, a large dominant building of local stone rubble	II	E: 311860 N: 530923
25821	Victorian Hall (Gospel Hall), High Sand Lane	Built 1797 as a Methodist Chapel	II	E: 312169 N: 530378

APPENDIX 2: FIGURES






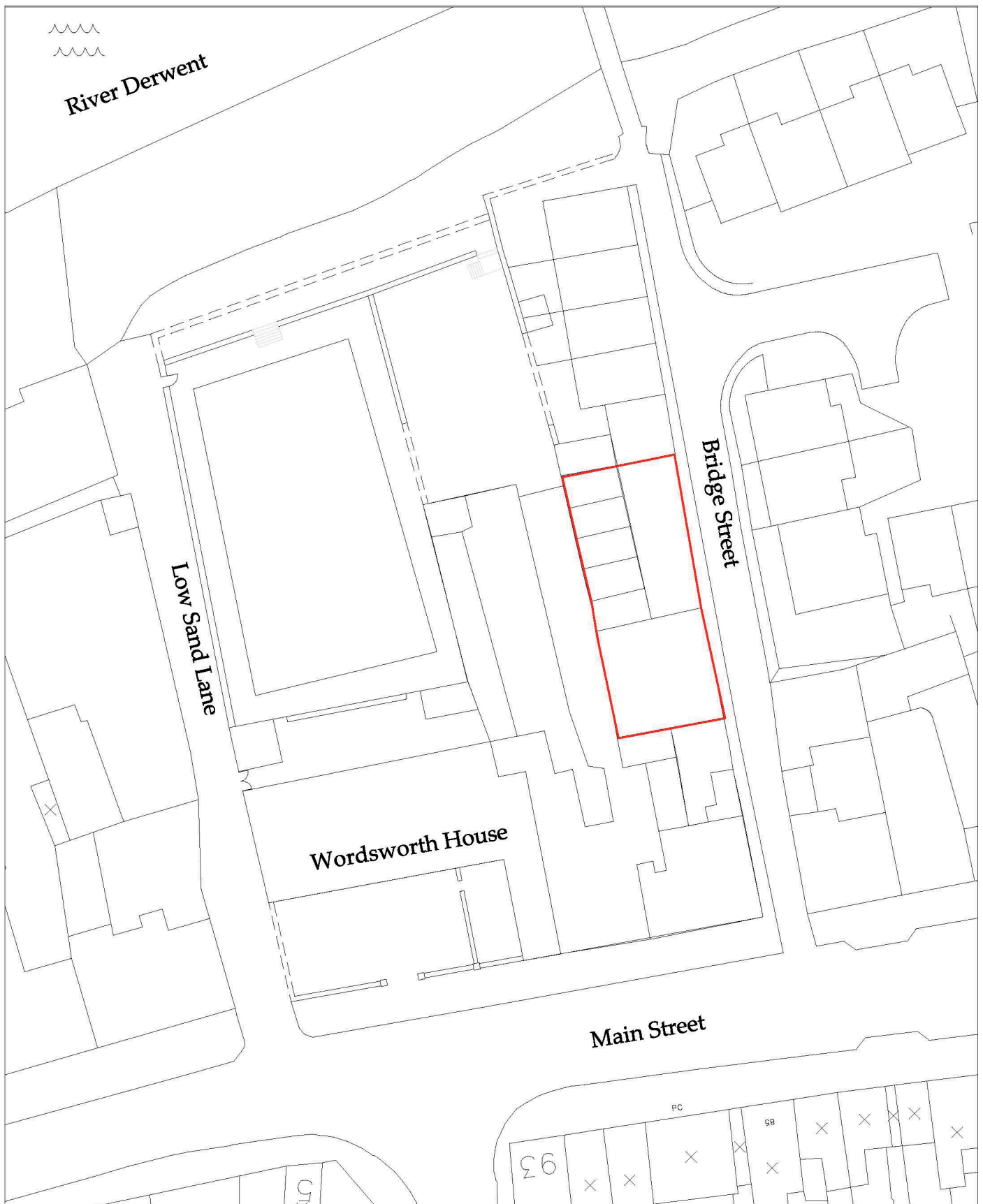

 <p>North Pennines Archaeology Ltd 2010</p>	<p>PROJECT: Land on Bridge Street, Cockermouth</p> <p>SCALE: 1:15,000 at A4</p> <p>REPORT No: CP1071</p> <p>CLIENT: Alpha Design Architectural Services</p> <p>DRAWN BY: FW</p> <p>DATE: February 2010</p> <p>FIGURE: 1</p>	<p>KEY:</p> <p> Site location</p>	 <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office. © Crown copyright. All rights reserved. Licence number 100014732</p>
--	--	--	---

