



Cockermouth Flood Defence Improvements, Cockermouth, Cumbria

Archaeological Desk- Based Assessment and Site Appraisal



Oxford Archaeology North

September 2011

The Environment Agency

Issue No: 2011-12/1224

OA North Job No: L10404

NGR: NY 12233 30721

Document Title: Cockermouth Flood Defence Improvements,
Cockermouth, Cumbria

Document Type: Archaeological Desk-Based Assessment and Site
Appraisal

Client Name: The Environment Agency

Issue Number: 2011-12/1224
OA Job Number: L10404
National Grid Reference: NY 12233 30721


Prepared by: Kathryn Blythe
Position: Project Officer
Date: September 2011

Peter Schofield
Project Officer
September 2011

Checked by: Emily Mercer
Position: Senior Project Manager
Date: September 2011

Signed.....

Approved by: Alan Lupton
Position: Operations Manager
Date: September 2011

Signed.....

Oxford Archaeology North
Mill 3, Moor Lane Mills
Moor Lane
Lancaster
LA1 1GF
t: (0044) 01524 541000
f: (0044) 01524 848606

© Oxford Archaeology Ltd (2011)
Janus House
Osney Mead
Oxford
OX2 0EA
t: (0044) 01865 263800
f: (0044) 01865 793496

w: www.oxfordarch.co.uk
e: info@oxfordarch.co.uk

Oxford Archaeology Limited is a Registered Charity No: 285627

Disclaimer:

This document has been prepared for the titled project or named part thereof and should not be relied upon or used for any other project without an independent check being carried out as to its suitability and prior written authority of Oxford Archaeology being obtained. Oxford Archaeology accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purposes for which it was commissioned. Any person/party using or relying on the document for such other purposes agrees, and will by such use or reliance be taken to confirm their agreement to indemnify Oxford Archaeology for all loss or damage resulting therefrom. Oxford Archaeology accepts no responsibility or liability for this document to any party other than the person/party by whom it was commissioned.

CONTENTS

SUMMARY	3
ACKNOWLEDGEMENTS.....	5
1. INTRODUCTION	6
1.1 Circumstances of Project.....	6
1.2 Location, Topography and Geology.....	6
2. METHODOLOGY.....	7
2.1 Project Design	7
2.2 Desk-Based Assessment.....	7
2.3 Site Appraisal	8
2.4 Archive	8
3. HISTORICAL BACKGROUND	9
3.1 Introduction	9
3.2 Background	9
3.3 Map Regression Analysis.....	13
3.4 Previous Archaeological Work	18
4. GAZETTEER OF SITES.....	20
5. SITE APPRAISAL	42
5.1 Introduction	42
5.2 S1: Victoria Bridge to South Street Footbridge	42
5.3 S2: South Street Footbridge to Cocker Bridge Area on West Side of the River Cocker	43
5.4 S3: Cocker Bridge Area on East Side of the River Cocker.....	43
5.5 S4: Area West of the Castle at the Confluence of the Rivers Cocker and Derwent	44
5.6 S5: South Bank of the River Derwent, North of Waterloo Street	44
5.7 S6: South Bank of the River Derwent, in the Area of Harris Bridge.....	45
5.8 S7: North Bank of the River Derwent.....	45
6. SIGNIFICANCE OF THE SITES.....	47
6.1 Introduction	47
6.2 Criteria for Assessing Significance	48
6.3 Importance.....	49

7. IMPACT ASSESSMENT	51
7.1 Defining the Impact.....	51
7.2 Impact Assessment.....	53
8. RECOMMENDATIONS	60
8.1 Introduction	60
8.2 Requirements for Further Work	60
9. BIBLIOGRAPHY	62
9.1 Cartographic Sources	62
9.2 Secondary Sources	62
9.3 Website Sources	64
10. ILLUSTRATIONS	65
10.1 Figures.....	65
10.2 Plates	65
11. PLATES.....	68

SUMMARY

The Environment Agency have proposed a flood alleviation scheme in Cockermouth town centre, on the banks of the rivers Derwent and Cocker (centred on NGR NY 12233 30721). The proposed scheme is located within the area identified as the historic core of Cockermouth in the Conservation Area Appraisal (The Cockermouth Partnership and Allerdale Borough Council 2006). The Environment Agency commissioned Oxford Archaeology North (OA North) to undertake an archaeological desk-based assessment and site appraisal to inform the planning process as to the potential impact of the proposed scheme on any cultural heritage resources. This was carried out in August and September 2011.

The study area for the desk-based assessment comprises an area 250m in radius surrounding the proposed scheme, and all Scheduled Monuments and non-statutory sites within this were identified and collated into a gazetteer to provide information on the potential for surviving below ground remains that may be affected. Although information for listed buildings was also collected, only those sites situated within the immediate vicinity that may be directly or indirectly affected by the scheme were included in the gazetteer for assessment. In addition to this, the proposed scheme area was visited in order to identify the potential for direct and indirect impacts.

There are no prehistoric sites within the gazetteer and only one Roman findspot (Site **22**). Cockermouth is thought to be twelfth century in origin, with Main Street, on the west side of the river Cocker, and Market Place, on the east side, representing one of the main thoroughfares. The gazetteer sites reflect this, mainly referring to medieval, post-medieval and predominantly industrial period buildings, both standing and as possible below ground remains.

In total, 64 sites were included in the gazetteer (Sites **01-50** from the HER, and Sites **51-64** from the map regression). Of these, two sites (Sites **13** and **18**) are scheduled monuments, with the castle (Site **13**) incorporating a number of Grade I and II listed buildings. Four sites are Grade II* listed buildings (Sites **07**, **10**, **27** and **46**), and there are 19 Grade II sites (Sites **06**, **11**, **19**, **26**, **29**, **32-45** and **47-50**). The medieval market place (Site **17**), also incorporates a number of Grade II listed buildings.

Twenty-six of the sites (Sites **06**, **11**, **13**, **15-16**, **19**, **33-38**, **41-42**, **44** and **51-61**) are positioned within, or in close proximity to, the proposed scheme area and may be affected.

There are eight below ground sites that could be directly impacted by the proposed scheme (the Goat Mill Race on the north bank of the river Derwent (Site **06**); a mill race on the south bank of the Derwent (Site **56**); the medieval core of the town (Site **15**); a recently demolished windmill (Site **16**); and four demolished nineteenth century buildings (Sites **51-52** and **54-55**). A watching brief has been recommended during the groundworks in the areas of these sites.

There are 12 sites, comprising standing buildings (Sites **34-38**, **42**, **53** and **57-61**), that will be directly impacted by the proposed scheme in terms of flood proofing, tying in of new flood walls to existing buildings, and installing new windows. In addition, 11 of the gazetteer sites may also be indirectly impacted by the proposed scheme in terms

of their setting or visual impact (Sites **11, 13, 19, 33-35, 37-38, 41-42** and **44**). The visual impact of the proposed scheme on these sites can be mitigated by the choice of fabric used for the proposed new walls and areas of walls which are to be raised. Use of local stone, consistent with that used elsewhere in the town, for instance in the existing flood wall north of the Cocker Bridge, would help to blend in these new areas of construction. Consultation with the Conservation Officer for Cockermouth has been recommended with respect to all of the sites highlighted as being directly and/or indirectly impacted by the proposed scheme due to it being a Conservation Area, as well as consultation with Cumbria County Council's Historic Environment Service regarding any proposed groundworks.

ACKNOWLEDGEMENTS

OA North would like to thank Jen Richards at the Environment Agency for commissioning the project, and Helen Brownlie, Conservation Officer at Allerdale Borough Council, for information. Thanks are also due to Jo Mackintosh at the Cumbria Historic Environment Record (HER) in Kendal, and the staff of the County Record Office in Whitehaven, for their assistance with this project.

The desk-based assessment was undertaken by Kathryn Blythe and the site visit and appraisal by Peter Schofield, with the drawings produced by Mark Tidmarsh. The project was managed by Emily Mercer, who also edited the report.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF PROJECT

- 1.1.1 The Environment Agency have proposed a flood alleviation scheme in Cockermouth town centre on the banks of the rivers Derwent and Cocker. The proposed scheme is located within the area identified as the historic core of Cockermouth in the Conservation Area Appraisal (The Cockermouth Partnership and Allerdale Borough Council 2006). Consequently, the Environment Agency commissioned Oxford Archaeology North (OA North) to undertake an archaeological desk-based assessment and site appraisal, in order to inform the planning process as to the potential impact of the proposed scheme on cultural heritage assets. This was carried out in August and September 2011.
- 1.1.2 The study area for the desk-based assessment comprises an area 250m in radius surrounding the proposed scheme. The desk-based assessment comprised a search of both published and unpublished records held by the Cumbria Historic Environment Record, the Cumbria County Record Office in Whitehaven, and the archives and library held at OA North. In addition to this, the proposed scheme area was visited in order to identify the potential for direct and indirect impacts to both the archaeological and built heritage resource within the Conservation Area.
- 1.1.3 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 and significance, and an assessment of the impact of the proposed scheme. The scheduling criteria employed by the Secretary of State to understand the importance of a site (Annex 1; DCMS 2010) has been used during this assessment to determine the significance of the archaeological resource and any impact.

1.2 LOCATION, TOPOGRAPHY AND GEOLOGY

- 1.2.1 Cockermouth is situated within the West Cumbrian Coastal Plain to the north east of the principal coastal towns of Workington and Whitehaven. The local topography and townscape is dominated by the broad flood plain of the river Derwent, which flows through Cockermouth and joins the north-flowing river Cocker in the centre of Cockermouth. The proposed scheme is located within the centre of the town (centred on NGR NY 12233 30721; Fig 1) on the banks of the rivers Derwent and Cocker, for a distance of approximately 925m.
- 1.2.2 The solid geology is typified by outcrops of Coal Measures, shales and sandstones of the Hensingham Group and the Chief Limestone Group, all of which date to the Carboniferous period (Countryside Commission 1998, 27). The local drift geology comprises deposits of sand and gravel (*ibid*).

2. METHODOLOGY

2.1 PROJECT DESIGN

- 2.1.1 The desk-based assessment was carried out in accordance with the relevant Institute for Archaeologists (IfA) and English Heritage guidelines (IfA 2008 and 2010; English Heritage 2006) and generally accepted best practice.

2.2 DESK-BASED ASSESSMENT

- 2.2.1 The aim of the desk-based assessment is not only to give consideration to the potential for archaeological remains within the proposed scheme, but also to put the scheme area into its archaeological and historical context. All scheduled monuments and non-statutory sites within a 250m radius of the proposed scheme were identified and collated into a gazetteer (*Section 4*) and their location plotted on Figure 3. This provides information on the potential for surviving below ground remains within the proposed scheme. Although information for listed buildings was also collected, only those sites situated within the immediate vicinity that may be directly or indirectly affected by the scheme were included in the gazetteer, with the remainder summarised in Table 2. The principal sources of information consulted were historical and modern maps of the study area, although published and unpublished secondary sources were also reviewed. The study has focused on the proposed scheme area, although information from the immediate environs has been summarised in order to place the results of the assessment into a wider historical and archaeological context. The results were analysed for their significance using the set of criteria used to assess the national importance of an ancient monument (DCMS 2010).
- 2.2.2 ***Cumbria Historic Environment Record (HER):*** the HER, held in Kendal, comprises a list of all known sites of cultural heritage interest within the county and was duly consulted to establish the presence and nature of any such sites within the study area. The HER also holds copies of recent archaeological reports on works undertaken in the county, which were consulted where relevant.
- 2.2.3 ***Cumbria County Record Office, Whitehaven (CRO):*** the CRO in Whitehaven is the principal repository for primary documents for the Cockermouth area, including a range of maps, and also holds a library of secondary published sources. The CRO was visited to consult the principal documents.
- 2.2.4 ***Oxford Archaeology North:*** OA North has an extensive archive of secondary sources relevant to the study area, as well as numerous unpublished client reports on work carried out both as OA North and in its former guise of Lancaster University Archaeological Unit (LUAU). These were consulted where necessary.

2.3 SITE APPRAISAL

2.3.1 The site appraisal was undertaken on 30th August 2011. The aim was to identify the potential for direct and indirect impacts to both archaeological and built heritage assets within the historic core of Cockermouth (all contained within the Conservation Area). In particular, it paid special note of the fabric and settings for listed buildings. It also recorded direct impacts to unlisted buildings that may be historically important within the context of the Cockermouth Conservation Area (Fig 2; Plates 3-49).

2.4 ARCHIVE

2.4.1 Copies of this desk-based assessment will be deposited with the Cumbria HER for reference purposes.

3. HISTORICAL BACKGROUND

3.1 INTRODUCTION

3.1.1 The following section presents a summary of the historical and archaeological background of the general area. This is presented by historical period, and has been compiled in order to place the study area into a wider archaeological context.

Period	Date Range
Upper Palaeolithic	30,000 – 10,000 BC
Mesolithic	10,000 – 4,000 BC
Neolithic	4,000 – 2,500 BC
Bronze Age	2,500 – 700 BC
Iron Age	700 BC – AD 43
Romano-British	AD 43 – AD 410
Early Medieval	AD 410 – AD 1066
Late Medieval	AD 1066 – AD 1540
Post-medieval	AD 1540 – c1750
Industrial	cAD1750 – 1901
Modern	Post-1901

Table 1: Summary of British archaeological periods and date ranges

3.2 BACKGROUND

3.2.1 **Prehistoric Period:** whilst no definite evidence for prehistoric settlement has been identified in the town of Cockermouth, there are a number of sites within the wider area. Neolithic activity is exemplified by numerous stone axes recovered from the Solway Plain (Bewley 1994, 54), and by the Elva Plain Stone circle, situated approximately 5km to the west of Cockermouth (NY 177 317; www.visitcumbria.com/cm/elva.htm). Evidence for Bronze Age activity in the general area is suggested by a collared urn (HER 4271) and knife (HER 4272) found at Papcastle, c 3km to the west of Cockermouth (Bewley 1994, 61). A bronze wing-flanged axe has been found in Cockermouth, and a single perforated stone find located to the north of the river Derwent (HER 19581) may be related to the Bronze Age period, but is not sufficiently diagnostic to be certain. There is possible Iron Age activity to the west of the town in Fitz Wood, where a ‘well-preserved rampart and ditch, 750 feet (229m) round, with a straight ditch cutting across’ has been identified (Bradbury 1995, 11; HER 871).

3.2.2 There are no known sites for this period within the study area.

3.2.3 **Roman Period:** no Roman settlement remains have been recovered within the town of Cockermouth, but the fort of *Derwentio* and its *vicus* at Papcastle lies

to the north-west of Cockermouth (Birley 1963, 122). This relatively large fort was excavated in the mid-1980s (Shotton 1993, 34), indicating evidence of its importance in the communications network to other forts in the region (Holder 2004, 62). Roman roads run from Papcastle towards Egremont to the south-west, to Carlisle to the north-east and also to Maryport to the north-west (Ordnance Survey (OS) 1981).

- 3.2.4 There is one site of Roman date within the study area, the find spot of a single early second-century AD coin from Sullart Street (Site 22).
- 3.2.5 **Early Medieval Period:** little is known about post-Roman Cumbria, not least because of lack of recognisable and datable material culture following the end of Roman administration, c 410 AD (O'Sullivan 1985) and, although there is no direct evidence of this period from Cockermouth itself, a number of sites and place names suggest various cultural and linguistic influences. The name 'cocker' may derive from the Welsh '*cock-or*', meaning the red (heather?) of the mountain face (Bradbury 1995, 26). Alternatively, it could come from the old English word 'kukra' (*ibid*), meaning crooked, possibly relating to the shape of the river.
- 3.2.6 The native British kingdom of Rheged is known to have expanded into the Solway plain by the fifth century (Higham 1986), but most of the archaeological remains from this Early Christian period comprise burials of uncertain date, the closest of which is the cemetery at Eaglesfield, c 2.5km to the south-west of Cockermouth (Wilson 1978). The political history of Cumbria during the early medieval period was complex, but it would seem that the area, either as a whole, or in part, fell variably within the influences of the Angles of Northumbria and the Strathclyde Britons and, in particular, the Scots. From the ninth century there is also a Scandinavian influence in the area, in part from Norse settlers whom are traditionally held to have been evicted from Dublin in 902 AD, but also from the subsumation of Northumbria by the Danes; one such individual may have been buried with his weapons at Eaglesfield (*ibid*). During the tenth century the Scots seem to have set up a semi-autonomous king of Cumbria, whom on various occasions owed fealty to an English suzerain; on the eve of the Norman Conquest, Northumbrian influence would appear to have been dominant (Kirby 1962).
- 3.2.7 There are no known sites for this period within the study area.
- 3.2.8 **Late Medieval Period:** following the turmoil of the Norman Conquest, Malcolm III of Scotland invaded Cumbria in 1070 (*ibid*), but, by the end of the eleventh century, Norman control had been asserted with William Rufus' capture of Carlisle in 1092 (Rowley 1983). Tute Hill (Site 18), a name derived from the Middle English 'tote', a look-out hill (Bradbury 1995, 10), was likely to be the site of the motte for the first castle in Cockermouth, sited as it was on a strategically important plateau close to the confluence of the rivers Cocker and Derwent. The installation was thought to have been constructed in the early to mid-twelfth century, but to have been quickly superseded by a second fortification, this time built with both motte and bailey by William de Fortibus II in the mid-twelfth century on the site of the present Cockermouth Castle (Site 13), about 200m to the north-west and almost adjoining the river confluence. Using stone from the Roman fort at Papcastle, Cockermouth Castle was rebuilt in its characteristic triangular form c 1225, and was

extended during the thirteenth and fourteenth centuries for protection against the Scots, who sacked Cockermouth a number of times. Further wars, such as the Wars of the Roses and the Civil War, have led to its present ruinous condition (CCC 2002, 8; OA North 2010).

- 3.2.9 The building of Cockermouth Castle is likely to have stimulated urban development (Site **15**), the earliest evidence for which lies in a charter referring to Alan, son of Waldeve, at ‘Cokyrmoth’ dating to around the mid-twelfth century (Winchester 1986, 109). A fulling mill, the first of a number of such features involved with the textile and leather industries, was recorded as early as 1156 to the south of the medieval town centre, whilst in 1227 a market was granted by Royal Charter (Bradbury 1994). All these documents pre-date the planned town of approximately 175 burgage plots laid out along Main Street in *c* 1270 (OA North 2010). Indeed, it has been suggested that the “location of the [later] castle (Site **13**), church (Site **10**) and market place (Site **17**) on the east bank of the Cocker suggests...that an earlier urban core is to be sought” (Winchester 1986, 117), possibly around the market place in the Bitter Beck valley (OA North 2010). Winchester (1986) goes on to suggest that the winding course of St Helen’s Street (which runs immediately to the south-east of Tute Hill (Site **18**)), as well as the much less regular plan of the corresponding burgage plots, contrast with the regular layout of Main Street to the west of the Cocker, implying a difference in origin between the two parts of the town (*ibid*). Nevertheless, excavations on Main Street have shown that by the thirteenth century it was clearly a major part of the town, and documentary sources suggest that the town already extended as far as Derwent Bridge at this time (OA North 2010; Winchester 1986, 117).
- 3.2.10 The town’s population and economy would appear to have fluctuated through the Middle Ages, with the later thirteenth and early fourteenth centuries disrupted by economic and political struggles, as well as plague and pestilence, resulting in a lack of tenants for the burgage plots (Bradbury 1994); the sheep murrains of the later thirteenth century had a particular impact upon the town’s economy, depending as it did upon the cloth industry (Winchester 1986). In complete contrast, however, by the later fourteenth century, over 60% of the burgesses held less than one complete burgage, with the plots being divided into quarter, three-quarter and half burgage holdings, indicating a lively land market (Winchester 1987, 128). Such dwellings are exemplified by the fourteenth-century boulder-founded and cob-walled structures found during excavations at 75-87 Main Street in 1980 (Site **23**; OA North 2010; Medieval Archaeology 1980).
- 3.2.11 There is one additional medieval site recorded in the HER to those mentioned above (Sites **10**, **13**, **15**, **17**, **18** and **23**). Site **09** is the site of the Moot Hall, demolished in 1829, which stood in front of 27-31 Market Place, and was first recorded in 1437-8 when it was described as decayed. In the sixteenth century its ground floor was occupied by shops, and the upper storey by the town’s court house (Cumbria County Council 2002, 11).
- 3.2.12 **Post-medieval, industrial and modern periods:** by the sixteenth century, the town was a thriving market centre, and was described by Leland as a ‘goode market towne’ (Winchester 1987, 128). The small industrial suburb of Goat, in the north-west area of the town, was created around the flax industry in the

post-medieval period (Cumbria County Council 2002). This prosperity, albeit interrupted by the English Civil Wars, was maintained through the seventeenth and into the eighteenth centuries (OA North 2010).