Figure 1 : Site Location



North Pennines Archaeology Ltd
2010

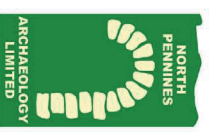
PROJECT: Land on Bridge Street, Cockermouth
SCALE: 1:500 at A4
REPORT No: CP1071
CLIENT: Alpha Design Architectural Services
DRAWN BY: FW
DATE: February 2010
FIGURE: 2

KEY:

Boundary of Proposed Development Area



Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100014732

Figure 2 : Detailed Site Location



North Pennines Archaeology Ltd
2010

Land on Bridge Street,
Cockermouth

CLIENT:

Alpha Design Architectural
Services

SCALE:

Not to Scale

DRAWN BY: FW

DATE: February 2010

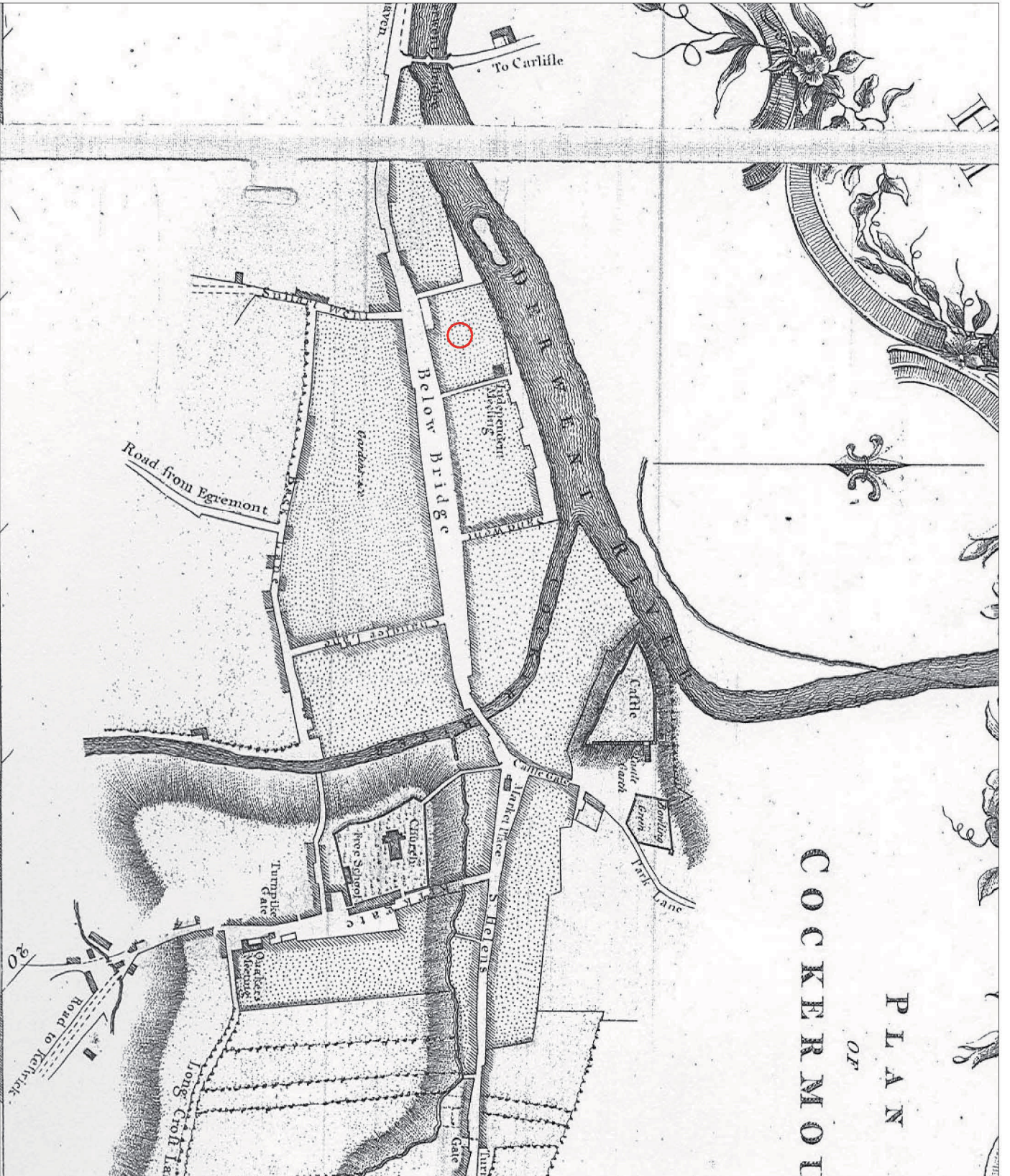


REPORT No:
CP1071

FIGURE:

4

Figure 4 : Pictorial Map of Cockermouth c1600



North Pennines Archaeology Ltd
2010

Land on Bridge Street,
Cockermouth

CLIENT:
Alpha Design Architectural
Services

SCALE: Not to Scale

DRAWN BY: FW

DATE: February 2010

KEY:



Approximate
Location of
Proposed
Development
Area



REPORT No:
CP1071

FIGURE:
5

Figure 5 : Hodskinson and Donald's Plan of Cockermouth 1774

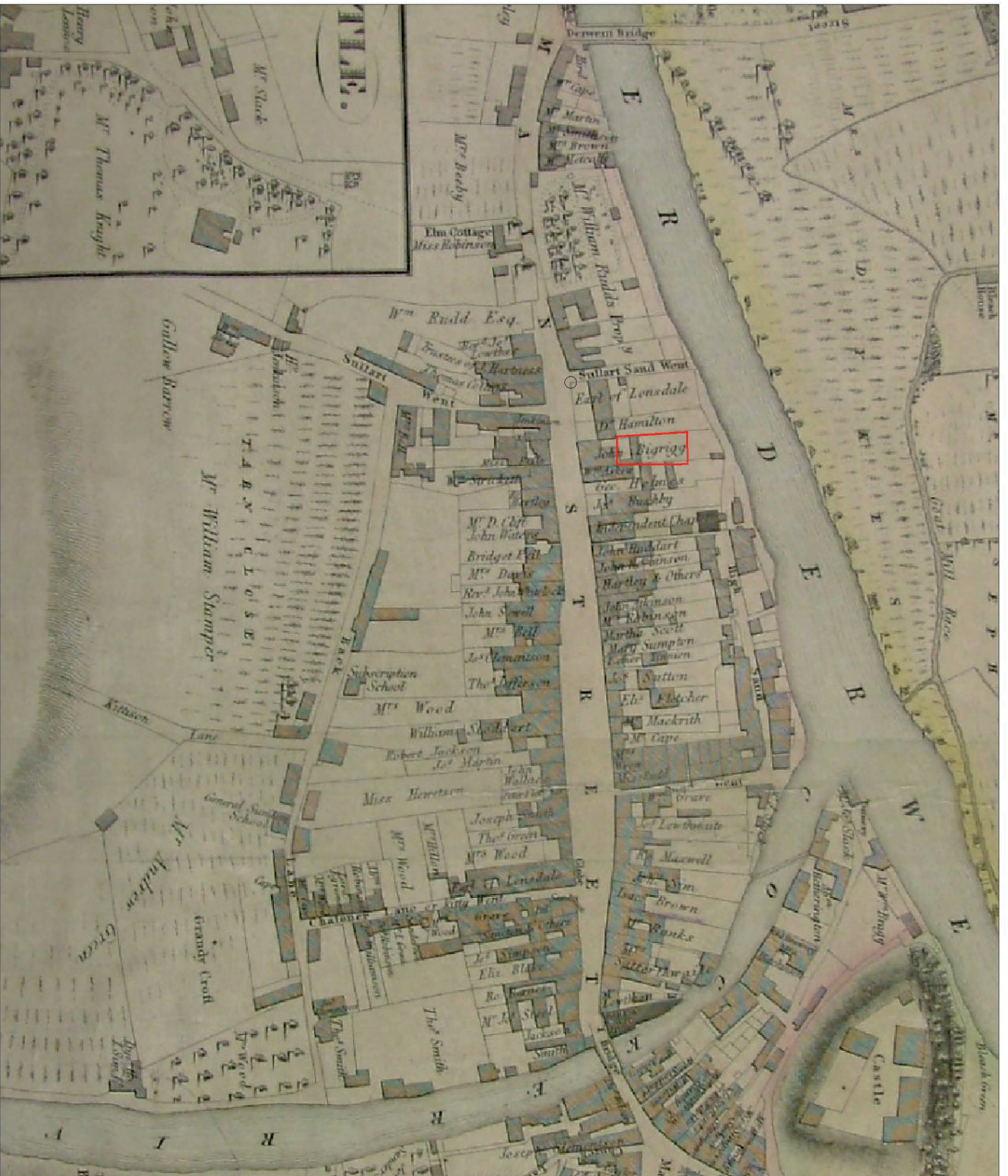


Figure 6 : Extract from John Wood's Plan of Cockermouth 1832



North Pennines Archaeology Ltd

2010

Land on Bridge Street,
Cockermouth

CLIENT:

Alpha Design Architectural
Services

SCALE:

Not to Scale

DRAWN BY: FW

DATE: February 2010

KEY:



Approximate
Boundary of
Proposed
Development
Area



REPORT No:

CP1071

FIGURE:

6



North Pennines Archaeology Ltd

2010

Land on Bridge Street,
Cockermouth

CLIENT:

Alpha Design Architectural
Services

SCALE: 1:1000 at A4

DRAWN BY: FW

DATE: February 2010

KEY:



Approximate
Boundary of
Proposed
Development
Area



REPORT No:

CP1071

FIGURE:

7

Figure 7 : Extract from Cockermouth Tithe Map 1840

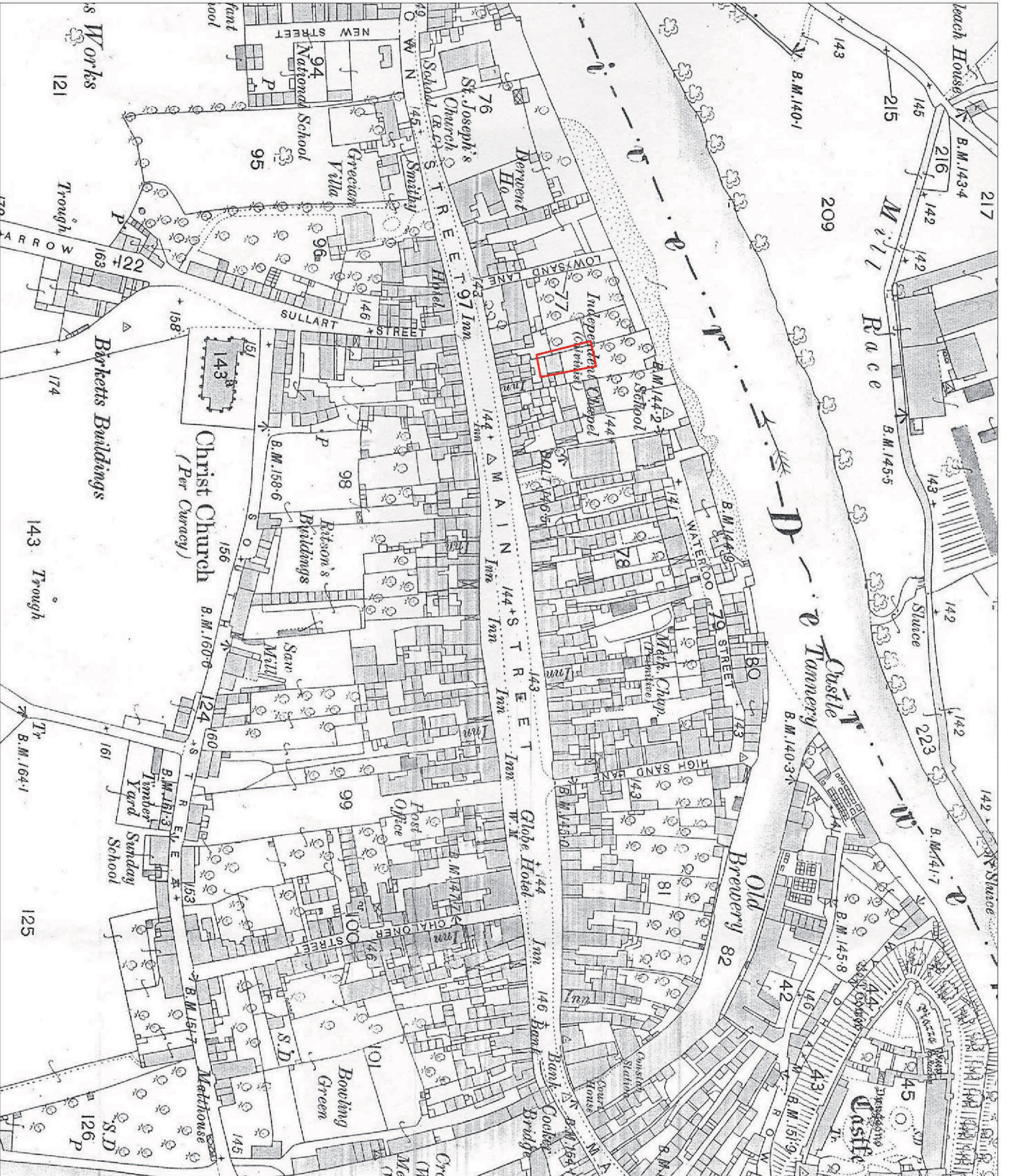


Figure 8 : First Edition Ordnance Survey Map 1863 (25" to 1 mile scale)




North Pennines Archaeology Ltd
2010
Land on Bridge Street,
Cokeremouth

CLIENT:
Alpha Design Architectural
Services

SCALE: 1:2500 at A4

DRAWN BY: FW
DATE: February 2010

KEY:

 Boundary of
Proposed
Development
Area



Reproduced by permission of Ordnance Survey
on behalf of The Controller of Her Majesty's
Stationery Office. © Crown copyright.
All rights reserved. Licence number 100014732

REPORT No:
CP1071

FIGURE:
8



North Pennines Archaeology Ltd
2010

PROJECT: Land at Bridge Street,
Cockermouth
SCALE: 1:500 at A4
REPORT No: CP1071
CLIENT Alpha Design Architectural Services
DRAWN BY: FW
DATE: February 2010
FIGURE: 9

KEY:

 Boundary of Proposed Development Area



Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100014732

Figure 9 : First Edition Ordnance Survey Map (10.56ft to 1 mile scale)



Figure 10 : Second Edition Ordnance Survey Map 1900 (25" to 1 mile scale)




North Pennines Archaeology Ltd
2010
Land on Bridge Street,
Cockermouth

CLIENT:
Alpha Design Architectural
Services

SCALE: 1:2500 at A4

DRAWN BY: FW
DATE: February 2010

KEY:
 Boundary of
Proposed
Development
Area



Reproduced by permission of Ordnance Survey
on behalf of The Controller of Her Majesty's
Stationery Office. © Crown copyright.
All rights reserved. Licence number 100014732