- 3.2.13 Seventeenth century title deeds and a map of the town from *c* 1620 help to build up a picture of the physical layout of the town at this time. The urban core appears to have comprised dwelling houses fronting the streets (Main Street and Market Place, within the study area), with burgage plots running back from them, which contained both open spaces (yards and gardens) and ancillary buildings, such as outhouses and workshops (Winchester 1986, 118). The 1980-81 excavation at 75-87 Main Street found that the burgage plots were used for disposal of domestic refuse, generally in pits to the immediate rear of the dwellings, and for small-scale cultivation further down the plots (OA North 2010, 95). Agricultural buildings, such as barns, lay within the tails of burgage plots and on the outskirts of the town. A court leet verdict of 1695 mentions a ‘*horse faire and beast markt*’ on the Sand, an area of waste ground until 1832 on the south shore of the river Derwent (in the vicinity of the now named Low Sand Lane and High Sand Lane). Documentary sources also provide evidence for various barns on the Sand in the seventeenth century (Winchester 1986, 118; Winchester 1978).
- 3.2.14 The land at the confluence of the rivers Derwent and Cocker (just north of the current Jennings Brewery, (Site **33**) known as ‘Tenterholme’) does not appear to have been industrial in use prior to the eighteenth century; in the fifteenth and sixteenth century it was described as an area of gardens, whilst from the eighteenth century onwards it was occupied by various industries including a tannery (Site **12**) and a maltings (Site **37**). Furthermore, the name suggests that it was once in use as a tenter gound, i.e. to stretch out woollen cloth (*op cit*, 123).
- 3.2.15 The textile industry remained important to Cockermouth and, by 1829, there were over 40 industrial sites, including wool, linen and cotton mills, hat factories and tanneries, with the workforce living in cottages and terraces infilling the old burgage plots (*ibid*). Whilst the fifteenth and sixteenth century buildings in the town were principally constructed with clay walling, with just a few high-status buildings constructed in stone, the late seventeenth/eighteenth century saw a phase of rebuilding, making much more use of stone and brick in new constructions. The new buildings of this time were also more densely packed, reflecting the prosperity and consequential urban growth of the town at this time (OA North 2010, 96).
- 3.2.16 In 1808 the Harris Brothers bought the Goat Corn Mill (Site **06**), situated to the north of the river Derwent, for the purpose of producing flax. By 1834 the mill and business had developed to the extent that Messers Harris built the flax mill at Derwent Mills (Site **11**) on previously unoccupied land, adjacent to the Goat Mill Race. By 1855, the Harris Mill (Site **11**) was one of the foremost within Cockermouth. The Harris brothers created parks for the community, and between 1866 and 1900 built the Harris Bridge (Site **64**), towards the western extent of the proposed scheme, to provide greater links between the town and factory (www.cockermouth.org.uk).
- 3.2.17 In addition to those sites mentioned above (Sites **06**, **11**, **12**, **33** and **37**), there are numerous sites from these periods within the study area. The HER records

the sites of a mill and associated tenterfields (Sites **03** and **04**), a ropewalk (Site **14**), a windmill (Site **16**), a dovecote (Site **20**), an inn (Site **23**), a storage building (Site **28**), and a mansion named the Old Hall (Site **31**) for the post-medieval period. In addition, there are post-medieval listed buildings, including houses (Sites **07**, **27** and **32**), an inn (Site **26**), shops (Site **29**) and a Sunday School (Site **44**) (see also Table 2).

3.2.18 For the industrial period the HER records the sites of the station and railway line (Sites **01** and **02**), a farmstead (Site **05**), a bleachworks (Site **08**), a smithy (Site **21**), a gas works (Site **24**), a weavers' cottage (Site **25**), and the market hall (Site **30**). There are industrial period listed buildings, including houses and shops (Sites **39-40**, **42-3**, **45** and **48-50**), churches (Sites **46** and **47**), the town hall (Site **41**), the old courthouse (Site **38**) a mill, mill house and workers' cottage (Site **35** and **36**), and the Cocker Bridge (Site **34**) (see also Table 2). In addition, 14 sites have been added to the gazetteer from the map regression (see *Section 3.3*) (Sites **51-64**). Site **51** refers to buildings (no longer extant) that are thought to have been part of the nineteenth century hat manufactory on the east bank of the Cocker, south of the Cocker Bridge. Site **52** comprises buildings, both demolished and extant, which were part of a cotton manufactory on the east bank of the Cocker, north of the Cocker Bridge. Site **53** is no 1 Cocker Lane, shown on the 1832 map, with a building still extant in this position. Site **54** comprises buildings north of Waterloo Street, and Site **56**, a mill race in this area (neither site is extant). Site **55** is the site of a building at the west end of Waterloo Street. Site **57**, no 1 Main Street; Site **58**, nos 10-12 Market Street; and Site **59**, no 43 Market Place, were all extant by the time of the 1866 OS map. Site **60**, no 7 High Sand Lane, is also in an area shown as developed from 1832 onwards, although the present building is not thought to be nineteenth century. Sites **61-64** are bridges (see *Section 3.2.16*, below).

3.2.19 **Bridges:** the route between Market Place and Main Street, across the Cocker Bridge (Site **34**), is thought to have remained unchanged since the medieval period, although the Cocker Bridge was rebuilt in 1828. Victoria Bridge (Site **61**) was begun in 1887, and the South Street footbridge (Site **62**) was also built in 1887 and renewed in 1984. Prior to this, there was a ford between Cocker Lane and South Street. Brewery Bridge (Site **63**) originated in 1887, and was repaired after flooding in 1896 and 1918, then finally destroyed in a flood in 1938, and replaced by a footbridge in 1963. Roads predating 1887 lead to this point on both sides of the river, so this crossing may also have been preceded by a ford. The Harris Bridge (Site **64**) on the Derwent was opened in 1875, and was principally for Harris Mill employees, but became much used by the general public, and was renewed in 1981 (Cumbria County Council 2002, 14 and 17; Bradbury 1994, 45; Bradbury 1995, 217).

3.3 MAP REGRESSION ANALYSIS

3.3.1 **Introduction:** a number of cartographic sources were examined at the CRO, together with some held at OA North's offices. The maps from 1832 onwards have been described according to subdivisions used for the purposes of the the site appraisal (see *Section 5* and Fig 2):

- S1 - Victoria Bridge to South Street footbridge;
- S2 - South Street footbridge to Cocker Bridge area on west side of the river Cocker;
- S3 - Cocker Bridge area on east side of the river Cocker;
- S4 - area west of the castle at the confluence of the rivers Cocker and Derwent;
- S5 - south bank of the river Derwent, north of Waterloo Street;
- S6 - south bank of the river Derwent, in the area of Harris Bridge;
- S7 - north bank of the river Derwent.

3.3.2 **Early seventeenth-century map of Cockermouth (c 1620) (Plate 1):** this semi-pictorial view of the town, very much on the lines of later prospect views, shows housing on both sides of the Cocker, along Main Street, Kirkgate, Market Place and St Helen's Street. The area on the south bank of the river Derwent, north of Main Street, is shown as undeveloped, as is the area on the east bank of the river Cocker, beneath the castle, and north of Market Place.

3.3.3 **Hodkinson and Donald's Map of Cockermouth, 1770/71 (Plate 2):** this map is of limited use, as it does not show individual buildings and, therefore, it is unclear which areas had been developed by this time. However, three streets are depicted heading north from Main Street (here labelled Below Bridge), which suggest that this area on the south bank of the Derwent had been further developed by this time.

3.3.4 **Extract of Wood's Plan of Cockermouth, 1832 (Fig 4):** this map is the first accurate survey of the town to show areas of individual buildings.

- S1: this area is undeveloped, with fields labelled 'Rubbey Banks' at the southern end of the proposed scheme, and an orchard marked to their north. Between these two areas is an L-shaped building, labelled 'J Sim. Dye House'.
- S2: both South Street and Cocker Lane are depicted, though there is no bridge between them. A building is shown to the south of Cocker Lane on the east bank of the river, in the position of the current no 1 Cocker Lane (Site 53). The fields on the west side of the river are labelled 'Thomas Smith' and there are several buildings, both on the river and further back. The Main Street burghage plot adjacent to the river (now no 1; Site 57), south of the Cocker Bridge (Site 34), appears to contain three buildings, with a fourth on the burghage's southern boundary, this plot is also labelled 'Smith'. This was the site of Cocker Bridge (End) Mill, and bricked-up windows and doorways of this building can still be seen in the wall of the current building (Plates 11 and 14) (Bradbury 1995, 169). The Main Street burghage plot adjacent to the river (now no 2, Site 38), to the north of the Cocker Bridge, is occupied by one large building, and the plot to its west (now no 4, Site 39) is densely developed. Continuing west, there is one

large riverside building and then the remaining burgage plots are not developed at this river end, aside from those on the corner of High Sand and Sand Went (now Waterloo Street and High Sand Lane respectively).

- S3: the area to the north of Cocker Lane is occupied by a large building, Sanderson's Woollen Mill, set back from the river, with an orchard adjacent to the river bank. North of this, the area is undeveloped until it reaches Market Place, the burgage plots of which are densely developed on both sides of the road (Sites **51** and **52**).
- S4: a linear structure (possibly a sluice) is shown linking this area to the west bank of the Cocker, it is not thought to be a bridge as it does not connect to roads on either river bank. A tannery (Site **12**) is marked at the tip of this area and, to the south of it, there are numerous buildings fronting the east side of the river Cocker, including a brewery building with a windmill (Sites **37** and **16**). Set back slightly is a large L-shaped building labelled 'Hetherington'. South of this is a building labelled 'Old Brewery'.
- S5: High Sand (now Waterloo Street) runs parallel and to the north of Main Street, and both the north (Sites **54** and **55**) and south sides of the road are developed. Where the Main Street burgage plots extend as far as the river bank (west of High Sand) they are generally not developed aside from one or two small outbuildings.
- S6: Sullart Sand Went, now Low Sand Lane, runs north from Main Street to the river, west of this the riverside is undeveloped, although some of it is still depicted as divided into burgage plots. The western end of this section is depicted as occupied by woodland, although more plots can be seen further west, indicating that the town continued further west along the river Derwent.
- S7: Goat Mill Race (Site **06**) is depicted to the north of the river Derwent, running approximately parallel with it. Open ground is depicted in the area between the mill race and the river.

3.3.5 **Extract of Wood's Plan of Goat Mill Race, 1832 (Fig 5):** this map shows the goat mill race on the north side of the river Derwent (Site **06**). It also depicts the Cocker Bridge and the Derwent Bridge.

3.3.6 **Extract of First Edition Ordnance Survey 25":1 mile (Fig 6), 1866, and 10' to 1 mile, 1866 (Fig 7):**

- S1: this area is depicted much as it was on the 1832 map (Fig 4). The southern part of the section is occupied by fields, and three buildings are depicted in the area of the dye works. The northern area, formerly occupied by a wood or orchard, is depicted on the 10' map as being laid out as a formal garden, with a sundial marked in its centre.
- S2: there is still no bridge between South Street and Cocker Lane. Buildings on the west side of the river are now labelled 'Croft Mills (woollen)' (Sites **35** and **36**). To the rear of these are large plots labelled

Drying Ground, Bowling Green and Timber Yard. Further north, the burgage plots to the south of Main Street, and generally throughout the town centre, are depicted as largely developed, with several small buildings in each plot. The Main Street burgage plot adjacent to the river, to the south of the Cocker Bridge, appears to be developed along its east (river) side, including a bank (no 1; Site **57**) on the street front. The west side of this burgage plot appears to be open ground. The Main Street burgage plot adjacent to the river (now no 2, Site **38**), to the north of the Cocker Bridge, is labelled 'Court House', and a 'Constabulary Station' is marked to the north of this, also alongside the river. The burgage plots further west from here are not so developed, and trees are depicted within them. Waterloo Street and High Sand Lane are now named as such.

- S3: the area immediately north of Cocker Lane is still occupied by an orchard adjacent to the river bank, with a row of small buildings labelled 'Mount Pleasant' behind it (in the position of the mill shown on the 1832 map). To the north of this, the Wesleyan Chapel (later the Town Hall (Site **41**)) is depicted. North of this are buildings off the west side of Market Street (possibly including Site **58**), with two fairly large buildings (Site **51**) in front of them, which front the river. North again, and alongside the river, a hat manufactory is labelled. Several buildings are shown in the most westerly burgage plot on the south side of Market Place (now nos 41-43 (possibly including Site **59**)). The burgage plot on the north side of Market Place (now nos 44 and 46, Sites **43** and **42**), adjacent to the river, is also depicted as developed with several small buildings (Site **52**).
- S4: there is no bridge across the Cocker in this area. Both the Castle Tannery (Site **12**) and the Old Brewery are depicted on this map. Between them the brewery building with windmill attached is still depicted (Sites **37** and **16**).
- S5: the development on the north side of Waterloo Street appears much as it did on the 1832 map. The area now occupied by no 7 High Sand Lane (Site **60**) is shown as developed. A warehouse is marked on the riverbank at the west end of Waterloo Street, and west of this is a large building (Site **55**) in front (riverside) of the Sunday School (Site **44**).
- S6: to the west of the Sunday School (Site **44**) a large timber yard is marked, and west of this the plots on the east side of Low Sand Lane (formerly Sullart Sand Went) remain undeveloped along the river bank. There is some development on the west side of Low Sand Lane, including a row of small buildings aligned north/south, and extending as far as the river.
- S7: the north side of the river Derwent appears much as it did on the 1832 map, with open ground south of the Goat Mill Race (Site **06**). Derwent Mills (Site **11**) is depicted to the immediate north of the mill race.

3.3.7 *Extract of Second Edition Ordnance Survey 25'':1 mile, 1900 (Fig 8):*

- S1: Victoria Bridge (Site **61**) is depicted on this map, with Lorton Road extending north-west from the west side of the bridge, and Victoria Road heading eastwards from it. Development on the north side of Lorton Road extends as far as the river, and there are several other riverside buildings north of this in the area formerly occupied by fields (three of which are those shown in the area of the 1832 dye works seen on the 1866 map). Some open fields are depicted to the north of this area, in the area of the formal garden depicted on the 1866 map.
- S2: a ford is marked between South Street and Cocker Lane as well as a footbridge (Site **62**). North of this is Croft Mill (Sites **35** and **36**), and then an area cleared of development up to no 1 Main Street which is still labelled as a bank (Site **57**). North of the Cocker Bridge the riverfront remains much as it was depicted on the 1866 maps (Figs 6 and 7), with little riverside development beyond nos 2 and 4 Main Street.
- S3: the area immediately to the north of Cocker Lane is depicted as clear of the orchard and the 'Mount Pleasant' buildings shown on the 1866 map, but has not been redeveloped. The Wesleyan Chapel (Site **41**) is still labelled as such, and the development north of this remains much as it was depicted on the 1866 maps. The burgage plot on the north side of Market Place (now nos 44 and 46, Sites **43** and **42**) adjacent to the river is still depicted as occupied by several small buildings (Site **52**).
- S4: Waterloo Bridge (Site **63**) linking High Sand Lane/Waterloo Street to Brewery Lane is depicted on this map in the location of the present day bridge. To the north of Brewery Lane a large warehouse/brewery building is now depicted (Site **33**). The Castle Tannery (Site **12**) and the brewery/windmill (Sites **16** and **37**) are still extant.
- S5: no significant changes from the development shown on the 1866 maps (Figs 6 and 7) are depicted in this area.
- S6: the Harris Bridge (Site **64**) had been constructed by the time of this mapping, and on the south bank of the Derwent a new road named Bridge Street is depicted heading south from it to Main Street. The plots on the west side of Bridge Street remain unchanged from their depiction on the 1866 map, but the west side of Bridge Street, adjacent to the river, has now been developed with housing.
- S7: the north side of the river Derwent appears much as it did on the 1866 maps (Figs 6 and 7), with the addition of a road heading north from the Harris Bridge (Site **64**) to Derwent Mills (Site **11**).

3.3.8 *Extract of Ordnance Survey 25'':1 mile, 1925 (Fig 9):*

- S1: development, which appears to be predominantly housing, is now depicted both north of Lorton Street, along the now named Rubby Banks

Road, and to the south of South Street. Nos 7 and 8 Rubby Banks Road have replaced the three buildings in the position of the 1832 dye works.

- S2: this area remains much as it was depicted on the 1900 map (Fig 8), except the Croft Mill buildings (Sites 35 and 36), are no longer labelled as such.
- S3 to S7: no significant changes from the development shown on the 1900 map are depicted in these areas.

3.3.9 **Extract of Ordnance Survey 1:10,560, c 1957 (Fig 10):** this map is of a smaller scale than the others consulted and, therefore, changes to individual buildings are less possible to determine. Significant changes on this map include the former Methodist Chapel, now labelled Town Hall (Site 41) in S3; and the clearance of much of the plot (Site 52) on the north side of the Cocker Bridge on the east riverbank (now nos 44 and 46, Sites 43 and 42).

3.4 PREVIOUS ARCHAEOLOGICAL WORK

3.4.1 There have been several archaeological interventions adjacent to the proposed scheme.

3.4.2 **Rubby Banks Road:** in 1999, Northern Archaeological Associates (NAA) monitored the line of a new flood defence along Rubby Banks Road, between Victoria Bridge (Site 61) and South Street Bridge (Site 62), on the west bank of the River Cocker (NAA 2000). The excavation of c 130m of path alongside the river was monitored in a trench c 2m wide, 30m long and a maximum of 2.6m deep. As there were no features of archaeological interest noted in this trench, the remainder of the path was monitored by 2m x 2m test pits at 20m intervals. A post-medieval wall, probably associated with the present riverside wall, was identified in the two most southerly test pits. Natural alluvium was noted in the base of the trench and all the test pits (*ibid*).

3.4.3 **Wordsworth House:** in 2002 and 2003, Headland Archaeology undertook archaeological evaluations in the gardens of Wordsworth House (Site 19). The project aimed to assess the possible survival of evidence of garden features contemporary with Wordsworth's occupation of the house (1770-79) (Headland Archaeology 2002 and 2003).

3.4.4 **39 Market Place:** in 2003, North Pennines Heritage Trust (NPHT) conducted a watching brief behind 39 Market Place, but no archaeological features were observed (NPHT 2003a).

3.4.5 **Bridge Street:** in 2000, Carlisle Archaeology Ltd (CA) undertook an evaluation at Bridge Street, but no archaeology was encountered at the site (CA 2000). In 2010, a desk-based assessment was carried out for land on Bridge Street, which highlighted that this area has been occupied since the medieval period and appears to have been densely occupied in the second half of the nineteenth century (NPHT 2010).

3.4.6 **Main Street:** previous archaeological interventions in 1980-1 on 75-87 Main Street uncovered evidence for a succession of buildings dating from the

twelfth to the nineteenth centuries within burgage plots (OA North 2010). The earliest buildings, dating to the twelfth to fourteenth centuries, were confined to the street frontage with a garden or cultivated area to the rear. The buildings were constructed around a framework of earthfast posts; whilst this construction method is known from other parts of England, such as the South and the Midlands, this is the first known example in the North West. These structures were then abandoned by the fifteenth century and new structures erected, with further re-building occurring during the eighteenth and nineteenth centuries (*ibid*).

- 3.4.7 In addition to those sites summarised above, which lie adjacent to the proposed scheme, there have also been a number of investigations in the wider study area. Despite the known antiquity of Cockermouth, very little archaeology has been encountered during these more recent interventions within the town. A watching brief at Curwen Grove, Crown Street, encountered a 0.3-0.4m thick charcoal-rich subsoil above the gravely yellow natural (CCC 2002). A watching brief at High Sand Lane revealed a cobble foundation wall of an eighteenth century building, but the remainder of the site had been heavily truncated by previous demolition work (HER 2/05/1509). A watching brief at Stricketts Court off Sullart Street in 2008 revealed only evidence of the use of the site as a garden (HER 2/08/1146). An evaluation by NPHT at Mitre Court, St Helen's Street recorded a cobbled surface and drains associated with the former Crown and Mitre Hotel (NPHT 2002). NPHT also conducted watching briefs at Cockermouth Castle, on land adjacent to Isel Road (at the north-east extent of the study area), and on the site of the Market Hall, but no archaeological features were observed (NPHT 2003b; 2009a; 2009b). In 2005 OA North undertook a desk-based assessment and watching brief immediately to the south of the Post Office on Station Street, but no archaeological features of importance were observed (OA North 2005; 2006). An archaeological desk-based assessment and watching brief carried out at the leisure centre, at the foot of Tute Hill, and an archaeological desk-based assessment and evaluation carried out at Derwent Mills also recorded no remains of archaeological significance (OA North 2008a; 2008b).

4. GAZETTEER OF SITES

Below is a gazetteer compiled from HER sites and listed buildings, and the map regression. Due to the large number of listed buildings within the study area, only those in the immediate environs of the proposed scheme that may potentially be impacted (directly or indirectly) have been included in the gazetteer. The remaining listed buildings are summarised in Table 2 at the end of this section.

Site number	01
Site name	Cockermouth Railway Station
NGR	NY 12000 30350
Site type	Railway Station (site of)
Period	Industrial
HER No	11054
Designation	None
Sources	HER
Description	Cockermouth Railway Station. Numerous goods sheds/engine sheds are shown on the second edition OS map of 1900.
Assessment	This site is outwith the proposed scheme and will not be impacted by it.

Site number	02
Site name	L&NWR Cockermouth & Workington Railway/Cockermouth, Keswick & Penrith Railway
NGR	NY 13950 29900
Site type	Railway (site of)
Period	Industrial
HER No	11531
Designation	None
Sources	HER
Description	The Cockermouth, Keswick & Penrith Railway was opened in 1864. It linked the terminus of the L&NWR Cockermouth to Workington line, which had opened in 1847, to the main railway network at Penrith. The main purpose of the line was primarily to transport minerals: pig iron to County Durham in exchange for furnace coke, lime from Brigham and Flusco, stone from Embleton and Threlkeld, and slate from Honister. It also transported cattle from Cockermouth. The line was closed to freight in 1865 and to passengers in 1966. The line is marked by a footpath.
Assessment	This railway is now disused. It is outwith the proposed scheme and will not be impacted by it.

Site number	03
Site name	Rubby Banks Mill/Hartley's Hat Manufactory and Fulling Mill, Cockermouth
NGR	NY 12160 30120
Site type	Mill (site of)
Period	Post-medieval
HER No	19877
Designation	None
Sources	HER
Description	On the river Cocker, south of the town was an eighteenth century mill, Hartley's or Rubby Banks, with two waterwheels, set parallel to each other. One was apparently still <i>in situ</i> in the 1970s. The three-storeyed mill was in two sections set at right angles and had been used at different times as a flax, corn and saw mill. The mill is shown on the first edition OS map as a Hat Manufactory and Fulling Mill. There are tenter fields shown nearby (Site 04). Rubby Banks Mill was described in 1569 as a water corn mill late in the tenure of Richard Bacan,

probably founded between 1520 and 1541. Rubby Banks was the first cotton mill in Cumbria to have an Arkwright water frame. It was demolished in 1971 after vandals destroyed its roof.

Assessment This site is outwith the proposed scheme and will not be impacted by it.

Site number 04
Site name Rubby Banks Tenter Field, Cockermouth
NGR NY 12350 30150
Site type Tenter Field (site of)
Period Post-medieval
HER No 19878
Designation None
Sources HER
Description A tenter ground is shown on the OS first edition map (1866). Probably related to the Rubby Banks Hat Manufactory and Fulling Mill (Site 03). The site has now been developed.

Assessment This site is outwith the proposed scheme and will not be impacted by it.

Site number 05
Site name Castle Cottages / Low Park Farm, Isel Road Cockermouth
NGR NY 12410 30900
Site type Farmstead (site of)
Period Industrial
HER No 42183
Designation None
Sources HER
Description Site of a farmstead, first shown on a plan of Cockermouth dated c 1832 on what is thought to have been former medieval parkland for the adjacent castle (Site 13). Later OS maps show the removal of buildings to the north. The site was in much of its present form by c 1900 and named Low Parks Farm, and Low Park Farm by 1930. It is now named Castle Cottages and the Estate Yard for the Castle Yard Workshop on modern mapping.

Assessment This site is outwith the proposed scheme and will not be impacted by it.

Site number 06
Site name Goat Mill and Mill Race
NGR NY 11510 31130
Site type Corn Mill
Period Industrial
HER No 5520
Designation Listed Building (71748), Grade II
Sources HER
Description Goat Corn Mill is a three-storeyed rectangular stone building. Three mills are labelled on Wilson & Woodvill's map of 1727; Logwood Mill, Wheat Mill and Corn Mill, along with a Water Course to the Mills. Two Flax Mills are labelled on Wood's map of 1832. The mill is outside the study area but is included because of the mill race. Goat Mill race (shown on Wood's map of 1832) runs from the suburb of Goat and joins the river Derwent east of Derwent Mills (Site 11).

Assessment This site is within the proposed scheme area and may be directly impacted by it (S7B).

Site number 07
Site name Castlegate House, Castlegate, Cockermouth
NGR NY 12345 30840
Site type House
Period Post-medieval

HER No	43268
Designation	Listed Building (71663), Grade II*
Sources	HER
Description	A detached house facing the entrance to the Castle. A watching brief was undertaken during groundworks for a new car park in the grounds of the house, which dates to 1739. An area measuring approximately 100m sq was excavated to a depth of 0.86m, but no features or finds were discovered.
Assessment	This site is outwith the proposed scheme and will not be impacted by it.

Site number	08
Site name	Goat Bleach House, Wakefield Road, Cockermouth
NGR	NY 11770 30910
Site type	Bleach works (site of)
Period	Industrial
HER No	43337
Designation	None
Sources	HER
Description	Building labelled 'Bleach House' on Wood's map of 1832. It is still marked but not named on the second edition OS map of 1900, and is not shown on modern OS maps.
Assessment	This site is outwith the proposed scheme and will not be impacted by it.

Site number	09
Site name	Moot Hall, Market Place, Cockermouth
NGR	NY 12300 30750
Site type	Moot Hall (site of)
Period	Medieval
HER No	43343
Designation	None
Sources	HER
Description	The Moot Hall, a stone building demolished in 1829, stood in front of 27-31 Market Place. In the sixteenth century its ground floor was occupied by shops, and the upper storey by the town's court house. When first recorded, in 1437-8, it was stated to be decayed.
Assessment	This site is outwith the proposed scheme and will not be impacted by it.

Site number	10
Site name	All Saints Church, Kirkgate, Cockermouth
NGR	NY 12300 30750
Site type	Church
Period	Medieval
HER No	43344
Designation	Listed Building (71695), Grade II* (ecclesiastical Grade B)
Sources	HER
Description	Church built 1852-4 by Joseph Clarke on high ground between the River Cocker and Kirkgate Street. That All Saints Church stands on the site of the town's medieval church is confirmed by the street names Kirkgate and Kirkwent, and the field name Kirkcroft, which are all recorded in the late medieval period. When a church was first established on that site is not known.
Assessment	This site is outwith the proposed scheme and will not be impacted by it.

Site number	11
Site name	Derwent Mill/Harris Mill
NGR	NY 11900 30900
Site type	Flax Mill/Spinning Mill
Period	Post-medieval

HER No	5519
Designation	Listed Building (71750), Grade II
Sources	HER
Description	Derwent Mill was part of the flax and tow spinning industry of the Harris brothers, created in 1770. The mill was built to hold the expanding business at Goat Corn Mill (Site 06) in 1834. The building is four storeys high, and was in use as a flax mill until 1934. An evaluation excavation was conducted on land to the north-east of the mill at NY 1202 3110 in 2008, but found only undisturbed natural gravels and alluvial deposits (OA North 2008b).
Assessment	This site is within the proposed scheme area and may be indirectly impacted by it (S5G, S5H, S6C and S7A).

Site number	12
Site name	Castle Tannery
NGR	NY 12080 30840
Site type	Tannery (site of)
Period	Industrial
HER No	11071
Designation	None
Sources	OS 1900
Description	A tannery site on the banks of the Derwent/Cocker confluence in existence in the eighteenth century.
Assessment	This site is outwith the proposed scheme and will not be impacted by it.

Site number	13
Site name	Cockermouth Castle
NGR	NY 12230 30870
Site type	Castle
Period	Medieval
HER No	3035
Designation	SM 27653; includes Listed Buildings 71651, 71652, 71653, 71654, 71655, 71656 (all Grade I), and 71657 and 71658 (Grade II)
Sources	HER; Winchester 1978, 8; North Pennines Heritage Trust 2003b.
Description	The monument includes the up-standing and buried remains of the enclosure castle and its motte and bailey predecessor. It is strategically located on the western edge of a ridge overlooking the confluence of the rivers Cocker and Derwent. The motte and bailey castle was replaced by a stone triangular castle on the same site in c 1225. The castle was strengthened by Thomas de Lucy in the mid- to late fourteenth century, with further work being undertaken in the latter years of the fourteenth century in what became known as the 'Percy Wing'. The castle also includes an outer gate house and barbican. The castle was known to be in a state of decay in the sixteenth century and was besieged in the Civil War of the following century. In the nineteenth century the castle was once more occupied, with new buildings being added until the early years of the twentieth century.
Assessment	This site is within the proposed scheme area and may be indirectly impacted by it (S2E and S3F).

Site number	14
Site name	Cockermouth Ropewalk
NGR	NY 12300 30900
Site type	Ropewalk
Period	Post-medieval
HER No	3033
Designation	None
Sources	HER
Description	Ropewalk. No other details are available from the HER.

Assessment This site is outwith the proposed scheme and will not be impacted by it.

Site number 15
Site name **Cockermouth Medieval Town**
NGR NY 12100 30700
Site type Town
Period Medieval
HER No 5553
Designation None
Sources Winchester 1986 and 1987
Description The heart of Cockermouth is a planned medieval foundation dating to the twelfth century. There is, however, conjectural evidence that part of the medieval town comprising Market Street, St Helen's Street and Kirkgate on the east bank of the Cocker may be much earlier than the planned medieval settlement on the west bank. During the later medieval period the town continued to grow in prosperity, with an increased demand for land in the fifteenth century.
Assessment This site is within the proposed scheme area and may be directly impacted by it (S2-S6).

Site number 16
Site name **Castle Brewery Windmill**
NGR NY 12200 30800
Site type Windmill (site of)
Period Post-medieval
HER No 2633
Designation None
Sources HER
Description In 1972 the remains of a tower mill, constructed from brick, rather than local sandstone, could be seen at Cockermouth. Although altered beyond recognition, an oil painting in the vestry of All Saints' Church shows it with four sails. The mill most likely dates to the eighteenth century and ceased to work about a century ago when the building became a foundry (see also Site 37). The mill was probably used to crush bark for the nearby tanneries, but may have milled corn originally (Bradbury 1995, 170). The former listing for this building (25823; Site 37) described it as: circular building of hand-made brick, three storeys, re-roofed with a gable, and attached to a stone mill building on its east side. Probably early nineteenth century, the circular part possibly once a windmill.
Assessment This site is within the proposed scheme area and may be directly impacted by it (S4A and S4D).

Site number 17
Site name **Cockermouth Market Place, Cocker Bridge**
NGR NY 12290 30750
Site type Market Place
Period Medieval-Industrial
HER No 3027
Designation Listed Buildings, all Grade II
Sources HER
Description Market place adjacent to Cocker Bridge, surrounded by a group of buildings ranging in date from the late medieval to Victorian period, which are all Grade II listed.
Assessment This site is outwith the proposed scheme and will not be impacted by it.

Site number 18
Site name **Tute Hill**
NGR NY 12450 30780

Site type	Motte
Period	Prehistoric/Medieval
HER No	849
Designation	SM 23798
Sources	HER
Description	A truncated cone-shaped mound, 2.6m high, with traces of a ditch on the north and west sides. The hill could be a reused tumulus, as it bears a strong resemblance to other round barrows in the north of England; it has also been identified as a site of windmill. However, interpretation as a motte makes most sense, as it is placed in a strategic position close to the confluence of the rivers Derwent and Cocker. The motte, without an associated bailey, is most likely to have originally been built in the early to mid-twelfth century, but was quickly superseded by a second fortification on the site of the present castle. Despite some truncation of the summit of the monument, the motte survives reasonably well. It is of particular archaeological interest because it is the only example of this type of monument in the Derwent Valley.
Assessment	This site is outwith the proposed scheme and will not be impacted by it.

Site number	19
Site name	Wordsworth House, Cockermouth
NGR	NY 11850 30700
Site type	Listed building
Period	Post-medieval
HER No	15206
Designation	Listed Building (71716), Grade II
Sources	HER
Description	A mid-eighteenth-century house where William Wordsworth was born in 1770. An archaeological evaluation was carried out by Headland Archaeology as part of a programme of investigation by the National Trust, which aimed to restore the house and gardens as they would have appeared in the late eighteenth century. Documentary evidence and examples of contemporary garden design suggest that the gardens may have been laid out differently in the past, and archaeological evidence for any earlier garden features was sought to inform the redesign. Within trenches excavated across the lawns to the front of the house, spreads of gravel were identified at the edges of the lawns, next to the beds, indicating the position of paths that correspond to details shown on the 1865 OS map. Layers of sand beneath the turf to either side of the central paved area suggest that the paving stones originally extended over a wider area. A trench was also excavated at one end of a raised walkway to the rear of the privy garden, finding evidence for the foundations of a small building shown there on a mid-nineteenth century map of Cockermouth (Headland Archaeology 2003).
Assessment	This site is within the proposed scheme area and may be indirectly impacted by it (S6C).

Site number	20
Site name	Dove Coat Close, Derwent Street
NGR	NY 11680 30620
Site type	Dovecote
Period	Post-medieval
HER No	40373
Designation	None
Sources	HER
Description	In the early seventeenth century a dovecote is recorded as standing on Dove Coat Close
Assessment	This site is outwith the proposed scheme and will not be impacted by it.

Site number 21
Site name **Cockermouth Smithy**
NGR NY 11820 30626
Site type Forge
Period Industrial
HER No 10974
Designation None
Sources HER; OS 1898
Description Site of an old forge
Assessment This site is outwith the proposed scheme and will not be impacted by it.

Site number 22
Site name **Coin Find, Sullart St, Cockermouth**
NGR NY 11870 30640
Site type Find spot
Period Roman
HER No 19516
Designation None
Sources HER
Description An *AE dupondius* of Hadrian (117-138 AD) was found within a private garden in Cockermouth.
Assessment This site is outwith the proposed scheme and will not be impacted by it.

Site number 23
Site name **75- 87 Main Street, Cockermouth**
NGR NY 11900 30675
Site type -
Period Medieval/post-medieval
HER No 17806
Designation None
Sources HER
Description The trial excavation of a medieval tenement and well dated to the twelfth century, and a post-medieval inn.
Assessment This site is outwith the proposed scheme and will not be impacted by it.

Site number 24
Site name **Cockermouth Gas Light and Coke Company**
NGR NY 11680 30490
Site type Gas Works
Period Industrial
HER No 10960
Designation None
Sources HER
Description The area appears to have been agricultural land until the mid-nineteenth century when a gas works was built on the site.
Assessment This site is outwith the proposed scheme and will not be impacted by it.

Site number 25
Site name **Weavers cottage, Sullart Street, Cockermouth**
NGR NY 11820 30520
Site type Weavers cottage and workshop (site of)
Period Industrial
HER No 40374
Designation None
Sources HER

Description The site of a small Victorian weavers' cottage and workshop.
Assessment This site is outwith the proposed scheme and will not be impacted by it.

Site number 26
Site name **The Ship Inn, 14 Market Place, Cockermouth**
NGR NY 12345 30755
Site type Inn
Period Post-medieval
HER No 43397
Designation Listed Building (71730), Grade II
Sources HER
Description A building survey and watching brief were undertaken during the renovation of the former Ship Inn (now the Castle Bar public house). The building is located in a former medieval burghage plot in the market place. It was named as the Ship Hotel in trade directories from 1811 to 1902, and on a photograph of 1910. The building has a façade of c 1700, but the survey found it retained internal features possibly of seventeenth, or sixteenth, century date including a stone newel staircase and several stone fireplaces. A range of buildings serving as additional accommodation, stables and storage were added to the rear during the eighteenth and nineteenth centuries. The phasing of these buildings was assisted by the recovery of 12 coins dating from 1696 onwards. Two unstratified sherds of thirteenth-fourteenth century cooking pot were also found in the rear yard during the excavation of new service pipes, indicating prior activity on the site.
Assessment This site is outwith the proposed scheme and will not be impacted by it.

Site number 27
Site name **Nos 38, 40 & 42 Market Place, Cockermouth**
NGR NY 12254 30744
Site type House
Period Post-medieval
HER No 25871
Designation Listed Building (71732), Grade II*
Sources HER
Description Former house, converted into shops. Early to mid-sixteenth century, refurbished and extended in 1958, with mid-nineteenth century alterations.
Assessment This site is outwith the proposed scheme and will not be impacted by it.

Site number 28
Site name **Storage building, Skinner Street, Cockermouth**
NGR NY 12450 30360
Site type Garage, Storehouse
Period Post-medieval
HER No 41189
Designation None
Sources HER
Description A single-storey, stone-built storage building and garage on the bank of the Tom Rudd Beck.
Assessment This site is outwith the proposed scheme and will not be impacted by it.

Site number 29
Site name **4-6 Market Place, Cockermouth**
NGR NY 12380 30740
Site type Garage, shop
Period Post-medieval
HER No 43389
Designation Listed Building (71729), Grade II

Sources	HER
Description	Two late eighteenth century with nineteenth century shop fronts properties separated by a central covered passageway. A desk-based assessment and building survey were undertaken in 2009 prior to the proposed conversion of a range of outbuildings to the rear of no 6 for residential use. Research found that nos 4 and 6 were in residential use by 1828/9, when a gentleman, ironmonger and tallow chandler, Mr Jeremiah Spencer, is listed in a trade directory as in residence and owner of the two properties. Both properties are labelled Public House on the Tithe map of 1839. The survey found that, in common with other properties on Market Place, nos 4 and 6 comprised of a later, Georgian, façade with an older structure behind. A probable late sixteenth century fireplace was identified on the ground floor of no 4, and a late sixteenth or early seventeenth century mullioned window and fireplace was found in the first adjoining outbuilding to the rear.
Assessment	This site is outwith the proposed scheme and will not be impacted by it.

Site number	30
Site name	Cockermouth Market Hall, Market Street
NGR	NY 12330 30657
Site type	Market Hall
Period	Industrial
HER No	43454
Designation	None
Sources	HER
Description	Site of the former market hall, which was built in the 1830s. The Urban District Council used the hall as a garage from around 1865 until it was burned down in 1966. It was rebuilt and continued to occupy the site until its demolition in 2009. A watching brief was maintained during limited groundworks for a residential development following demolition of the market hall. No evidence relating to it was found.
Assessment	This site is outwith the proposed scheme and will not be impacted by it.

Site number	31
Site name	Old Hall, Cockermouth
NGR	NY 12340 30710
Site type	Mansion House
Period	Post-medieval
HER No	43455
Designation	None
Sources	HER
Description	Site of a property known as Old Hall. It is recorded as once having been an attractive Elizabethan mansion with a garden that stretched from Bitter Beck to the churchyard (Site 10). Along with neighbouring properties, it fell into a state of disrepair and was demolished in 1973, to be replaced by the present Bitter Beck car park.
Assessment	This site is outwith the proposed scheme and will not be impacted by it.

Site number	32
Site name	28 Market Place/Gateway House, Castlegate, Cockermouth
NGR	NY 12300 30770
Site type	House
Period	Post-medieval
HER No	43639
Designation	Listed Building (71730), Grade II
Sources	HER
Description	A building survey was undertaken in 2007 (by Philip Cracknell) during renovation works, which found that the original property almost certainly dated to the second half of the sixteenth century and is depicted on a survey map of c 1600

undertaken for the Earl of Northumberland. Fireplaces, and original windows and doorways were found to survive behind extensive alterations made in the late-seventeenth century. Further alterations were made in the eighteenth century when it was altered to resemble a fashionable Georgian townhouse and given a new facade. The property was possibly divided in the later nineteenth century, with a new shop inserted on the ground floor and accommodation above, and named 28 Market Place, and the northern part of the property fronting Castlegate named Gateway House. The Victorian shop front still survives and was not altered during the 2007 works.

Assessment This site is outwith the proposed scheme and will not be impacted by it.

Site number 33
Site name **Maltings at Jennings Brewery, Castle Brewery, Cockermouth**
NGR NY 12160 30820
Site type Malthouse and Barley Kiln
Period Industrial
HER No 27848
Designation Listed Building (507070), Grade II
Sources HER
Description A malthouse and barley kiln of 1889 associated with Jennings Brewery, architect unknown. A much altered single-storey former bottling plant attached to the west end of the maltings is not included in the listing. Jennings Brewery was founded in the village of Lorton, a short distance south of Cockermouth (birthplace of William Wordsworth), in 1828. By 1874 the company had moved its production into buildings on the south side of Brewery Lane in Cockermouth. The brewery expanded over the coming years and in 1889 a five-storey maltings and six-storey barley kiln were erected on the north side of Brewery Lane. The building is no longer used as a maltings and, at unspecified date, the upper two floors were converted into offices, windows were inserted in place of louvres throughout, and a boardroom was inserted within the tower.
Assessment This site is within the proposed scheme area and may be indirectly impacted by it (S2E, S3F, S4B, S5A, S5B, S5C, S5D and S7B).

Site number 34
Site name **Cocker Bridge, Cockermouth**
NGR NY 12234 30726
Site type Bridge
Period Industrial
HER No 25787
Designation Listed Building (71649), Grade II
Sources HER
Description Rebuilt 1828. Spans River Cocker, near its junction with the Derwent, and carries Main Street. Single segmental arch, five tall octagonal piers to iron railings on parapets.
Assessment This site is within the proposed scheme area and may be indirectly (S2D, S2E, S3B, S3C and S3F) and directly (S2D and S3E) impacted by it.

Site number 35
Site name **Former Mill, The Croft, Cockermouth**
NGR NY 12253 30618
Site type Former Mill
Period Industrial
HER No 25806
Designation Listed Building (71668), Grade II
Sources HER
Description Now a warehouse. Early nineteenth century. Pebble-dashed. Stone rubble, slate roof, three storeys. Seven modern windows on each floor, and new doors. Rear to

river stone rubble, with doors to balconies on each floor. Sites **35** and **36** form a group.

Assessment This site is within the proposed scheme area and may be indirectly (S2B, S2C, S3A, S3B, S3C and S3D) and directly (S2C) impacted by it.

Site number 36
Site name Nos 1-4 The Croft, Cockermouth
NGR NY 12259 30590
Site type Former mill house and worker's cottages
Period Industrial
HER No 25807
Designation Listed Building (71669), Grade II
Sources HER
Description Adjoining the mill (Site **35**), attached to its south gable end, formerly the mill-house and workers' cottages, now private dwellings (occupied). Two storeys, stone cottages, small sash windows, the rear walls built on then river bank and continuing the line of the mill wall. Sites **35** and **36** form a group.

Assessment This site is within the proposed scheme area and may be indirectly (S1D, S1E and S3A) and directly (S2A, S2B and S2C) impacted by it.

Site number 37
Site name Mill/brewery building at the confluence of the rivers Cocker and Derwent
NGR NY 12102 30829
Site type Mill/brewery building
Period Industrial
HER No 25823
Designation Listed Building (71684), Grade II
Sources HER
Description This site comprises Foundry House, which is located on the west side of the former windmill (Site **16**). A girder over a doorway in the foundry building is inscribed 'Cockermouth 1874'.

Assessment This site is within the proposed scheme area and may be indirectly (S4A, S4B, S5A, S5B, S5C, S5D and S7B) and directly (S4D) impacted by it.

Site number 38
Site name The Old Courthouse, No 2 Main Street, Cockermouth
NGR NY 12217 30736
Site type Old Courthouse
Period Industrial
HER No 25845
Designation Listed Building (71706), Grade II
Sources HER
Description Stone ashlar, two storeys, mullioned cornice, hipped roof. Centre steps up to four-centred arched entrance with iron railings and gates, a Tudor-arched window at each side, and three rectangular windows above with labels. Right hand return side, facing the river Cocker, has two long windows with labels, and a higher three-storeyed rear wing. Nos 2 and 4 (Site **39**) and nos 12 to 28 (even) form a group.

Assessment This site is within the proposed scheme area and may be indirectly (S3E and S3F) and directly (S2D and S2E) impacted by it.