REPORT No:
CP1071

FIGURE:
10

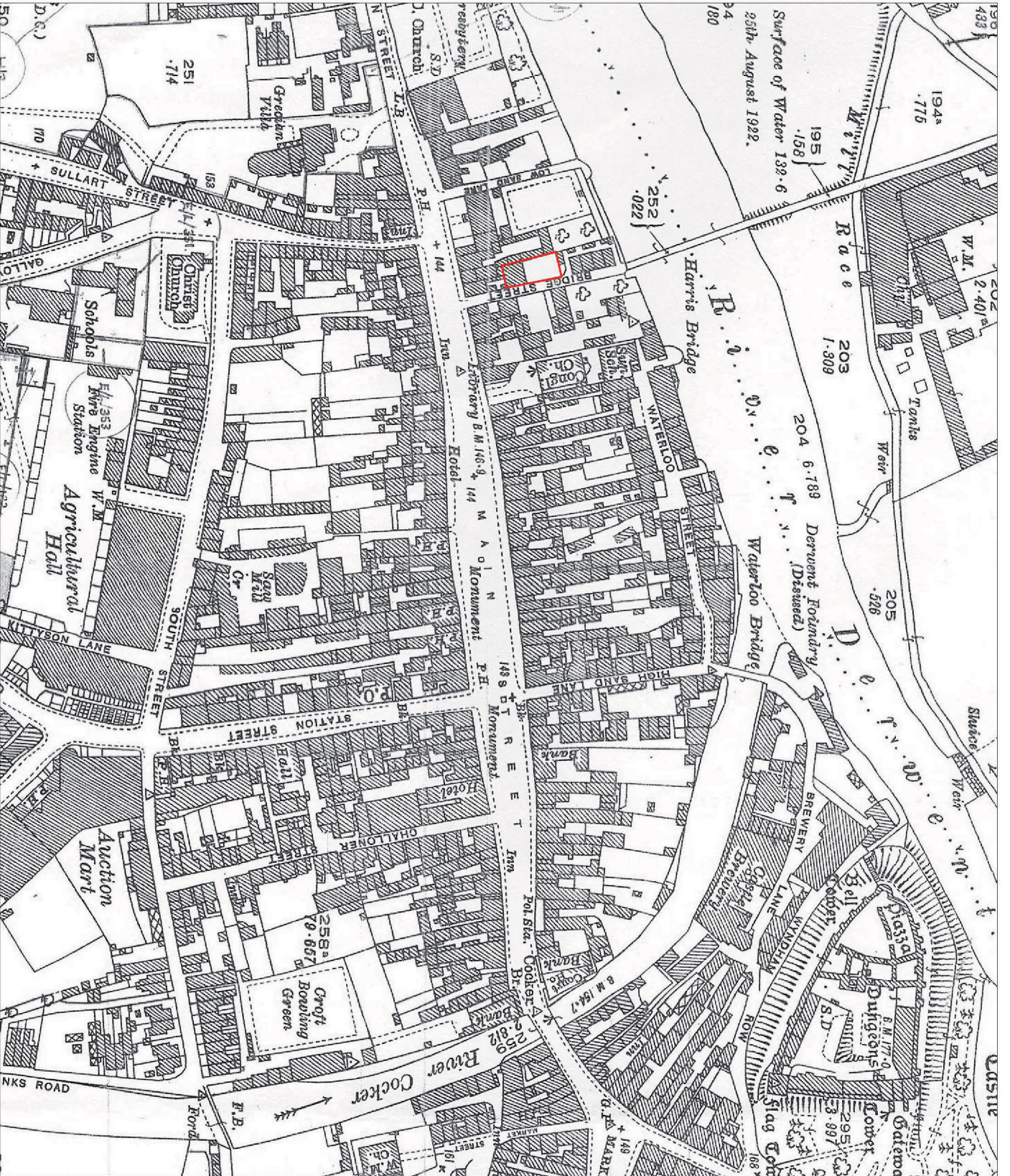


Figure 11 : Third Edition Ordnance Survey Map 1925 (25" to 1 mile scale)




North Pennines Archaeology Ltd
2010
Land on Bridge Street,
Cockermouth

CLIENT:
Alpha Design Architectural
Services

SCALE: 1:2500 at A4

DRAWN BY: FW
DATE: February 2010

KEY:
 Boundary of
Proposed
Development
Area



Reproduced by permission of Ordnance Survey
on behalf of The Controller of Her Majesty's
Stationery Office. © Crown copyright.
All rights reserved. Licence number 100014732

REPORT No:
CP1071

FIGURE:
11



North Pennines Archaeology Ltd
2010

PROJECT: Land on Bridge Street,
Cockermouth
SCALE: 1:5000 at A4
REPORT No: CP1071
CLIENT Alpha Design Architectural Services
DRAWN BY: FW
DATE: February 2010
FIGURE: 12

KEY:

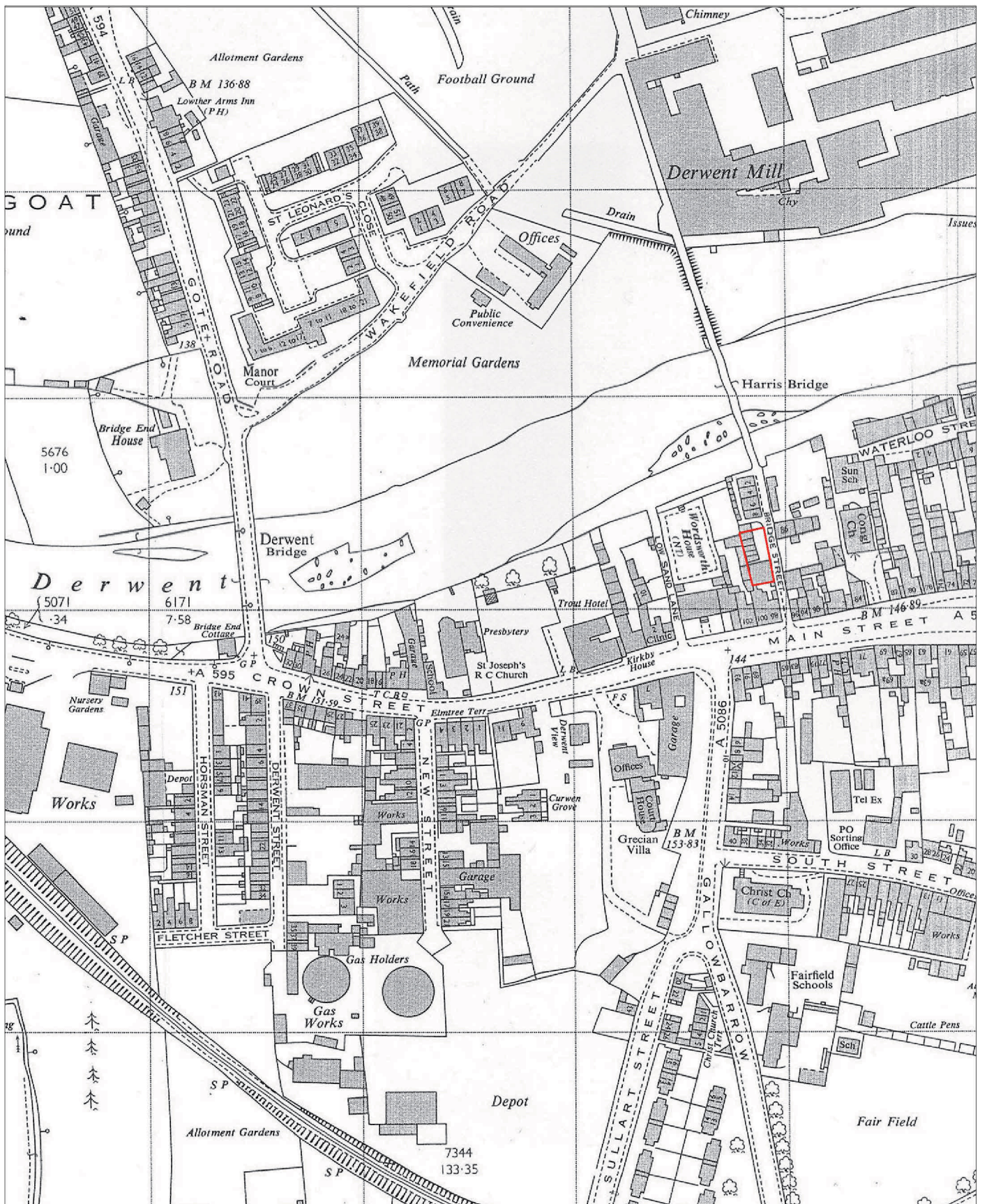


Location of
Proposed
Development
Area



Reproduced by permission of Ordnance Survey
on behalf of The Controller of Her Majesty's
Stationery Office. © Crown copyright.
All rights reserved. Licence number 100014732


Figure 12 : Ordnance Survey Map 1938 (6" to 1 mile scale)



North Pennines Archaeology Ltd
2010

PROJECT: Land on Bridge Street, Cockermouth
SCALE: 1:2500 at A4
REPORT No: CP1071
CLIENT: Alpha Design Architectural Services
DRAWN BY: FW
DATE: February 2010
FIGURE: 13

KEY:

 Boundary of Proposed Development Area



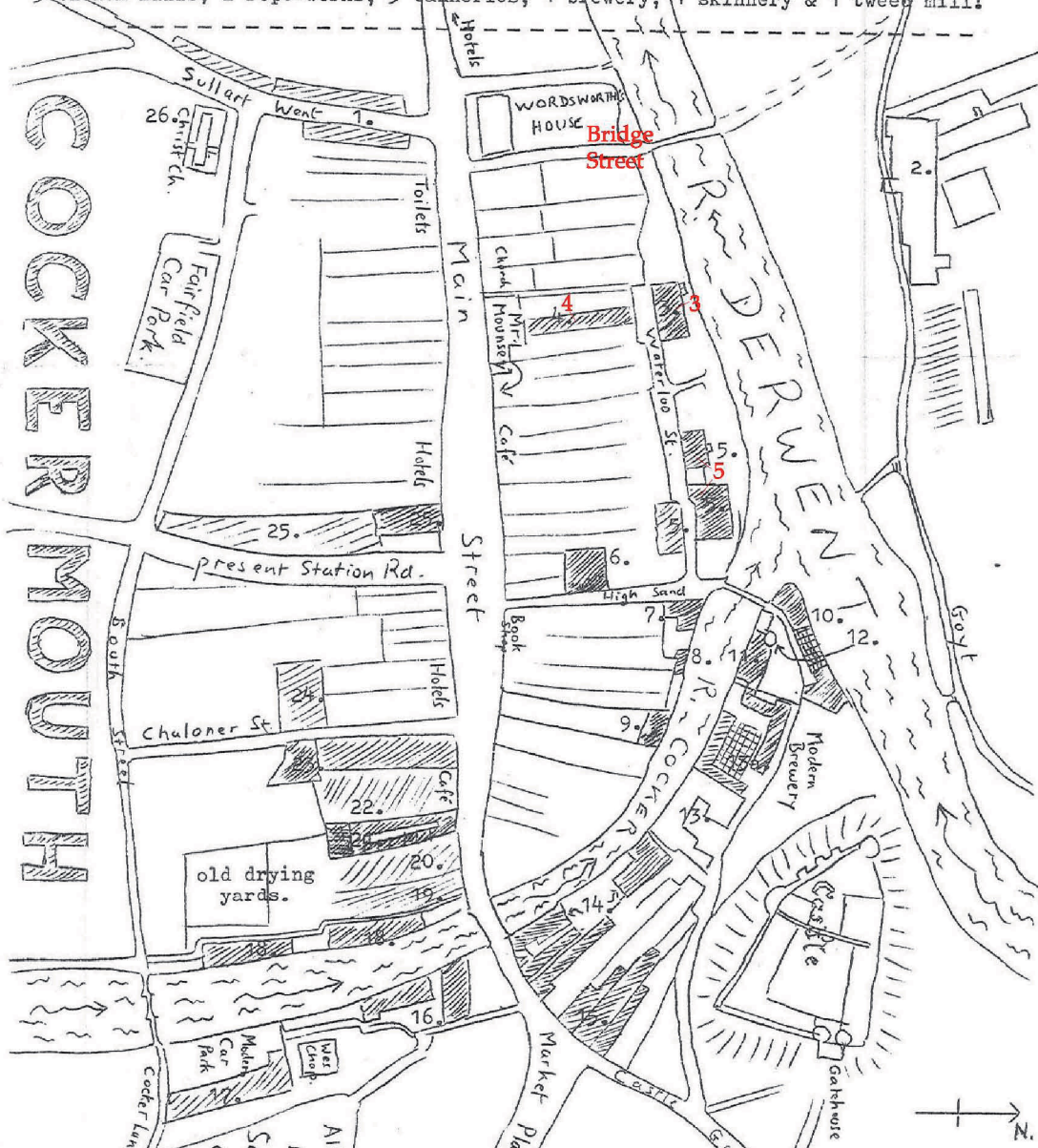
Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office. © Crown copyright. All rights reserved. Licence number 100014732

Figure 13: Ordnance Survey Map 1967

KEY TO EARLY MANUFACTURING SITES in the Area shown.

1. Site of early weaving shops, kiln etc. pre 1700 AD.
2. Derwent Flax Thread Mill built 1834.
3. Graves' Woollen Mill, c 1820.
4. John Robinson's Hat Manufactory.
5. Jos. Wharton's Linen Thread Mill, built 1820.
6. John Wharton's Chair Manufactory.
7. Mangle Roller Mill.
8. Churn Mill.
9. Jos. Sim's Dye Works (earlier centre)
10. Castle Tannery.
11. Noble's Iron Foundry.
12. 'Old Brewery' Windmill.
13. Old Brewery. 13a. Old Brewery Tannery.
14. John Stoddart's Cotton Manufactory, (re-)built 1800 AD.
15. Banks' Woollen Manufactory. c.1770.
16. Wilson's Hat Manufactory.
17. Jos. Sanderson's Woollen Manufactory.
18. Richard Smith's Croft Mills (Cotton)
19. Steel's Woollen Manufactory.
20. Barns' Woollen Manufactory b.c.1784.
21. Jn. Cowx' Linen Manufactory.
22. Edw. Sancton's Woollen Manufactory.
23. Wm. Sanderson's Woollen Manufactory.
24. Abraham Robinson's Linen Manufactory.
25. Wm. Stoddart's Woollen Manufactory.
26. Wm. Stamper's Weaving Shops were demolished to make way for Christ Church.

Not included are 1 spade forge, 2 bobbin mills, 7 water corn mills, 3 windmills, 1 paper mill, 3 flax mills, 4 large woollen mills, 2 cotton mills, 1 dye works, 3 bleach mills, 2 rope-works, 5 tanneries, 1 brewery, 1 skinnery & 1 tweed mill



North Pennines Archaeology Ltd
2010

PROJECT: Land on Bridge Street, Cockerthmouth
 SCALE: Not to Scale
 REPORT No: CP1071
 CLIENT: Alpha Design Architectural Services
 DRAWN BY: FW
 DATE: February 2010
 FIGURE: 14



Figure 14 : Undated Sketch Map showing the locations of Early Manufacturing Sites in Cockerthmouth