Site number 39
Site name No 4 Main Street, Cockermouth
NGR NY 12208 30725
Site type Shop
Period Industrial

HER No	25846
Designation	Listed Building (71707), Grade II
Sources	HER
Description	Ashlar, with rusticated ground floor. Three storeys, with stone bands, cornice, centre clock turret corbelled out, corners cut away, with pilasters. Centre narrow door and round-headed fanlight (prettily and delicately traceried). Modern shop front to left. Ionic doorway to right with two columns in antis, cornice, two two-light windows on ground floor with round lights, three twelve-paned sash windows on first floor in moulded architraves with cornices on consoles, and three plain sashes on top floor. Two sash windows on each floor above the shop. Nos 2 (Site 38) and 4 and nos 12 to 28 (even) form a group.
Assessment	This site is within the proposed scheme area and may be indirectly impacted by it (S2E and S3F).

Site number	40
Site name	Nos 33 & 35 Market Place, Cockermouth
NGR	NY 12277 30729
Site type	Shop
Period	Industrial
HER No	25877
Designation	Listed Building (71737), Grade II
Sources	HER
Description	Opposite Percy House, and facing the axis of Castlegate. Stone, with moulded cornice and pilaster strips. Early nineteenth century. Three storeys. Centre doorway with two attached Greek half-columns with frieze, cornice, panelled door and fanlight. Two Victorian shop fronts. First floor has four twelve-paned sash windows, and top floor has four nine-paned sashes. All the listed buildings in Market Place form a group with Kirkgate Corner, St Helen's Street.
Assessment	This site is within the proposed scheme area and may be indirectly impacted by it (S3B, S3C and S3D).

Site number	41
Site name	Town Hall, Market Place, Cockermouth
NGR	NY 12301 30643
Site type	Town Hall
Period	Industrial
HER No	25878
Designation	Listed Building (71738), Grade II
Sources	HER; Bradbury 1995
Description	Built as a Wesleyan Chapel, c 1840. Converted to Town Hall use in 1934. Stuccoed, with low pitched roof behind parapets. Two storeys with pilasters the full height, crude dentilled cornice and acroteria. Entrance has two Greek Doric fluted columns with moulded entablature having guttae but not triglyphs or metopes. Three round-headed windows, recessed, with full glazing bars. Side facades of three storeys. There was a small grave yard in front of the chapel (Bradbury 1995, 103)
Assessment	This site is within the proposed scheme area and may be indirectly impacted by it (S1C, S1D, S1E, S2A, S2B, S2C and S3A).

Site number	42
Site name	No 46 Market Place, Cockermouth
NGR	NY 12245 30735
Site type	House with shop
Period	Industrial
HER No	27779
Designation	Listed Building (414364), Grade II
Sources	HER

Description	House with shop. Early nineteenth century with later nineteenth century shop front. Rubble, rendered throughout; gable-end roof with right-hand end stack. Three storeys. Regular two-window range. Moulded cornice; windows to first and second floor with raised stone surrounds and four-pane horned sashes in reveals. Interrupted sill band to first floor. Shop front with pilasters and moulded cornice. Right-hand side entrance to house.
Assessment	This site is within the proposed scheme area and may be indirectly (S2E and S3F) and directly (S3F) impacted by it.

Site number	43
Site name	No 44 Market Place, Cockermouth
NGR	NY 12245 30737
Site type	House with shop
Period	Industrial
HER No	25872
Designation	Listed Building (414362), Grade II
Sources	HER
Description	House with shop. Early nineteenth century. Rubble, rendered throughout, Welsh slate roof with red ridge tiles. Two storeys. Tall end stack to left. Two windows range: first floor windows with raised stone surrounds, twelve-pane sashes in reveals. Mid-nineteenth century shop front with pilasters and moulded cornice, the shop door set to right side. Panelled door in surround to house to right.
Assessment	This site is within the proposed scheme area and may be indirectly (S2D, S2E and S3F) impacted by it.

Site number	44
Site name	Congregational Sunday School, Main Street, Cockermouth
NGR	NY 11931 30764
Site type	Sunday School
Period	Post-medieval
HER No	25854
Designation	Listed Building (71715), Grade II
Sources	HER
Description	Immediately to the rear of the Church (Site 47) and not visible from the street. Roughcast over stone, with square stone quoins. Gable-end facing south has two round-headed windows on lower level, and three sash windows above, and a lean-to porch on right has stumpy unfluted Tuscan half-columns and frieze dated 1719.
Assessment	This site is within the proposed scheme area and may be indirectly impacted by it (S5H and S7B).

Site number	45
Site name	No 2 Crown Street, Cockermouth
NGR	NY 11839 30692
Site type	House
Period	Industrial
HER No	25808
Designation	Listed Building (71670), Grade II
Sources	HER
Description	Late eighteenth century house. Long, low proportions. Roughcast, quoins, eaves on brackets, two storeys. Centre panelled door and plain fanlight in plain stone architraves. Two wide double sash windows on ground floor and three single sashes above, all in plain stone architraves. Fearon Fallows, Astronomer Royal, was born here in 1788. Adjoins Wordsworth's house (Site 19).
Assessment	This site is within the proposed scheme area and may be indirectly impacted by it (S6C).

Site number	46
Site name	Christ Church, South Street, Cockermouth
NGR	NY 11892 30566
Site type	Church
Period	Industrial
HER No	25884
Designation	Listed Building (71746), Grade B (II*)
Sources	HER
Description	Built in 1865 by Bruce of Whitehaven. Early English Style. North-west angle tower with lancets. Double-decked interior, with two tiers of iron columns with moulded capitals, and a balcony over the aisles, cutting the very long two-light windows. Stepped east window of five pointed lancets. Open timber roof (pointed wagon vault) with a flat ceiling over the point.
Assessment	This site is within the proposed scheme area and may be indirectly impacted by it (S6C).

Site number	47
Site name	Congregational Church, Main Street, Cockermouth
NGR	NY 11935 30740
Site type	Church
Period	Industrial
HER No	25853
Designation	Listed Building (71714), Grade II
Sources	HER
Description	Built in 1856. Perpendicular style of thin detail. Symmetrical front of three gables with pinnacles on peaks, and tall panelled turrets crowning thin buttresses. Centre has a perpendicular three-light window. Flanking pointed arched doorways, with a two-light window above each. Set in front of older Sunday School (Site 44).
Assessment	This site is within the proposed scheme area and may be indirectly impacted by it (S5H).

Site number	48
Site name	NatWest Bank, Main Street, Cockermouth
NGR	NY 12076 30725
Site type	House with shop
Period	Industrial
HER No	25850
Designation	Listed Building (71711), Grade II
Sources	HER
Description	Early nineteenth century. Three storeys. Stuccoed over stone, quoins, heavy cornice. Ground floor has modern stone front to bank. First floor has three sash windows in moulded stone frames with wings and keystones. Top floor has three sash windows in moulded stone frames with sills, and consoles above to top cornice. Right hand return side has a rear wing with a warehouse door on top floor covered by a small gable. The National Westminster Bank and nos 52 to 56 (even) form a group.
Assessment	This site is within the proposed scheme area and may be indirectly impacted by it (S5C).

Site number	49
Site name	Nos 12 to 14 Main Street, Cockermouth
NGR	NY 12170 30729
Site type	Shops
Period	Industrial
HER No	25847
Designation	Listed Building (71708), Grade II
Sources	HER

Description	Early nineteenth century. Scored stucco, slates, stone quoins, three storeys. Painted sundial dated 1777, but the architectural features have been altered. Ground floor has two nineteenth century shop windows and a centre yard entry. Six sash windows on each upper floor, all in moulded stone architraves, but glazing bars removed. Nos 2 and 4 and nos 12 to 28 (even) form a group (see Sites 38, 39 and 49).
Assessment	This site is within the proposed scheme area and may be indirectly impacted by it (S2E and S3F).

Site number	50
Site name	Nos 11 to 23 Market Place, Cockermouth
NGR	NY 12245 30735
Site type	Shops
Period	Industrial
HER No	25876
Designation	Listed Building (71736), Grade II
Sources	HER
Description	Three storeys, cement rendered. No 25 has convex front. Small late Victorian shop fronts, No 13 and 15 shop fronts with dentilled cornice. Twelve-paned sash windows above. Arched carriage entrance to No 13.
Assessment	This site is within the proposed scheme area and may be indirectly impacted by it (S3B, S3C and S3D).

Site number	51
Site name	Two buildings on east bank of river Cocker, opposite Croft Mill, Cockermouth
NGR	NY 12271 30676
Site type	Possible warehouses (Site of)
Period	Industrial
HER No	-
Designation	-
Sources	Wood 1832; OS 1866
Description	Two large buildings located on the east bank of the river Cocker west of Market Street, and opposite Croft Mill, shown on the OS map of 1866 to the immediate south of a building labelled 'Hat Manufactory'. It is possible that these buildings were also part of the hat factory, which was set up by Thomas Wilson (<i>b</i> 1791) (CCC 2002, 169). Buildings are shown in this area on the 1832 map of Cockermouth by Wood, but it is not known if these were the same buildings or if they had been replaced by 1866. Buildings are still shown in this location on the 1957 OS map, but not on the current map.
Assessment	This site is within the proposed scheme area and may be directly impacted by it (S3B, S3C and S3D).

Site number	52
Site name	Row of buildings on the east bank of river Cocker, north of the Cocker Bridge, Cockermouth
NGR	NY 12233 30755
Site type	Buildings (Site of)
Period	Industrial
HER No	-
Designation	-
Sources	Wood, 1832; OS 1866
Description	A row of buildings located on the east bank of the river Cocker, north of the Cocker Bridge, shown on the OS map of 1866. This area is shown as partially developed on the 1832 map of Cockermouth by Wood, but it is not known if these were the same buildings or if they had been replaced by 1866. Buildings are still shown in this location on the 1925 OS map, but had mostly been demolished by

the time of the 1957 OS map. One building on north-west side of Spread Eagle Yard is shown on the OS map of 1866, marked Vinegar Hill (Plate 25). It has 'J & M S 1800' carved over a doorway and was part of John Stoddart's cotton manufactory. The building is still extant and is used by the brewery (Bradbury 1995, 169).

Assessment This site is within the proposed scheme area and may be directly impacted by it (S3F).

Site number 53
Site name No 1 Cocker Lane, on the east bank of river Cocker, south of South Street Bridge, Cockermouth
NGR NY 12307 30564
Site type House
Period Industrial
HER No -
Designation -
Sources Wood 1832; OS 1866
Description A house is shown on the east bank of the river Cocker, at the west extent of Cocker Lane on the 1832 map of Cockermouth by Wood. A house is still extant in this location.
Assessment This site is within the proposed scheme area and may be directly impacted by it (S1E).

Site number 54
Site name Row of buildings on the south bank of river Derwent, north of Waterloo Street, Cockermouth
NGR NY 12010 30809
Site type Buildings (Site of)
Period Industrial
HER No -
Designation -
Sources Wood 1832; OS 1866
Description A row of buildings located on the south bank of the river Derwent, north of Waterloo Street, shown on Wood's map of 1832 and the OS map of 1866. Some of these buildings, located west of Wharton's Mill, appear to extend further onto the riverbank than the current buildings, and therefore buried remains of them may survive.
Assessment This site is within the proposed scheme area and may be directly impacted by it (S5D, S5E and S5F).

Site number 55
Site name Building at the west end of Waterloo Street, Cockermouth
NGR NY 11917 30777
Site type Building (Site of)
Period Industrial
HER No -
Designation -
Sources Wood 1832; OS 1866
Description A building located on the south bank of the river Derwent, north of the Sunday School (Site 41), at the west end of Waterloo Street. The building is shown on Wood's map of 1832 and the OS map of 1866. The building was still extant on the OS map of 1957, but has since been demolished and the area is currently occupied by a car park.
Assessment This site is within the proposed scheme area and may be directly impacted by it (S5H).

Site number	56
Site name	Mill race north of Waterloo Street, Cockermouth
NGR	NY 11981 30809
Site type	Mill race (Site of)
Period	Industrial
HER No	-
Designation	-
Sources	Bradbury 1995, 176
Description	A mill race was located between Wharton's Mill (towards the east end of Waterloo Street) and Graves Mill (at the west end of Waterloo Street). Both mills were built in the 1820s. The mill race is not shown on the historic maps but can be seen on old photographs and paintings, where it is depicted as culverted in places.
Assessment	This site is within the proposed scheme area and may be directly impacted by it (S5E, S5F and S5G).

Site number	57
Site name	No 1 Main Street, Cockermouth
NGR	NY 12229 30701
Site type	Bank
Period	Industrial
HER No	-
Designation	-
Sources	Bradbury 1995, 169; Wood 1832; OS 1866
Description	No 1 is located within the burgage plot adjacent to the river, south of the Cocker Bridge, which, on the 1832 map, appears to contain three buildings. This was the site of Cocker Bridge (End) Mill, and bricked-up windows and doorways of this building can still be seen in the wall of the current building (Bradbury 1995, 169). By the time of the 1866 OS map No 1 is extant and labelled 'Bank'.
Assessment	This site is within the proposed scheme area and may be directly impacted by it (S2C).

Site number	58
Site name	Nos 10-12 Market Place
NGR	NY 12287 30673
Site type	Building
Period	Industrial
HER No	-
Designation	-
Sources	OS 1866
Description	Buildings are shown in this location from 1866 onwards.
Assessment	This site is within the proposed scheme area and may be directly impacted by it (S3A).

Site number	59
Site name	No 43 Market Place
NGR	NY 12255 30713
Site type	Building
Period	Industrial
HER No	-
Designation	-
Sources	Wood 1832
Description	Buildings are shown in this location from 1832 onwards.
Assessment	This site is within the proposed scheme area and may be directly impacted by it (S3E).

Site number	60
Site name	No 7 High Sand Lane
NGR	NY 12084 30794
Site type	House
Period	Industrial
HER No	-
Designation	-
Sources	Wood 1832
Description	Buildings are shown in this location from 1832 onwards. However, the date of the current building is not known.
Assessment	This site is within the proposed scheme area and may be directly impacted by it (S5A, S5B and S5C).

Site number	61
Site name	Victoria Bridge
NGR	NY 12244 30349
Site type	Bridge
Period	Industrial
HER No	-
Designation	-
Sources	Cumbria County Council 2002, 14 and 17; Bradbury 1994, 45; Bradbury 1995, 217
Description	Victoria Bridge was begun in 1887.
Assessment	This site is within the proposed scheme area and may be directly impacted by it (S1A and S1B).

Site number	62
Site name	South Street Bridge
NGR	NY 12280 30566
Site type	Bridge
Period	Industrial
HER No	-
Designation	-
Sources	Cumbria County Council 2002, 14 and 17; Bradbury 1994, 45; Bradbury 1995, 217
Description	South Street footbridge was built in 1887 and renewed in 1984. Prior to this there was a ford between Cocker Lane and South Street.
Assessment	This site is within the proposed scheme area but will not be directly impacted by it.

Site number	63
Site name	Brewery Bridge
NGR	NY 12075 30817
Site type	Bridge
Period	Industrial
HER No	-
Designation	-
Sources	Cumbria County Council 2002, 14 and 17; Bradbury 1994, 45; Bradbury 1995, 217
Description	The 1887 Brewery Bridge was repaired after flooding in 1896 and 1918, and finally destroyed in a flood in 1938 and replaced by a footbridge in 1963. Roads predating 1887 lead to this point on both sides of the river, so this was presumably preceded by a ford.
Assessment	This site is within the proposed scheme area but will not be directly impacted by it.

Site number	64
Site name	Harris Bridge
NGR	NY 11871 30806
Site type	Bridge
Period	Industrial
HER No	-
Designation	-
Sources	Cumbria County Council 2002, 14 and 17; Bradbury 1994, 45; Bradbury 1995, 217
Description	The Harris Bridge on the Derwent was opened in 1875 and was principally for Harris Mill employees, but became much used by the general public, and was renewed in 1981.
Assessment	This site is within the proposed scheme area but will not be directly impacted by it.

SITE DESCRIPTION	EH LB No	HER No	DATE	GRADE	NGR
Derwent Bridge	71648	25786	1822	II	NY 11642 30725
Nos 2 & 4 Castlegate	71659	25797	Late Georgian	II	NY 12305 30779
No 6 Castlegate	71660	25798	Late 18th century	II	NY 12314 30790
No 8 Castlegate	71661	25799	Late 18th century	II	NY 12318 30799
No 10 Castlegate	71662	25800	Early 19th century	II	NY 12320 30808
Nos 1 & 3 Castlegate	71664	25802	18th century	II	NY 12282 30773
Nos 5 & 7 Castlegate	71665	25803	Mid 18th century	II*	NY 12289 30787
No 9 Castlegate	71666	25804	Late 18th century	II	NY 12296 30797
Nos 11 & 13 Castlegate	71667	25805	Early 19th century	II	NY 12298 30805
Kirby House, No 4 Crown Street	71671	25809	Early 19th century	II	NY 11827 30690
The Trout Hotel, Crown Street	71672	25810	Mid 18th century	II	NY 11812 30685
Grecian Villa, Crown Street	71673	25811	Early 19th century	II	NY 11825 30627
Derwent Bridge House, Gote Road	71675	25813	Mid and late 18th century	II	NY 11611 30774
Nos 5-9 (odd), Gote Road	71676	25814	Early 19th century	II	NY 11612 30837
Nos 11-19a (odd), Gote Road	71677	25815	Early 19th century	II	NY 11606 30857
Nos 21-27 (odd), Gote Road	71678	25816	Early 19th century	II	NY 11600 30877
No 13 Kirkgate and cobbled forecourt	71686	25825	1731	II	NY 12409 30672
Nos 17 to 25 (odd) Kirkgate	71687	25826	Late 18th century	II	NY 12413 30645
No 31 Kirkgate and cobbled forecourt	71688	25827	Late 18th century	II	NY 12426 30635
Nos 33 & 35 Kirkgate and cobbled forecourt	71689	25828	Late 18th century	II	NY 12438 30625
Nos 37 & 39 Kirkgate and cobbled forecourt	71690	25829	Late 18th century	II	NY 12441 30614
Nos 41 & 43 Kirkgate and cobbled forecourt	71691	25830	18th century	II	NY 12441 30600
Nos 45 & 47 Kirkgate and cobbled forecourt	71692	25831	Late 18th century	II*	NY 12442 30580
Nos 47a, 49 & 51 Kirkgate and cobbled forecourt	71693	25832	Late 18th century	II	NY 12441 30562
Nos 53 & 55 Kirkgate and cobbled forecourt	71694	25833	18th century	II	NY 12442 30548
No 38 Kirkgate	71697	25836	Early 19th century	II	NY 12411 30588
Kirkgate House	71698	25837	Early 19th century	II	NY 12386 30576

SITE DESCRIPTION	EH LB No	HER No	DATE	GRADE	NGR
Nos 46 to 50 Kirkgate	71699	25838	18th century	II	NY 12409 30554
52 (Swan Inn) and 58-64 (even) Kirkgate	71700	25839	Late 18th century	II	NY 12412 30527
Nos 68 & 70 Kirkgate	71701	25840	Late 18th century	II	NY 12414 30500
Nos 72 & 74 Kirkgate	71702	25841	1729	II	NY 12416 30488
Nos 78 to 86 Kirkgate	71703	25842	Early 19th century	II	NY 12411 30467
Nos 16 to 22 Main Street	71709	25848	18th century	II	NY 12154 30732
Nos 24 to 28 Main Street	71710	25849	18th century	II	NY 12132 30732
Nos 52 to 56 Main Street	71712	25851	Early 19th century	II	NY 12054 30728
Nos 70 & 72, 74 & 74a, and 76 to 82 Main Street	71713	25852	19th-20th century	II	NY 11971 30720
Nos 9 to 21 Main Street	71717	25856	Industrial	II	NY 12187 30686
Globe Hotel, Main Street	71718	25857	Late 18th and 19th century	II	NY 12132 30682
Packhorse Public House, Nos 29 to 35 and no 35a Main Street	71719	25858	Industrial	II	NY 12110 30682
Huntsman Hotel, former Barclay's Bank and Brown Cow Public House, Main Street	71720	25859	Industrial	II	NY 12070 30678
Wordsworth Hotel,, Main Street	71721	25860	Early 19th century	II	NY 12047 30672
Nos 45 & 47 Main Street	71722	25861	18th century	II	NY 12035 30678
Nos 49 & 51 Main Street	71723	25862	Industrial	II	NY 12024 30676
Bush Hotel,, Main Street	71724	25863	19th century	II	NY 12012 30674
Nos 65 to 69 Main Street	71725	25864	19th century	II	NY 11951 30673
Norham House, No 71 Main Street	71726	25865	18th century	II	NY 11938 30671
Nos 73 to 85 Main Street	71727	25866	Late 18th century	II	NY 11914 30673
Nos 4-6 Market Place (North Side)	71729	25868	Late 18th century	II	NY 12381 30747
Nos 14, 16 and 18-28 (even) Market Place	71730	25869	Industrial	II	NY 12324 30767
Nos 30 & 30a Market Place	71731	25870	18th century	II	NY 12277 30765
Sun Inn, No 1 Market Place	71733	25873	Early 19th century	II	NY 12381 30710
Nos 3 to 7 Market Place	71734	25874	Early 19th century	II	NY 12367 30716
No 9 Market Place	71735	25875	Early 19th century	II	NY 12352 30722
Nos 11 to 23 Market Place	71736	25876	Late 19th century	II	NY 12331 30727
10 and 12 St Helen's Street (North Side)	71739	25879	Early 19th century	II	NY 12429 30734
26-34 (even) St Helen's	71740	25880	Early 18th century	II	NY 12488 30720

SITE DESCRIPTION	EH LB No	HER No	DATE	GRADE	NGR
Street (North Side)					
Kirkgate Corner, St Helen's Street	71741	25824	1755	II	NY 12394 30716
1-35 (odd) St Helen's Street (south Side)	71742	25881	Industrial	II	NY 12429 30710
No 5 South Street, Challoner House, entrance wall, brick paved courtyard and buildings in Courtyard no 5	71745	25883	Industrial	II	NY 12171 30537
Victorian Hall (Gospel Hall), High Sand Lane	71754	25821	1797	II	NY 12169 30378
Nos 24-28 (even) and cobbled paving	414435	25882	Early 19th century	II	NY 11971 30583

Table 2: Additional listed buildings within the study area

5. SITE APPRAISAL

5.1 INTRODUCTION

5.1.1 The site appraisal was undertaken on 30th August 2011. It aimed to identify the potential for direct and indirect impacts to both the archaeological and built heritage resource within the historic core of Cockermouth (all contained within the Conservation Area) (The Cockermouth Partnership and Allerdale Borough Council 2006). Direct impacts are those proposals that would physically impact on the sites and buildings; typically ground breaking work in terms of buried remains, and work which would alter the fabric or appearance of standing buildings, such as flood proofing and tying in of new walls. Indirect impacts are those proposals that may alter the condition or setting of a nearby site or building. In terms of the current scheme the indirect impacts assessed are visual, to the setting of listed buildings within the Conservation Area. In some cases, a listed building could be seen from an area of proposed work, in which case it was added to the gazetteer and considered in the site appraisal. However, if the setting was not thought to be compromised the impact has been assessed as negligible. For ease of reference, the proposed scheme has been sub-divided into Sections (Fig 2), which has been further split by the proposed works (e.g. Section 3B), and shortened to 'S' (e.g. Section 3B is referred to throughout the text as S3B).

5.2 S1: VICTORIA BRIDGE TO SOUTH STREET FOOTBRIDGE

- 5.2.1 ***S1a: construction of a new flood wall:*** no direct or indirect impacts to listed buildings. Direct impact with the removal of possibly historic railings (Plate 3), and where the new flood wall needs to be tied into the fabric of Victoria Bridge (Site 61; not listed - c 1887), which is within the Conservation Area.
- 5.2.2 ***S1b: raising of existing flood wall*** (Plate 4): no direct or indirect impacts to listed buildings. Direct impact where the new flood wall needs to be tied into the fabric of Victoria Bridge (Site 61), which is within the Conservation Area.
- 5.2.3 ***S1c: raising of existing flood wall*** (Plate 5) ***and piling into the river:*** no direct impacts to listed buildings. Negligible indirect impact on the setting of the Town Hall (Site 41).
- 5.2.4 ***S1d: new flood gate:*** no direct impacts to listed buildings. Indirect impact on the setting of nos 4-7 The Croft (Site 36) (Plate 6), and negligible indirect impact on the setting of the Town Hall (Site 41).
- 5.2.5 ***S1e: flood proofing of no 1 Cocker Lane:*** no direct impacts to listed buildings. Direct impact to no 1 Cocker Lane (Site 53; Plate 7) (not listed), which is in the Conservation Area. Negligible indirect impact on the setting of the Town Hall (Site 41) and nos 4-7 The Croft (Site 36).

5.3 S2: SOUTH STREET FOOTBRIDGE TO COCKER BRIDGE AREA ON WEST SIDE OF THE RIVER COCKER

- 5.3.1 **S2a: raising of existing flood wall:** direct impact where the wall is tied into no 7 The Croft (Site 36) (Plate 6). Negligible indirect impact on the setting of the Town Hall (Site 41) and nos 4-7 The Croft (Site 36).
- 5.3.2 **S2b: flood proofing of nos 4-7 The Croft and new windows:** direct impact to nos 4-7 The Croft (Site 36). Negligible indirect impact on the setting of the Town Hall (Site 41), and Hatter's Croft (Site 35) (Plate 8).
- 5.3.3 **S2c: raising of existing flood wall, including window panels** (Plate 9): direct impacts to both no 7 The Croft (Site 36) and Hatter's Croft (Site 35) where the wall extension ties into each building's fabric. Direct impact where the wall extension ties into building fabric of the bank at no 1 Main Street (Plate 11) (Site 57; not listed). Major indirect impact to the setting of Hatter's Croft (Site 35). Indirect impact to the setting of the Town Hall (Site 41) (Plate 10).
- 5.3.4 **S2d: flood proofing of no 2 Main Street:** direct impact to no 2 Main Street (Site 38) (Plates 12 and 13), and where the proposed work abuts Cocker Bridge (Site 34). Negligible indirect impact to the setting of Cocker Bridge (Site 34) (Plate 14), and nos 44-46 Market Place (Sites 43 and 42) (Plate 15).
- 5.3.5 **S2e: raising of existing flood wall** (Plate 16): no direct impacts to listed buildings, except for where the wall is tied into the property boundary wall of no 2 Main Street (Site 38). Indirect impact to the setting of Cocker Bridge (Site 34) and no 46 Market Place (Site 42). Slight indirect impact to the setting of Cockermouth Castle (Site 13). Negligible indirect impact to the setting of the Castle Brewery (Site 33), no 12 Main Street (Site 49), no 44 Market Place (Site 43) and no 4 Main Street (Site 39).

5.4 S3: COCKER BRIDGE AREA ON EAST SIDE OF THE RIVER COCKER

- 5.4.1 **S3a: flood proofing of nos 10-12 Market Street** (Site 58): direct impact to nos 10-12 Market Street (Site 58; not listed) (Plate 17). No direct impacts to listed buildings. Negligible indirect impact to the setting of the Town Hall (Site 41), Hatter's Croft (Site 35), and nos 4-7 The Croft (Site 36).
- 5.4.2 **S3b: construction of new flood wall** (Plate 18): no direct impacts to listed buildings. Negligible indirect impact to the setting of nos 33-35 Market Place (Site 40), nos 1-6 Old Hall Went/15-23 Market Place (Site 50), Cocker Bridge (Site 34) and Hatter's Croft (Site 35).
- 5.4.3 **S3c: new flood gate** (Plate 19): no direct impacts to listed buildings. Negligible indirect impact to the setting of nos 33-35 Market Place (Site 40), nos 1-6 Old Hall Went/15-23 Market Place (Site 50), Cocker Bridge (Site 34) and Hatter's Croft (Site 35).
- 5.4.4 **S3d: construction of new flood wall** (Plates 20 and 21): no direct impacts to listed buildings. Negligible indirect impact to the setting of nos 33-35 Market Place (Site 40), nos 1-6 Old Hall Went/15-23 Market Place (Site 50) and Hatter's Croft (Site 35).

5.4.5 **S3e: flood proofing of no 43 Market Place (Site 59):** direct impact to no 43 Market Place (Site 59; not listed). Direct impact where this proposed work abuts Cocker Bridge (Site 34) (Plates 22 and 23). Negligible indirect impact to the setting of no 2 Main Street (Site 38).

5.4.6 **S3f: construction of new flood wall on existing fence line** (Plates 12, 24 and 25): probable direct impact to no 46 Market Place (Site 43). Possible direct impact to a historic brewery building (Plate 25) on north-west side of Spread Eagle Yard (not listed - part of Site 52). Indirect impact to the setting of Cocker Bridge (Site 34), no 46 Market Place (Site 42) and no 2 Main Street (Site 38). Slight indirect impact to the setting of Cockermouth Castle (Site 13). Negligible indirect impact to the setting of the Castle Brewery (Site 33), no 4 Main Street (Site 39), no 44 Market Place (Site 43) and no 12 Main Street (Site 49).

5.5 S4: AREA WEST OF THE CASTLE AT THE CONFLUENCE OF THE RIVERS COCKER AND DERWENT

5.5.1 **S4a: strengthening work to building** (Plate 26): no direct impacts to listed buildings. The brewery building to be strengthened is not considered historically important. Negligible indirect impact to the setting of Foundry House (Site 37) (Plates 27 and 30), further sub-surface archaeological remains may exist for the circular eastern portion of this structure (putative windmill, Site 16) that has been demolished (but is still potentially within the listed building curtilage).

5.5.2 **S4b: new flood gate** (Plate 28): no direct impacts to listed buildings. Neither of the brewery buildings it is attached to is considered historically important. Indirect impact to the setting of the Castle Brewery (Site 33) and negligible indirect impact to the setting of Foundry House (Site 37).

5.5.3 **S4c: flood proofing** (Plate 29): no direct impacts to listed buildings. The brewery building to be strengthened is not considered historically important.

5.5.4 **S4d: flood proofing of Foundry House** (Plates 27 and 30): direct impact to Foundry House (Site 37), and further sub-surface archaeological remains may exist for the eastern portion of this structure (putative windmill, Site 16) that has been demolished (but is still potentially within the listed building curtilage).

5.6 S5: SOUTH BANK OF THE RIVER DERWENT, NORTH OF WATERLOO STREET

5.6.1 **S5a: raising of existing flood wall** (Plate 31): no direct impacts to listed buildings. Direct impact where the wall extension ties into the building fabric of no 7 High Sand Lane (Site 60; not listed). Indirect impact to the setting of Foundry House (Site 37) and the Castle Brewery (Site 33).

5.6.2 **S5b: flood proofing of to no 7 High Sand Lane (Site 60) and new window** (Plate 33): no direct impacts to listed buildings. Direct impact to no 7 High Sand Lane (Site 60; not listed). Negligible indirect impact to the setting of Foundry House (Site 37) and the Castle Brewery (Site 33).

- 5.6.3 **S5c: new flood wall and flood gate** (Plate 33): no direct impacts to listed buildings. Direct impact where the new wall ties into the building fabric of No. 7 High Sand Lane (Site 60; not listed); it is in the Conservation Area. Indirect impact to the setting of Foundry House (Site 37), the Castle Brewery (Site 33) and negligible indirect impact to the setting of No. 46 Main Street (Site 48).
- 5.6.4 **S5d: new flood wall including piling** (Plates 32 and 34): no direct impacts to listed buildings. Indirect impact to the setting of Foundry House (Site 37) and the Castle Brewery (Site 33).
- 5.6.5 **S5e: new flood wall** (Plates 35 and 36): no direct or indirect impacts to listed buildings. Direct impact to modern building at the rear of No. 3 Waterloo Street (not listed; Plate 37), it is in the Conservation Area.
- 5.6.6 **S5f: new flood gate** (Plates 37 and 38): no direct or indirect impacts to listed buildings.
- 5.6.7 **S5g: removal of embankment and new flood wall** (Plate 39): no direct impacts to listed buildings. Negligible indirect impact to the setting of Derwent Mills (Site 11).
- 5.6.8 **S5h: raise/rebuild of existing flood wall** (Plate 40): no direct impacts to listed buildings. Major indirect impact to the setting of the Sunday School (Site 44) (Plate 41). Negligible indirect impact to the setting of the Congregational Church (Site 47) and Derwent Mills (Site 11).
- 5.7 S6: SOUTH BANK OF THE RIVER DERWENT, IN THE AREA OF HARRIS BRIDGE**
- 5.7.1 **S6a: existing flood wall** (Plate 42): no proposed works, no impacts.
- 5.7.2 **S6b: existing flood wall** (Plate 43): no proposed works, no impacts. Should work be undertaken on the demolished property wall fronting the river from no 2 Bridge Street (not listed) (Plate 44) there may be impacts, as this is in the conservation area.
- 5.7.3 **S6c: new flood gate** (Plate 45): no direct impacts to listed buildings. The gate will be attached to both the modern property boundary fronting the river at Wordsworth's House and to a modern building at the rear of the Trout Hotel. Indirect impact to the setting of Wordsworth's House (Site 19) and negligible indirect impact to the setting of Christ Church (Site 46), Derwent Mills (Site 11) and no 2 Crown Street (Site 45).
- 5.7.4 **S6d: existing flood defences at the Trout Hotel** (Plate 46): no proposed works.
- 5.8 S7: NORTH BANK OF THE RIVER DERWENT**
- 5.8.1 **S7a: new flood embankment** (Plate 47): no direct impacts to listed buildings. Indirect impact to the setting of Derwent Mills (Site 11).
- 5.8.2 **S7b: new flood embankment** (Plates 48 and 49): no direct impacts to listed buildings. However, there is a potential direct impact to sub-surface archaeological remains of the mill race (Site 06), which originally ran along the edge of the property boundaries facing the river, off from Riverside

Terrace/Derwentside Gardens. There is no surviving surface evidence of this archaeological structure. Indirect impact to the setting of Foundry House (Site 37) and the Castle Brewery (Site 33), and negligible indirect impact to the setting of the Sunday School (Site 44).

6. SIGNIFICANCE OF THE SITES

6.1 INTRODUCTION

6.1.1 In its Planning Policy Statement 5, the Department of Communities and Local Government (DCLG) advises that for proposed developments meriting assessment the ‘*significance of the heritage assets affected and their contribution of their setting to that significance*’ be understood in order to assess the potential impact (Policy HE6, PPS 5, DCLG 2010). Therefore, the following section will determine the nature and level of the significance of the archaeological resource detailed in *Sections 3 and 4*. Sixty-four sites were included in the gazetteer, Sites **01-50** from the HER and Sites **51-64** from the map regression and documentary research. Of these Sites **13** and **18** are scheduled monuments and Site **13**, the castle, incorporates a number of Grade I and II listed buildings. Sites **07, 10, 27** and **46** are Grade II* listed buildings, and Sites **06, 11, 19, 26, 29, 32-45** and **47-50** are Grade II. Site **17**, the medieval market place, also incorporates a number of Grade II listed buildings. The sites are summarised in Table 3, below. Twenty-six of the sites (Sites **06, 11, 13, 15-16, 19, 33-38, 41-42, 44** and **51-61**) are positioned within, or in close proximity to, the proposed scheme area. As such, only these sites will be considered in the following sections.

Period	No of Sites	Site Type
Prehistoric	0	-
Romano-British	1	Findspot of a coin (22).
Early Medieval	0	-
Late Medieval	7	Site of the Moot Hall (09), the market place (17), and a tenement and well (23), the medieval core of the town (15), a scheduled motte (18), a listed church (10) and the scheduled and listed castle (13).
Post-medieval	15	The sites of mills (03 and 11), tenterfields (04), a ropewalk (14), a windmill (16), a dovecote (20), an inn (23), a storage building (28), a mansion named the Old Hall (31), listed houses (07, 27 and 32), an inn (26), shops (29) and a Sunday School (44).
Industrial Period	33	The sites of the station and railway line (01 and 02), a farmstead (05), a bleachworks (08), a smithy (21), a gas works (24), a weavers cottage (25), a tannery (12), former industrial buildings (51, 52, 54 and 55), a mill race (56) and the market hall (30). Listed houses and shops (39-40, 42-3, 45 and 48-50), churches (46 and 47), the town hall (41), the old courthouse (38) mills, a mill house and a workers cottage (06, 35 and 36), a malthouse (33), a brewery (37) and the Cocker Bridge (34), and unlisted buildings (53 and 54-60) and bridges (61-64)

Table 3: Number of sites by period

6.2 CRITERIA FOR ASSESSING SIGNIFICANCE

- 6.2.1 There are a number of different methodologies used to assess the archaeological significance of sites; that to be used here is the ‘Secretary of State’s criteria for scheduling ancient monuments’ (Annex 1; DCMS 2010). The sites previously listed as within, or in close proximity to, the proposed scheme Sites **06, 11, 13, 15-16, 19, 33-38, 41-42, 44** and **51-61**) (*Section 6.1.1*, above) were each considered using the criteria, with the results below.
- 6.2.2 **Period:** Site **15** refers to the medieval core of the town, through which much of the proposed scheme is located. Whilst there are no specific known medieval remains potentially directly impacted by the proposed scheme, the medieval origins of the town need to be considered with regard to the proposals. Main Street, the Cocker Bridge (Site **34**), and Market Place represent one of the main thoroughfares through the town, upon which it was developed. The castle (Site **13**) is also medieval, and could be indirectly impacted by the proposed scheme.
- 6.2.3 **Rarity:** none of the sites is considered to be significant due to rarity.
- 6.2.4 **Documentation:** due to the nature of the proposed scheme (predominantly concerned with the visual impact of the proposed scheme on standing buildings), limited documentary research on these specific sites has been carried out as part of this assessment. As the majority of the sites are of the industrial period, it is likely that there are documents associated with them, which could provide further information on their histories. Should building remains be discovered as part of the proposed works it is possible that further cartographic, photographic and documentary research may provide specific additional information.
- 6.2.5 **Group Value:** Site **15**, the medieval town, already functions as a group to highlight the historic value of the town centre. This is reinforced by the designation of the Conservation Area, which includes the entirety of the proposed scheme. The Conservation Area refers not only to the medieval core, but also to the post-medieval and industrial period development of the town, including its many industrial buildings, which have shaped its appearance today.
- 6.2.6 **Survival/Condition:** eight of the sites within the proposed scheme refer to possible below ground remains. Site **06** is the Goat Mill Race, the course of which is not visible in the area of the proposed scheme. The map regression would suggest that the mill race was located just to the north of the proposed scheme, and is, therefore, situated within the boundaries of the modern development of Riverside Terrace. However, it is possible that remains of, or associated with, the mill race survive on the north bank of the river Derwent. Site **56** is also a mill race, on the south bank of the river Derwent, and may survive as buried remains. Site **15** refers to the medieval town. It is not known if any specific medieval sites survive within areas proposed for below ground works. Site **16** refers to the windmill, which was recently demolished, and its site has not been redeveloped. Sites **51, 52, 54** and **55** are all areas of former

industrial period buildings. The survival of these sites as below ground remains is not known.

- 6.2.7 **Fragility/Vulnerability:** any below ground remains pertaining to Sites **06, 15-16, 51-52** and **54-56** (see *Section 6.2.6*) are vulnerable as they lie within areas of the proposed scheme outlined for groundworks. Sites **34-38, 42, 53** and **57-61** are also vulnerable, as they are outlined for direct impacts (such as tying in new flood defence walls to these standing buildings, or flood proofing) by the proposed scheme. Sites **11, 13, 19, 33-38, 41-42** and **44** are vulnerable to indirect impacts, namely through the visual impact of the proposed scheme on the settings of these buildings, all of which are listed.
- 6.2.8 **Diversity:** none of the sites within the proposed scheme is considered to be significant due to diversity.
- 6.2.9 **Potential:** there is low potential for any prehistoric, Roman or early medieval sites within the proposed scheme. The proposed scheme runs through the medieval core of the town, and therefore there is potential for archaeology from this period. The historic components of the town (as outlined in CCC 2002, Map F) in relation to the proposed scheme are on the south bank of the river Derwent; on the west bank of the river Cocker, as far south as South Street; and on the east bank of the river Cocker as far south as 12 Market Street (proposed work S2-S6). However, as the same area has been occupied through to the present day it is possible that any medieval remains have been truncated or destroyed by later development. The map regression has shown that through the nineteenth century, development of the town grew southwards to incorporate S1 of the proposed scheme and there was also industrial development on the north bank of the river Derwent, which includes S7 of the proposed scheme. It is, therefore, considered that there is high potential for archaeological remains of the industrial period to be located in all those areas of the scheme that are outlined for ground breaking works.

6.3 IMPORTANCE

- 6.3.1 Using the criteria outlined in Table 4 as a basic guide, together with an informed knowledge of the site through this assessment, each of the sites within, or in close proximity to, the proposed scheme (Sites **06, 11, 13, 15-16, 19, 33-38, 41-42, 44** and **51-61**) has been assessed for importance as a site of archaeological interest. Sites **06, 11, 13, 19, 33-38, 41-42** and **44** are considered to be of *national importance*, due to their listed building/scheduled monument status. Sites **15** and **16** are rated as being of *regional/county importance*, being recorded within the HER and located within the Conservation Area, but Site **15** is also significant due to period. Sites **53** and **57-61** are also rated as being of *regional/county importance*, as they represent standing buildings or structures with some historic value, located within the Conservation Area, with potential for some to be upgraded in importance to national through being listed. Sites **51-52** and **54-56**, although also in the Conservation Area, are rated as being of *Local/Borough importance*, as their survival as below ground remains is as yet unknown, with potential for this level to be upgraded.

Importance	Examples of Site Type
National	Scheduled Monuments (SMs), Grade I, II* and II Listed Buildings
Regional/County	Conservation Areas, Registered Parks and Gardens (Designated Heritage Assets) Sites and Monuments Record/Historic Environment Record
Local/Borough	Sites with a local or borough value or interest for cultural appreciation Sites that are so badly damaged that too little remains to justify inclusion into a higher grade
Low Local	Sites with a low local value or interest for cultural appreciation Sites that are so badly damaged that too little remains to justify inclusion into a higher grade
Negligible	Sites or features with no significant value or interest

Table 4: Guideline criteria used to determine Importance of Sites

7. IMPACT ASSESSMENT

7.1 DEFINING THE IMPACT

7.1.1 Archaeological remains are ‘*a finite, irreplaceable and fragile resource*’ (DCMS 2010). Therefore, it has been the intention of this study to identify the significance of heritage assets and potential of the study area, and assess the impact of the proposals, thus allowing the advice of PPS 5 (DCLG 2010) to be enacted upon. Assessment of impact has been achieved by the following method:

- assessing any potential impact and the significance of the effects arising from the proposals;
- reviewing the evidence for past impacts that may have affected the archaeological sites;
- outlining suitable mitigation measures, where possible at this stage, to avoid, reduce or remedy adverse archaeological impacts.

7.1.2 The impact is assessed in terms of the sensitivity or importance of the site to the magnitude of change or potential scale of impact during the future redevelopment scheme. The magnitude, or scale, of an impact is often difficult to define, but will be termed substantial, moderate slight, or negligible, as shown in Table 5, below.

Scale of Impact	Description
Substantial	Significant change in environmental factors; Complete destruction of the site or feature; Change to the site or feature resulting in a fundamental change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Moderate	Significant change in environmental factors; Change to the site or feature resulting in an appreciable change in ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Slight	Change to the site or feature resulting in a small change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.
Negligible	Negligible change or no material changes to the site or feature. No real change in our ability to understand and appreciate the resource and its cultural heritage or archaeological value/historical context and setting.

Table 5: Criteria used to determine Scale of Impact

7.1.3 The scale of impact when weighed against the importance of the heritage asset produce the impact significance. This may be calculated by using the matrix shown in Table 6, below.

Resource Value (Importance)	Scale of Impact Upon Archaeological Site			
	Substantial	Moderate	Slight	Negligible
National	Major	Major	Intermediate/ Minor	Neutral
Regional/County	Major	Major/ Intermediate	Minor	Neutral
Local/Borough	Intermediate	Intermediate	Minor	Neutral
Local (low)	Intermediate/ Minor	Minor	Minor/ Neutral	Neutral
Negligible	Neutral	Neutral	Neutral	Neutral

Table 6: Impact Significance Matrix

7.1.4 Furthermore, the extent of any previous disturbance to those sites identified as possible surviving below ground remains (Sites **06**, **15**, **16**, **51-52** and **54-56**) is an important factor in assessing the potential impact of the proposed scheme. Site **06** is the Goat Mill Race, the course of which is not visible in the area of the proposed scheme. The map regression would suggest that the mill race was located just to the north of the proposed scheme, and is, therefore, located within the boundaries of the modern development of Riverside Terrace. However, it is possible that remains of, or associated with, the mill race survive on the north bank of the river Derwent. Should this be the case their potential for survival is good, as this area does not appear to have been developed according to the nineteenth century maps. Site **15** refers to the medieval town, which occupied the same area as the later and current town (e.g. Main Street and Market Place within the proposed scheme area). As this area has been continuously occupied since the medieval period, it is possible that any buried archaeological features have been truncated or disturbed by further use of the same areas. Site **16** refers to the windmill, which was standing as a ruin until last year, and has now been demolished. This area was noted as being waste ground during the site appraisal and, therefore, there is high potential for below ground remains of the windmill to survive undisturbed. The area of Site **51** is now in use as a road, Site **52** is now an undeveloped area, and the area of Site **55** is occupied by a car park, and, consequently, there is good potential for the survival of buried remains relating to these sites to survive undisturbed. Sites **54** and **56** relate to the buildings and former mill race on the south bank of the river Derwent, north of Waterloo Road. The nineteenth century maps appear to show buildings extending further north than the current buildings and so buried remains of these buildings may survive in this area, which is now occupied by an embankment and footpath. The exact location of the mill race is not known but, presumably, it would also be in this area. There is, therefore, good potential for the survival of buried remains relating to these sites to survive undisturbed.

7.2 IMPACT ASSESSMENT

7.2.1 Following on from the above considerations, the significance of effects, or impacts, has been determined based on the scheme proposals outlined in *Section 5*, and the present condition of the archaeological assets/sites. The results are summarised in Table 7, below, in the absence of mitigation. *The following may require review once detailed design proposals finalised.*

Site No	Site Name	Nature of Impact	Importance	Scale of Impact	Impact Significance
06	Goat Mill and mill race	Possible direct impact from construction of proposed new embankment on the mill race (S7B).	National	Unknown	Unknown
11	Derwent Mill	Possible indirect impact - setting issue on listed building from construction of proposed new embankment (S7A).	National	Slight	Intermediate/minor
13	Cockermouth Castle	Possible indirect impact - setting issue on listed building from construction of proposed flood walls north of the Cocker Bridge (S2E and S3F), however the castle is some distance from the river front and therefore the visual impact of the flood prevention scheme will be part of a wider view of the townscape.	National	Slight	Intermediate/minor
15	Medieval town	Possible direct impact from proposed flood defences throughout the historic core of the town (S2-S6).	Regional/County	Unknown	Unknown
16	Windmill (site of)	Possible direct impact from any ground breaking work required for proposed flood defences in the vicinity of this site (S4A and S4D).	Regional/County	Unknown	Unknown

Site No	Site Name	Nature of Impact	Importance	Scale of Impact	Impact Significance
19	Wordsworth House	Possible indirect impact - setting issue on listed building from construction of proposed new floodgate (S6C).	National	Slight	Intermediate/minor
33	Malthouse	Possible indirect impact - setting issue on listed building from construction of floodgate (S4B) and proposed flood wall north of the Cocker Bridge (S5A, S5C and S5D), and proposed new embankment on the north bank of the Derwent (S7B).	National	Moderate	Major
34	Cocker Bridge	Possible direct and indirect impacts - direct by the proposed flood proofing of adjoining buildings (no 2 Main Street (Site 38) see S2D, and no 43 Market Place (Site 59), see S3E), and indirect by setting issue on listed building from construction and raising of flood walls north of the bridge (S2E and S3F).	National	Moderate	Major
35	The Croft (former mill)	Possible indirect and direct impacts by setting issue on listed building from the raising of an existing flood wall in front of the building and tying it in to The Croft (S2C).	National	Moderate	Major
36	Nos 1-4 The Croft	Possible direct and indirect impacts - direct by flood proofing, new windows and tying in of proposed wall	National	Moderate	Major

Site No	Site Name	Nature of Impact	Importance	Scale of Impact	Impact Significance
		extensions to this building (S2A, S2B and S2C), and indirect by setting issue on listed building from construction of flood gate (S1D), however this would be a short distance to the south of the building.			
37	Mill/brewery building	Possible direct and indirect impacts - direct by flood proofing (S4D), and indirect by setting issue on listed building from constructing new flood walls/ embankment on the opposite banks of the Cocker and Derwent (S5A, S5C, S5D and S7B).	National	Moderate	Major
38	Old Courthouse, No 2 Main Street	Possible direct and indirect impacts - direct by flood proofing (S2D) and tying in of a wall extension (S2E), and indirect by setting issue on listed building from construction of new flood bank on the opposite bank of the river (S3F).	National	Moderate	Major
39	No 4 Main Street	Possible indirect impact - setting issue on listed building from raising of flood wall to the rear of this property (S2E).	National	Negligible	Neutral
40	Nos 33 and 35 Market Place	Possible indirect impact - setting issue on listed building from construction of flood walls and gate to the rear of this property (S3B, S3C and S3D).	National	Negligible	Neutral

Site No	Site Name	Nature of Impact	Importance	Scale of Impact	Impact Significance
41	Town Hall, Market Place	Possible indirect impact - setting issue on listed building from raising of flood wall on the opposite river bank (S2C).	National	Slight	Intermediate/minor
42	No 46 Market Place	Possible direct and indirect impacts - direct from the tying in of a new flood wall (S3F) and indirect through possible setting issue on listed building through new flood wall adjacent to property (S3F) and raising of existing wall on the opposite river bank (S2E).	National	Moderate	Major
43	No 44 Market Place	Possible indirect impacts - setting issue on listed building from construction of flood wall to the rear of this property (S3F).	National	Negligible	Neutral
44	Congregational Sunday School, Main Street	Possible indirect impact - setting issue on listed building from raising of flood wall in front of this building (S5H).	National	Moderate	Major
45	No 2 Crown Street	Possible indirect impact - setting issue on listed building from construction of proposed new floodgate (S6C), however this building is at the south end of Low Sand Lane and therefore some distance from the river front.	National	Negligible	Neutral
46	Christ Church, South Street	Possible indirect impact - setting issue on listed building from construction of	National	Negligible	Neutral

Site No	Site Name	Nature of Impact	Importance	Scale of Impact	Impact Significance
		proposed new floodgate (S6C), however this building is some distance from the river front and therefore the visual impact of the flood prevention scheme will be part of a wider view of the townscape.			
47	Congregational Church, Main Street	Possible indirect impact - setting issue on listed building from raising of flood wall (S5H) however this building is mostly hidden from view from the river front by the Sunday School (Site 44)	National	Negligible	Neutral
48	NatWest Bank, Main Street	Possible indirect impact - setting issue on listed building from construction of proposed new floodgate and wall (S5C), however this building is at the south end of High Sand Lane and therefore some distance from the river front.	National	Negligible	Neutral
49	Nos 12 to 14 Main Street	Possible indirect impact - setting issue on listed building from raising of flood wall (S2E) to the rear of this property.	National	Negligible	Neutral
50	Nos 11 to 23 Market Place	Possible indirect impact - setting issue on listed building from construction of flood walls and gate a short distance to the rear of this property (S3B, S3C and S3D).	National	Negligible	Neutral

Site No	Site Name	Nature of Impact	Importance	Scale of Impact	Impact Significance
51	Two buildings on east bank of river Cocker, opposite Croft Mill (site of)	Possible direct impact from construction of proposed new walls and floodgate (S3B, S3C and S3D)	Local/Borough	Unknown	Unknown
52	Row of buildings on the east bank of river Cocker (site of)	Possible direct impact from construction of proposed new flood wall (S3F)	Local/Borough	Unknown	Unknown
53	No 1 Cocker Lane	Possible direct impact from proposed flood proofing of building (S1E).	Regional/County	Slight	Intermediate/minor
54	Row of buildings on the south bank of river Derwent, north of Waterloo Street (site of)	Possible direct impact from construction of proposed new walls and floodgate (S5D, S5E and S5F)	Local/Borough	Unknown	Unknown
55	Building at the west end of Waterloo Street (site of)	Possible direct impact from construction of proposed new wall (S5H)	Local/Borough	Unknown	Unknown
56	Mill race north of Waterloo Street (site of)	Possible direct impact from construction of proposed new walls and floodgate (S5E, S5F and S5G)	Local/Borough	Unknown	Unknown
57	No1 Main Street	Possible direct impact by tying in of proposed wall extension (S2C).	Regional/County	Slight	Intermediate/minor
58	Nos 10-12 Market Street	Possible direct impact by flood proofing (S3A)	Regional/County	Slight	Intermediate/minor
59	No 43 Market	Possible direct impact by flood	Regional/County	Slight	Intermediate/minor

Site No	Site Name	Nature of Impact	Importance	Scale of Impact	Impact Significance
	Place	proofing (S3E)			
60	No 7 High Sand Lane	Possible direct impact by flood proofing and tying in new flood walls and gate (S5A-S5C).	Regional/County	Slight	Intermediate/minor
61	Victoria Bridge	Possible direct impact by tying in new flood walls (S1A and S1B).	Regional/County	Slight	Intermediate/minor

Table 7: Assessment of the impact significance on those affected sites during the proposed scheme

8. RECOMMENDATIONS

8.1 INTRODUCTION

8.1.1 In terms of the requirement for further archaeological investigation and subsequent mitigation, it is necessary to consider only those sites that will be affected by the proposed scheme (Table 7, above). Current legislation draws a distinction between designated heritage assets and other remains considered to be of lesser significance; *‘There should be a presumption in favour of the conservation of designated heritage assets and the more significant the designated heritage asset, the greater the presumption in favour of its conservation should be...substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings and grade I and II* registered parks and gardens and World Heritage Sites, should be wholly exceptional’* (Policy HE9.1, PPS 5; DCLG 2010), and thereby preserved *in situ*. It is normally accepted that non-designated sites will be preserved by record, in accordance with their significance and the magnitude of the harm to or loss of the site as a result of the proposals, to *‘avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposals’* (Policy HE 7.2, *ibid*).

8.2 REQUIREMENTS FOR FURTHER WORK

8.2.1 There are seven sites where there is potential for surviving below ground remains within areas of the proposed scheme that may require groundworks, and therefore could be directly impacted: Site **06** in S7B, Site **16** in S4A and S4D, Site **51** in S3B, S3C and S3D; Site **52** in S3F; Site **54** in S5D, S5E and S5F; Site **55** in S5H and Site **56** in S5E, S5F and S5G. In addition, Site **15** refers to the medieval town, which could be impacted in any intrusive works within proposed work S2-S6 (specifically S5C and S6C in addition to those outlined above). It is, therefore, recommended that any groundworks in S3B-S3D, S3F, S4A, S4D, S5C-S5H and S6C are monitored by an archaeological watching brief as a minimum, but these proposals should be discussed with Cumbria County Council’s Historic Environment Service (CCCHES) before any works take place.

8.2.2 There are 12 standing buildings that will be directly impacted by the proposed scheme. Site **34**, Cocker Bridge, may be impacted by the flood proofing of adjoining buildings (no 2 Main Street (Site **38**) see S2D, and no 43 Market Place (Site **59**), see S3E). Site **35**, The Croft, may be impacted by the tying in of a new flood wall to it (S2C). Site **36**, nos 1-4 The Croft will be impacted by flood proofing and new windows (S2B) and may also be impacted by the tying in of new flood walls (S2A and S2C). Site **37**, the brewery, will be impacted by flood proofing (S4D). Site **38**, no 2 Main Street, will be impacted by flood proofing (S2D) and possibly by the tying in of a wall extension (S2E). Site **42**, no 46 Market Place, may be impacted by the tying in of a new flood wall to it

(S3F). Site **53**, no 1 Cocker Lane, will be impacted by flood proofing (S1E). Site **57**, no 1 Main Street may be impacted by the tying in of a new flood wall to it (S2C). Site **58**, nos 10-12 Market Street, and Site **59**, no. 43 Market Place, will be impacted by flood proofing (S3A and S3E respectively). Site **60**, no 7 High Sand Lane will be impacted by the tying in of new walls, flood proofing and new windows (S5A-S5C). Site **61**, Victoria Bridge, may be impacted by the tying in of a new flood wall to it (S1A and S1B). Of these, Sites **34-38** and **59** are Grade II listed buildings, and all 12 sites are within the Conservation Area. It is recommended that the proposals for these sites are discussed with the Conservation Officer for Cockermouth as listed building consent is likely to be required before these works can take place.

8.2.3 The appraisal also highlighted two other issues within the proposed scheme of works. S1A requires the removal of railings on the south side of Victoria Bridge (Plate 3), these may be of historic value. S6B may require work to be undertaken on the demolished property wall fronting the river from no 2 Bridge Street (Plate 44). As both areas are within the Conservation Area, these issues should also be raised with the Conservation Officer in the first instance.

8.2.4 Eleven of the gazetteer sites may also be indirectly impacted by the proposed scheme in terms of their setting or visual impact (Sites **11**, **13**, **19**, **33-35**, **37-38**, **41-42** and **44**). Site **13**, the castle, includes Grade I listed buildings and is a scheduled monument, although this site is situated some distance from the proposed scheme and, therefore, the visual impact on it will be part of a wider view of the townscape. The remaining sites are all listed as grade II. Most of these sites will be visually impacted by only small sections of the proposed scheme. However, Sites **33**, **34**, **35**, **37** and **41** are all impacted by numerous portions of the scheme, as they are situated on or close to the river frontage. In addition, Sites **35** and **44** have both been considered to have a major visual impact by certain sections of the proposed scheme (S2C and S5H respectively), as they are in the immediate environs of these sites. The visual impact of the proposed scheme on these sites can be mitigated by the choice of fabric used for the proposed new walls and areas of walls which are to be raised. Use of local stone, consistent with that used elsewhere in the town, for instance in the existing flood wall north of the Cocker Bridge, would help to blend in these new areas of construction. Consultation with the Conservation Officer for Cockermouth is again advised with respect to the above sites.

9. BIBLIOGRAPHY

9.1 CARTOGRAPHIC SOURCES

Anon, c 1620 *Early Seventeenth-Century Map of Cockermouth*

Hodkinson and Donald, 1771 *Map of Cockermouth 1770/71*

Ordnance Survey, 1866 First Edition 25":1 mile Sheets 54.4 and 54.8

Ordnance Survey, 1866 First Edition 10':1 mile Sheets 54.4.17, 54.4.18, 54.4.22 and 54.4.23

Ordnance Survey, 1900 Second Edition 25":1 mile Sheets 54.4 and 54.8

Ordnance Survey, 1925 Third Edition 25":1 mile Sheets 54.4 and 54.8

Ordnance Survey, 1957 1:10,560 Sheet NY 13 SW

Ordnance Survey, 1981 1:625,000 Roman Britain North Sheet Fourth Edition (Revised)

Wood, 1832 *Plan of Cockermouth (CRO(W)) D/WM/2/30*

Wood, 1832 *Plan of Goat Mill Race, Cockermouth (CRO(W)) D/SF/2/5*

9.2 SECONDARY SOURCES

Bewley, RH, 1994 *Prehistoric and Romano-British Settlement in the Solway Plain, Cumbria*, Oxbow Monograph **36**, Oxford

Birley, E, 1963 Roman Papcastle, *Trans Cumberland Westmorland Antiq Archaeol Soc*, n ser, **63**, 96–125

Bradbury, JB, 1994 *Cockermouth and District in Old Photographs*, Stroud
Bradbury, JB, 1995 *Bradbury's History of Cockermouth*, Cockermouth

Carlisle Archaeology Ltd, 2000 *Report on an Archaeological Evaluation at Bridge Street, Cockermouth* unpubl rep

Countryside Commission, 1998 *Countryside Character Volume 2: North West*, Cheltenham

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

Department of Communities and Local Government, 2010 *PPS 5: Planning for the Historic Environment: Historic Environment Planning Practice Guide*

Department for Culture, Media and Sport (DCMS), 2010 *Scheduled Monuments: identifying, protecting, conserving and investigating nationally important*

archaeological sites under the Ancient Monuments and Archaeological Areas Act 1979

English Heritage, 2006 *Management of Research Projects in the Historic Environment* (MoRPHE), Swindon

Headland Archaeology 2002 *Wordsworth House, Cockermouth. An Archaeological Evaluation of the Rear Garden*, unpubl report

Headland Archaeology 2003 *Wordsworth House, Cockermouth, Cumbria. Archaeological evaluation of the front garden and the rear terrace*, unpubl report

Higham, NJ, 1986 *The Northern Counties to AD 1000*, London

Holder, P, 2004 Roman place-names on the Cumbrian coast, in RJA Wilson and ID Caruana (eds), *Romans on the Solway: Essays in Honour of Richard Bellhouse*, Kendal, 52–65

Institute for Archaeologists, 2008 *Standard and Guidance for Desk-based Assessment*, Reading

Institute for Archaeologists, 2010 *Code of Conduct*, Reading

Medieval Archaeology, 1980 Medieval Britain in 1980, *Medieval Archaeology* **25**

Northern Archaeological Associates, 2000 *Rubby Banks Road, Cockermouth, Archaeological Monitoring of a Flood Defence Wall* unpubl rep

North Pennines Heritage Trust, 2002 *Mitre Court, St Helens Street, Cockermouth* unpubl rep

North Pennines Heritage Trust, 2003a *Report for an Archaeological Watching Brief of Land at 39 Market Place, Cockermouth, Cumbria*, unpubl rep

North Pennines Heritage Trust, 2003b *Report on an Archaeological Watching Brief at Cockermouth Castle*, unpubl rep

North Pennines Heritage Trust, 2009a *Cockermouth Primary Care Centre, Cockermouth, Cumbria. Evaluation Report*, unpubl rep

North Pennines Heritage Trust, 2009b *Archaeological Watching Brief at the Market Hall, Cockermouth, Cumbria*, unpubl rep

North Pennines Heritage Trust, 2010 *Land on Bridge Street, Cockermouth, Cumbria. Desk-Based Assessment*, unpubl rep

O’Sullivan, D, 1985 Cumbria before the Vikings; a review of some ‘Dark-Age’ problems in North-West England in JR Baldwin and ID Whyte (eds) *The Scandinavians in Cumbria*, Scottish Society for Northern Studies

Oxford Archaeology North, 2005 *Station Street, Cockermouth, Cumbria: Archaeological Desk-Based Assessment*, unpubl rep

OA North, 2006 *Station Street, Cockermouth: Archaeological Desk-Based Assessment and Watching Brief*, unpubl rep

OA North, 2008a *Cockermouth Leisure Centre, Cockermouth, Cumbria: Archaeological Desk-Based Assessment and Watching Brief*, unpubl rep

OA North, 2008b *Derwent Mills, Cockermouth, Cumbria: Archaeological Desk-Based Assessment and Evaluation*, unpubl rep

OA North, 2010 *Archaeological Investigation of Three Burgage Plots at Main Street, Cockermouth, Cumbria*, draft publ rep

Rowley, T, 1983 *The Norman Heritage 1055-1200*, London

Shotter, D, 1993 *Romans and Britons in North-West England*, Preston

The Cockermouth Partnership and Allerdale Borough Council, 2006 *Cockermouth Conservation Area. Draft Character Appraisal*, unpubl rep

Wilson, PA 1978 'Eaglesfield: the place, the name, the burials' *Transactions of the Cumberland and Westmorland Antiquarian and Archaeological Society* 78, 47-54

Winchester, AJL, 1978 *Cumbrian Historic Towns Survey*

Winchester, AJL, 1986 Medieval Cockermouth, *Trans Cumberland Westmorland Antiq Archaeol Soc*, n ser, **86**, 109–28

Winchester, AJL, 1987 *Landscape and Society in Medieval Cumbria*, Edinburgh

9.3 WEBSITE SOURCES

www.visitcumbria.com/cm/elva.htm nd *Elva Plain Stone Circle*

www.cockermouth.org.uk/history/harris.htm *Harris Mill, Cockermouth - A Tale of Rags to Riches and Back?*

10. ILLUSTRATIONS

10.1 FIGURES

Figure 1: Site location

Figure 2: Proposed flood defence improvements and relevant subdivisions for the purposes of the assessment

Figure 3: Plan of gazetteer sites

Figure 4: Extract of Wood's Plan of Cockermouth, 1832

Figure 5: Extract of Wood's Plan of Goat Mill Race, 1832

Figure 6: Extract of First Edition Ordnance Survey 25":1 mile, 1866

Figure 7: Extract of First Edition Ordnance Survey 10' to 1 mile, 1866

Figure 8: Extract of Second Edition Ordnance Survey 25":1 mile, 1900

Figure 9: Extract of Ordnance Survey 25":1 mile, 1925

Figure 10: Extract of Ordnance Survey 6":1 mile, 1957

10.2 PLATES

Plate 1: Early seventeenth-century map of Cockermouth (*c* 1620)

Plate 2: Hodkinson and Donald's Map of Cockermouth, 1770/71

Plate 3: Area south of Victoria Bridge (Site **61**), looking north

Plate 4: View from Victoria Bridge (Site **61**), looking north-west

Plate 5: Rubby Banks Road, looking north

Plate 6: View of listed buildings nos 4-7 Hatter's Croft (Site **36**), looking west-north-west

Plate 7: View from South Street footbridge (Site **62**) to no 1 Cocker Lane (Site **53**), looking east

Plate 8: Hatter's Croft (Site **35**), looking west

Plate 9: Emergency flood wall north of Hatter's Croft (Site **35**), looking north-west

Plate 10: View over emergency flood wall to listed Town Hall (Site **41**), looking east

- Plate 11: Rear of bank (no 1 Main Street; Site 57) and emergency flood wall, looking west
- Plate 12: View of listed no 2 Main Street (Site 38), looking south-west
- Plate 13: View of east side of listed building, no 2 Main Street (Site 38), looking north
- Plate 14: Bank (no 1 Main Street; Site 57), and listed Cocker Bridge (Site 34), looking north-north-west
- Plate 15: View of listed building (Site 42) on north-east side of Cocker Bridge (Site 34), looking east
- Plate 16: Flood wall to the rear of listed building, no 2 Main Street (Site 38), looking north
- Plate 17: View of nos 10-12 Market Street (Site 58), looking east-north-east
- Plate 18: View of nos 6-8 Market Street, looking east
- Plate 19: View from nos 1-6 Old Hall Went to proposed floodgate, looking south-west
- Plate 20: Existing flood wall behind nos 41-43 Market Place (Site 59), looking north
- Plate 21: Area of proposed flood wall and gate on Market Place, looking north-east
- Plate 22: View of proposed waterproofing area at no 43 Market Place (Site 59), looking east
- Plate 23: View of nos 41-43 Market Place (Site 59), and Cocker Bridge (Site 34) from south side of river, looking north-east
- Plate 24: View of proposed flood wall on east side of river at Cocker Bridge (Site 34), looking north
- Plate 25: View of proposed flood wall, south-west of Spread Eagle Yard (north of view in Plate 24), looking north
- Plate 26: View of listed building (Site 33) towards emergency defence wall, looking north-east
- Plate 27: View of listed Foundry House (Site 37), looking north-north-east
- Plate 28: View of listed brewery building (Site 33) from area of proposed floodgate, looking east
- Plate 29: View of unlisted brewery building proposed to be flood proofed, looking north-east
- Plate 30: View of listed Foundry House (Site 37), looking south
- Plate 31: Area of emergency defence wall, looking south-east

Plate 32: View from north side of river Derwent, looking south-east

Plate 33: View of no 7 High Sand Lane (Site **60**) and area of proposed floodgate, looking north-east

Plate 34: View of nos 19-23 Waterloo Street, looking south-west

Plate 35: View of Wharton Mill, looking west-south-west

Plate 36: View from north side of river Derwent, looking south-south-east

Plate 37: View of nos 3 and 5 Waterloo Street, looking east

Plate 38: View of area of proposed flood defence wall north of Waterloo Street, looking west

Plate 39: View of area of proposed flood defence wall north of Waterloo Street, looking east

Plate 40: View from north side of river Derwent, looking south-south-west

Plate 41: View from wall proposed to be modified (in area of Site **55**) towards listed Sunday School (Site **44**), looking south

Plate 42: Existing flood defences at nos 1-3 Bridge Street Close, looking south-west

Plate 43: Existing flood defences at Wordsworth house (Site **19**), looking south-west

Plate 44: Damaged wall north of no 2 Bridge Street, looking south

Plate 45: View from proposed Low Sand Lane floodgate, looking south

Plate 46: View of unlisted part of Trout Hotel, looking south-south-west

Plate 47: View of listed Derwent Mill (Site **11**) from west of Harris Bridge (Site **64**)

Plate 48: View from north end of Harris Bridge (Site **64**) abutments, looking east

Plate 49: View along proposed embankment, looking east

11. PLATES

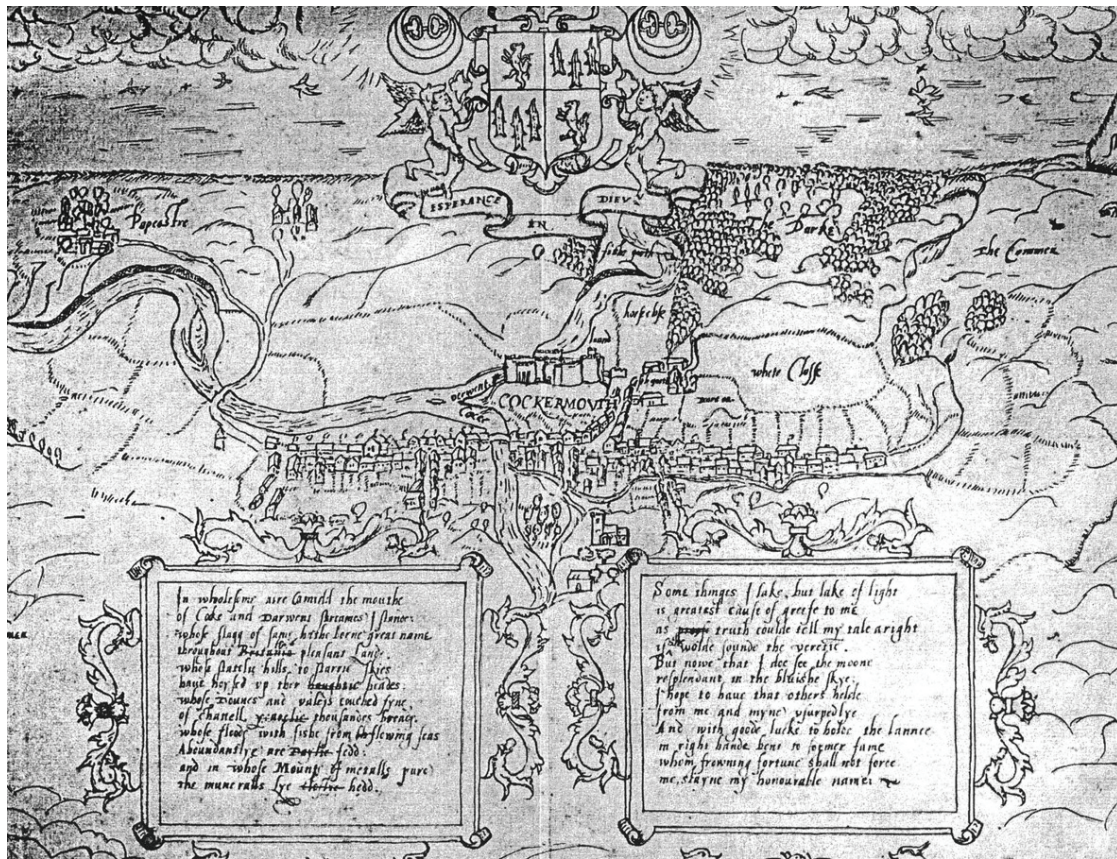


Plate 1: Early seventeenth-century map of Cockermouth (c 1620)

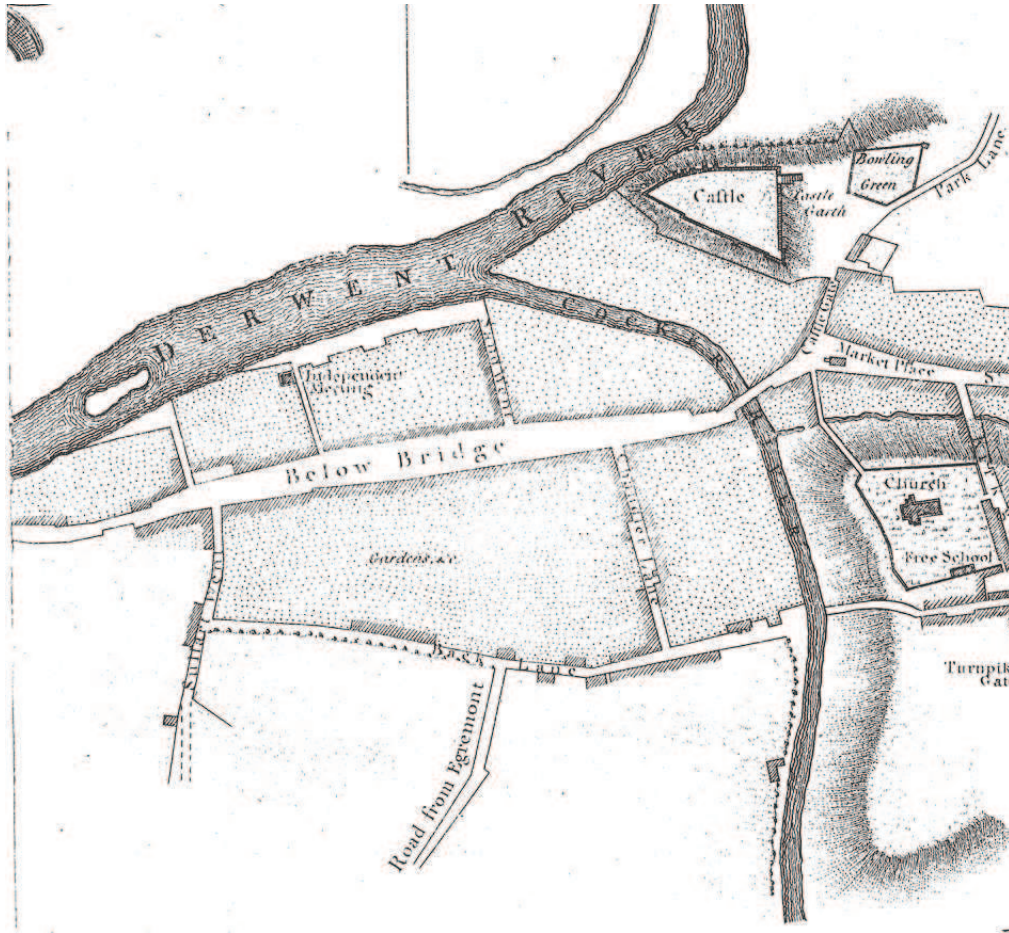


Plate 2: Hodkinson and Donald's Map of Cockermouth, 1770/71



Plate 3: Area south of Victoria Bridge (Site 61), looking north



Plate 4: View from Victoria Bridge (Site 61), looking north-west



Plate 5: Rubby Banks Road, looking north



Plate 6: View of listed buildings nos 4-7 Hatter's Croft (Site 36), looking west-north-west



Plate 7: View from South Street footbridge (Site 62) to no 1 Cocker Lane (Site 53), looking east



Plate 8: Hatter's Croft (Site 35), looking west



Plate 9: Emergency flood wall north of Hatter's Croft (Site 35), looking north-west



Plate 10: View over emergency flood wall to listed Town Hall (Site 41), looking east



Plate 11: Rear of bank (no 1 Main Street; Site 57) and emergency flood wall, looking west



Plate 12: View of listed no 2 Main Street (Site 38), looking south-west



Plate 13: View of east side of listed building, no 2 Main Street (Site 38), looking north



Plate 14: Bank (no 1 Main Street; Site 57), and listed Cocker Bridge (Site 34), looking north-north-west



Plate 15: View of listed building (Site 42) on north-east side of Cocker Bridge (Site 34), looking east



Plate 16: Flood wall to the rear of listed building, no 2 Main Street (Site 38), looking north



Plate 17: View of nos 10-12 Market Street (Site 58), looking east-north-east



Plate 18: View of nos 6-8 Market Street, looking east



Plate 19: View from nos 1-6 Old Hall Went to proposed floodgate, looking south-west



Plate 20: Existing flood wall behind nos 41-43 Market Place (Site 59), looking north



Plate 21: Area of proposed flood wall and gate on Market Place, looking north-east



Plate 22: View of proposed waterproofing area at no 43 Market Place (Site 59), looking east



Plate 23: View of nos 41-43 Market Place (Site 59) and Cocker Bridge (Site 34) from south side of river, looking north-east



Plate 24: View of proposed flood wall on east side of river at Cocker Bridge (Site 34), looking north



Plate 25: View of proposed flood wall, south-west of Spread Eagle Yard (north of view in Plate 24), looking north



Plate 26: View of listed building (Site 33) towards emergency defence wall, looking north-east



Plate 27: View of listed Foundry House (Site 37), looking north-north-east



Plate 28: View of listed brewery building (Site 33) from area of proposed floodgate, looking east



Plate 29: View of unlisted brewery building proposed to be flood proofed, looking north-east



Plate 30: View of listed Foundry House (Site 37), looking south



Plate 31: Area of emergency defence wall, looking south-east



Plate 32: View from north side of river Derwent, looking south-east



Plate 33: View of no 7 High Sand Lane (Site 60) and area of proposed floodgate, looking north-east



Plate 34: View of nos 19-23 Waterloo Street, looking south-west



Plate 35: View of Wharton Mill, looking west-south-west



Plate 36: View from north side of river Derwent, looking south-south-east



Plate 37: View of nos 3 and 5 Waterloo Street, looking east



Plate 38: View of area of proposed flood defence wall north of Waterloo Street, looking west



Plate 39: View of area of proposed flood defence wall north of Waterloo Street, looking east



Plate 40: View from north side of river Derwent, looking south-south-west



Plate 41: View from wall proposed to be modified (in area of Site 55) towards listed Sunday School (Site 44), looking south



Plate 42: Existing flood defences at nos 1-3 Bridge Street Close, looking south-west



Plate 43: Existing flood defences at Wordsworth house (Site 19), looking south-west



Plate 44: Damaged wall north of no 2 Bridge Street, looking south



Plate 45: View from proposed Low Sand Lane floodgate, looking south



Plate 46: View of unlisted part of Trout Hotel, looking south-south-west



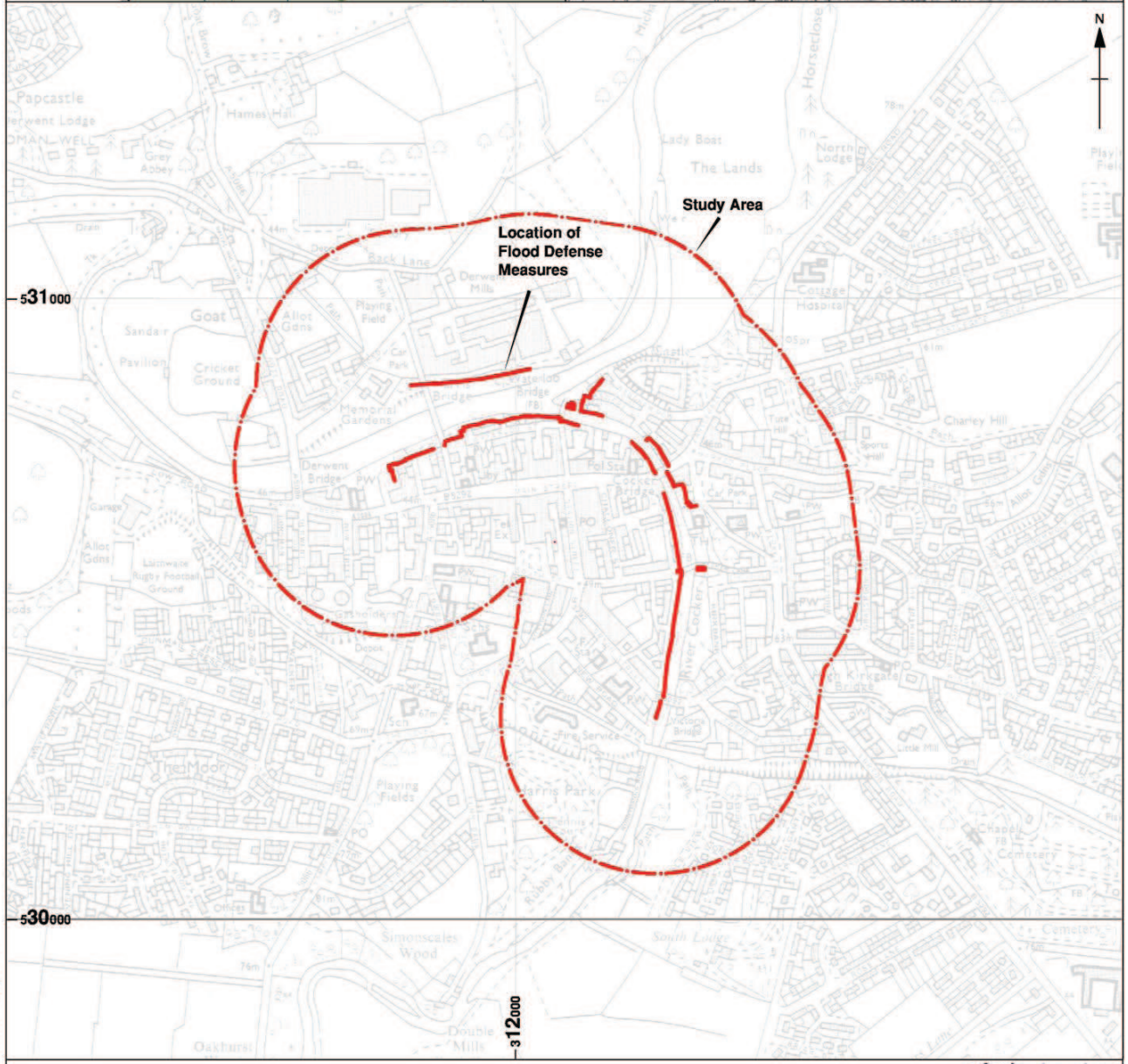
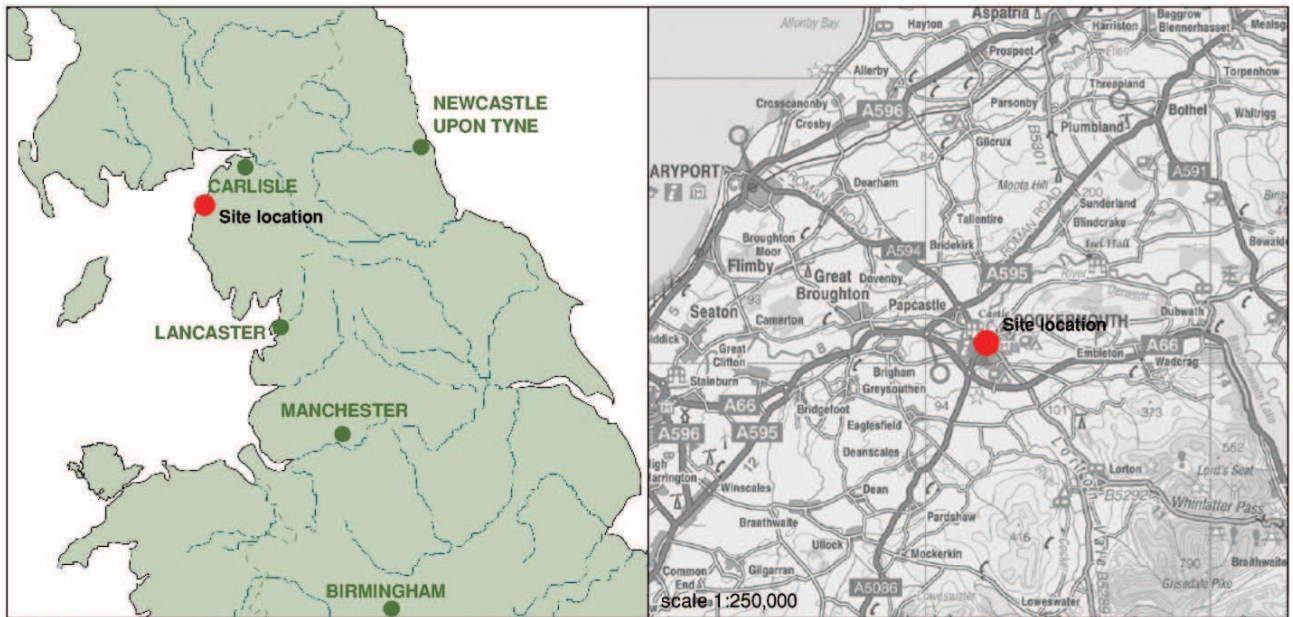
Plate 47: View of listed Derwent Mill (Site 11) from west of Harris Bridge (Site 64)



Plate 48: View from north end of Harris Bridge (Site 64) abutments, looking east



Plate 49: View along proposed embankment, looking east



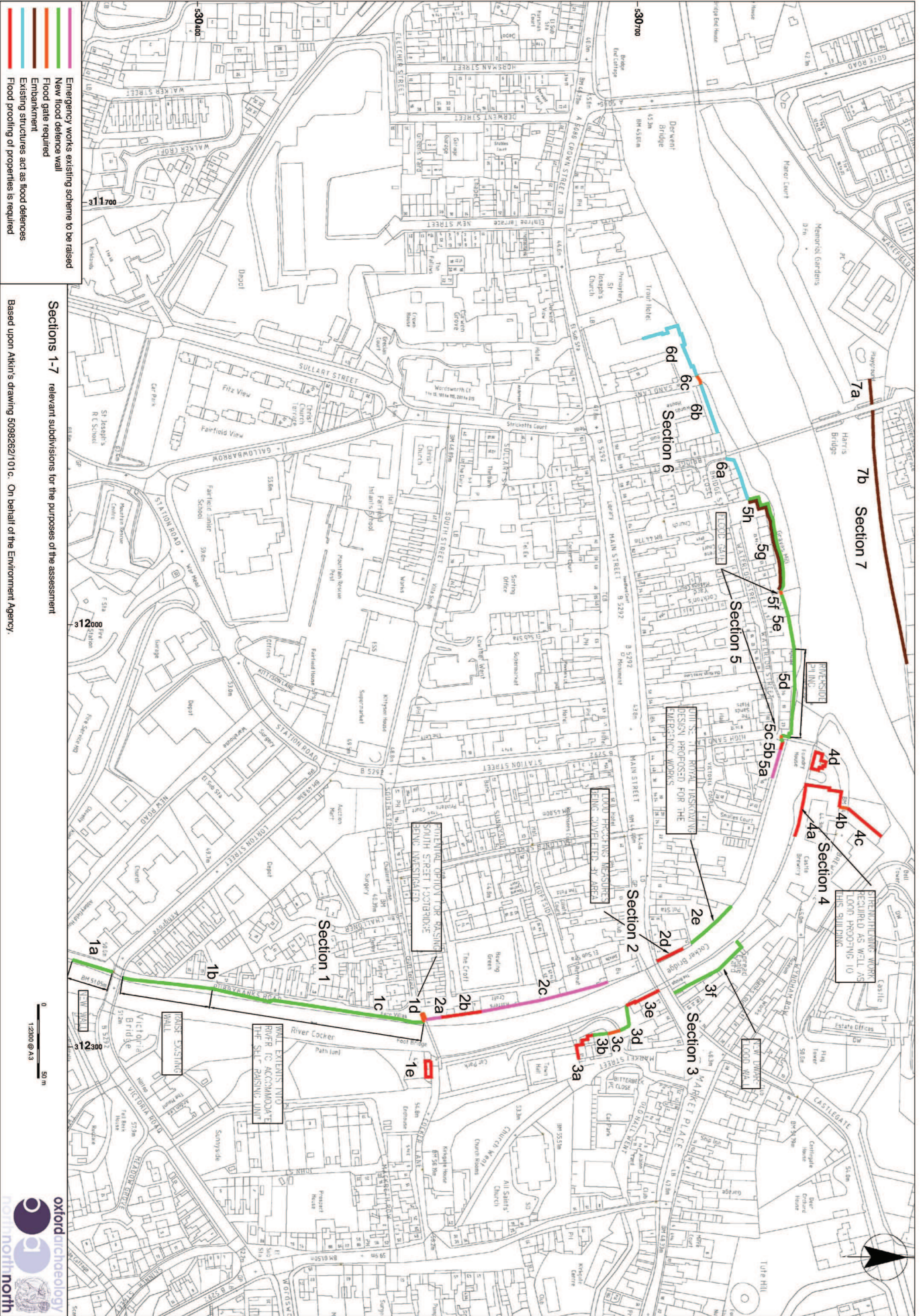
Based upon the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office ©Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Oxford Archaeology Licence No. AL 10005569 (28-8-09).

0 250 m
1:10,000 @ A4



EM*L10404*MAT* Aug 2011

Figure 1: Site location



Sections 1-7 relevant subdivisions for the purposes of the assessment

Based upon Atkin's drawing 5098262/101c. On behalf of the Environment Agency.

Figure 2: Proposed flood defense improvements and relevant subdivisions for the purposes of the assessment

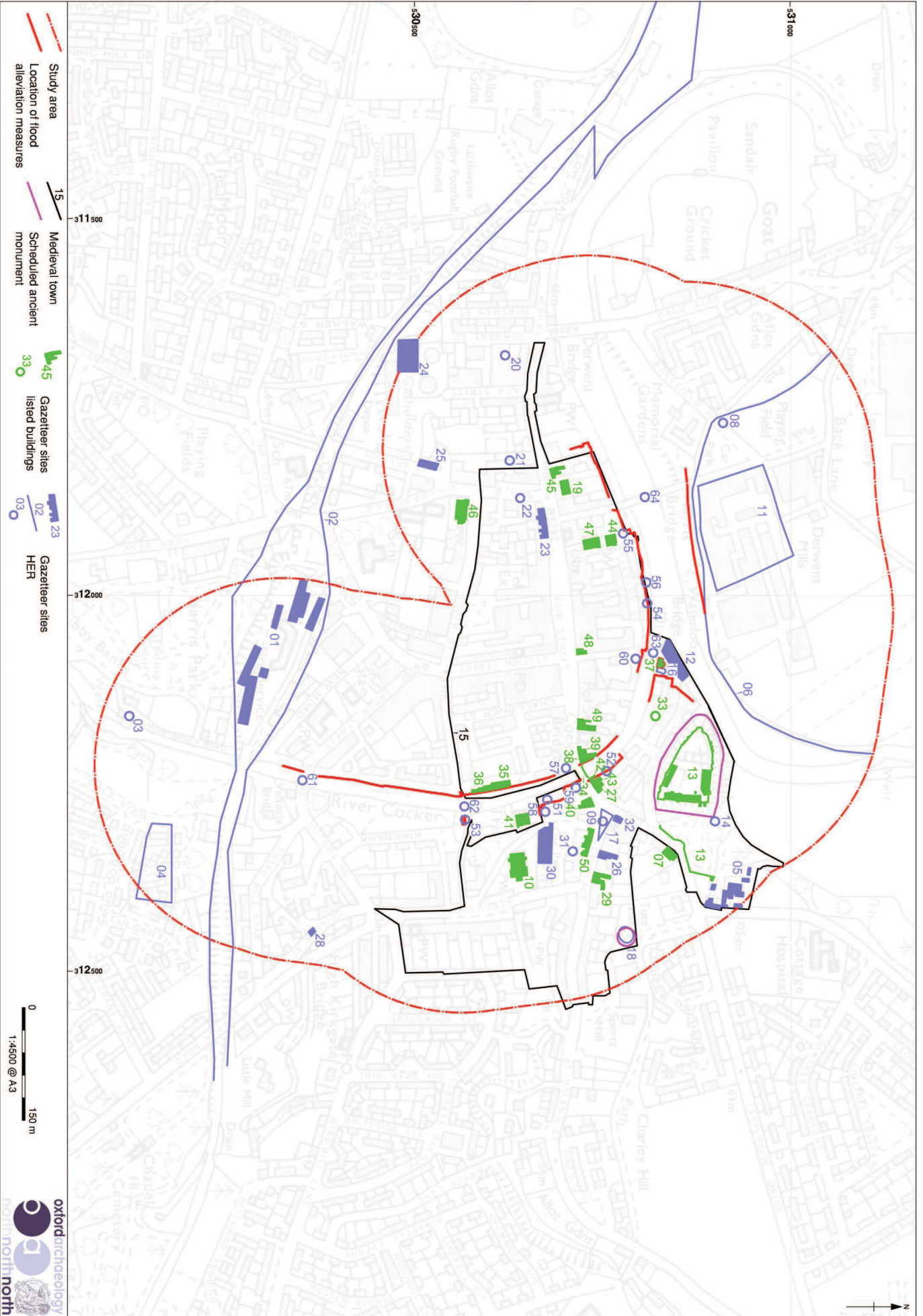
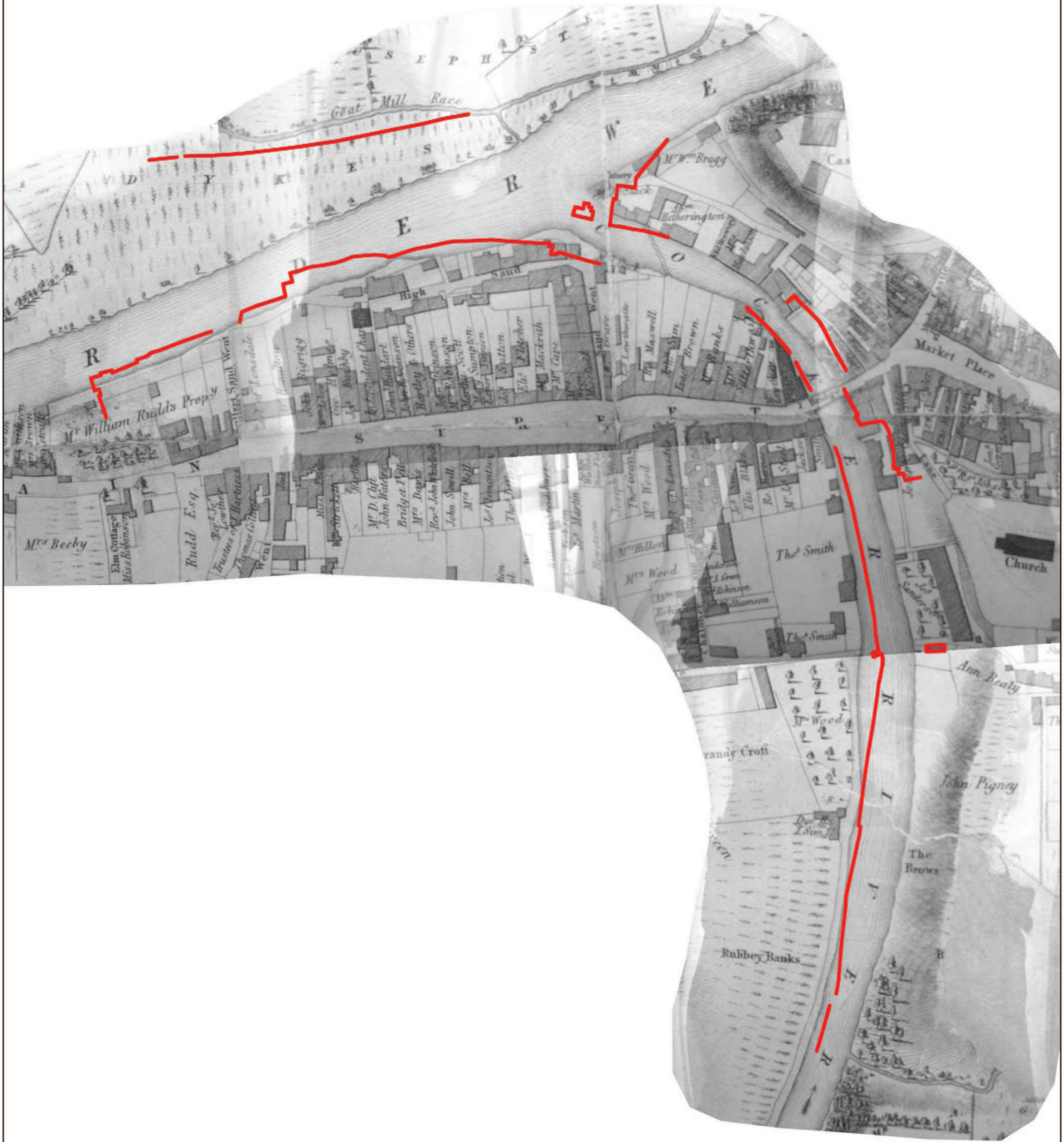


Figure 3: Plan of gazetteer sites



Location of flood alleviation measures

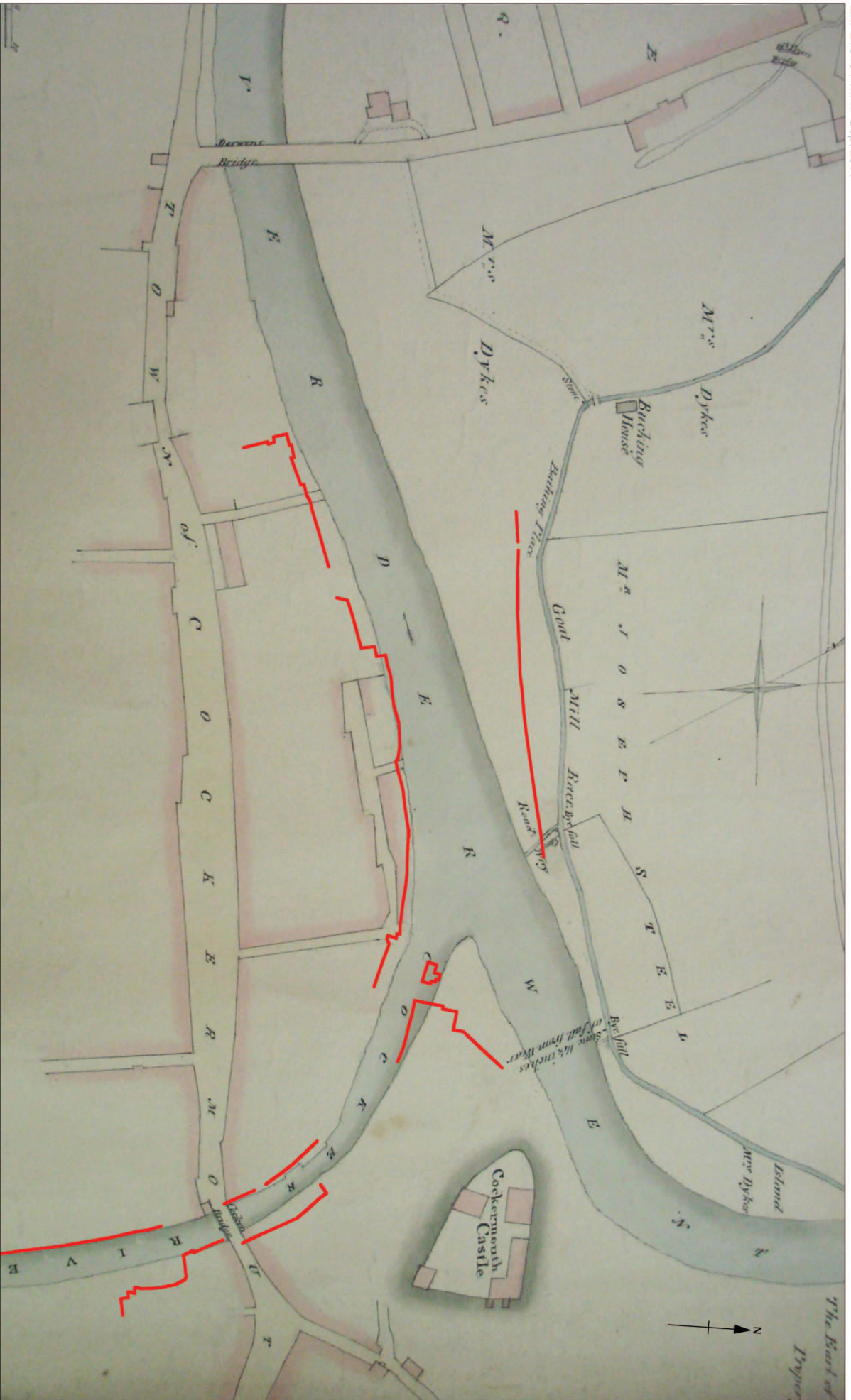


1:3500 @ A4



EM*L10-04*MIAT*Sept 2011

Figure 4: Extract of Wood's Plan of Cockermouth, 1832



Location of flood alleviation measures

Not to Scale

Figure 5: Extract of Wood's Plan of Goat Mill Race, 1832

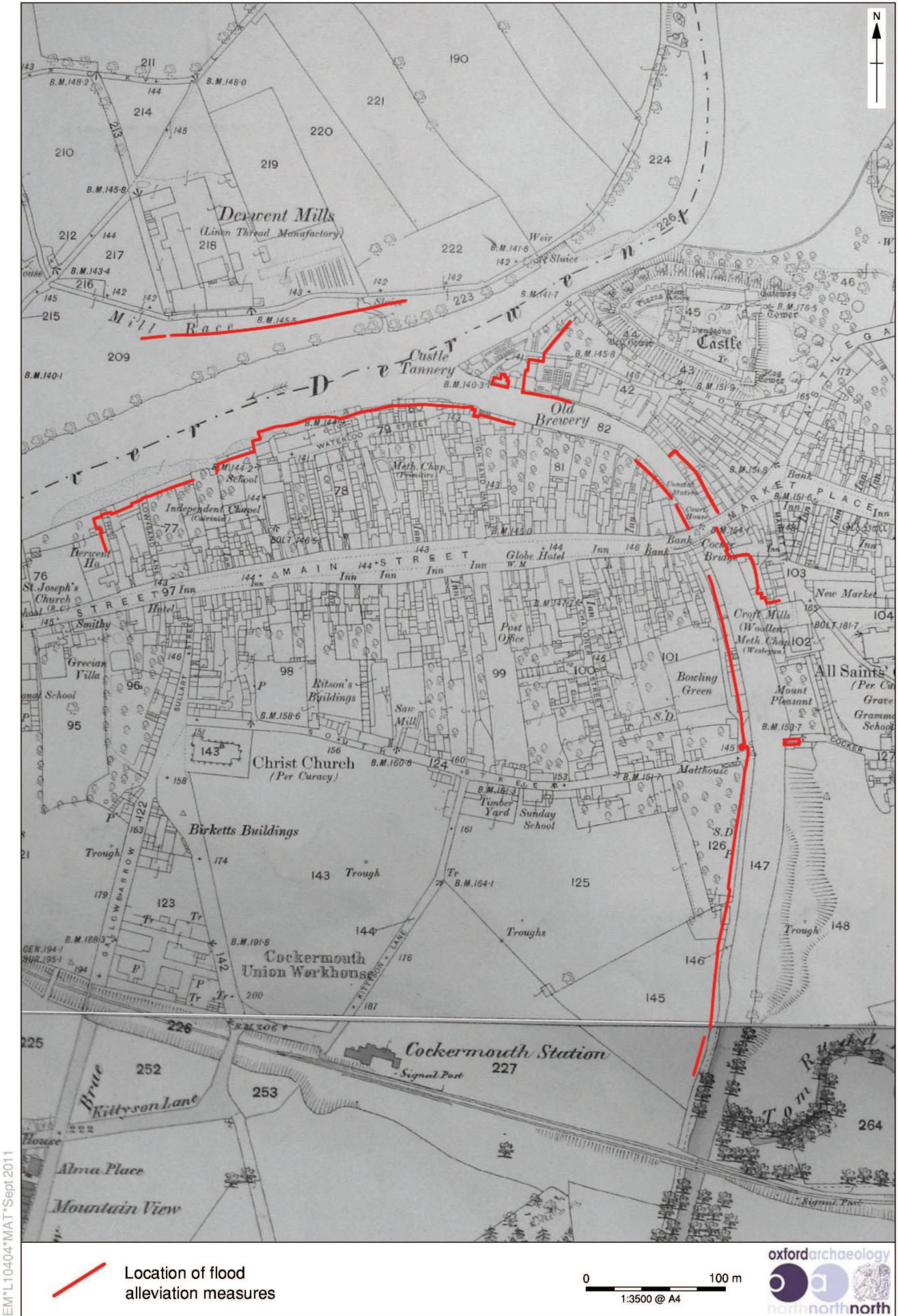
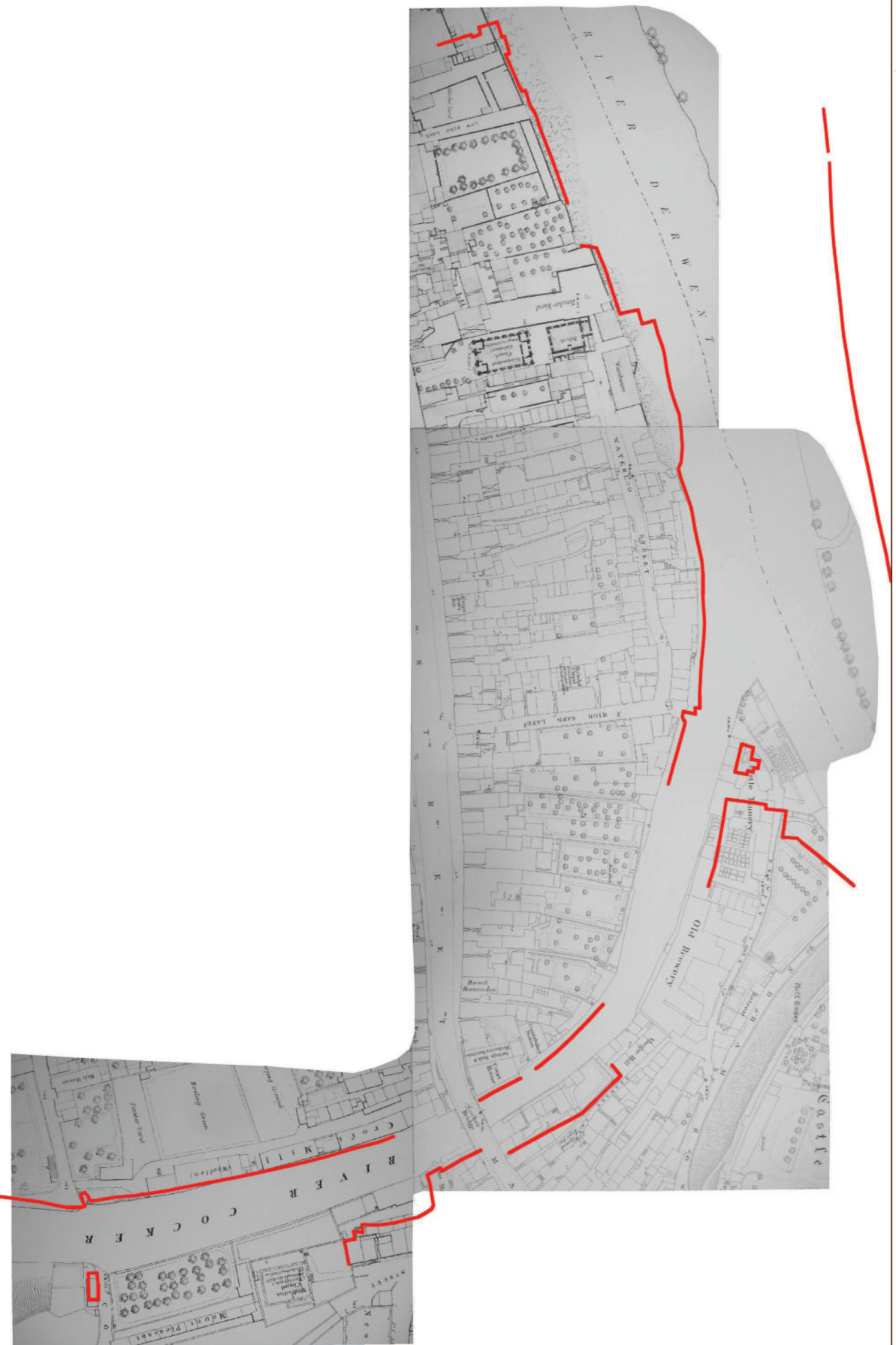



Figure 6: Extract of First Edition Ordnance Survey 25":1 mile, 1866



 Location of flood alleviation measures

Not to Scale

Figure 7: Extract of Ordnance Survey 10":1 mile, 1866



EM*L10-04*MAT*Sept 2011

 Location of flood alleviation measures

0 100 m
1:3500 @ A4

oxford archaeology
northnorthnorth

Figure 8: Extract of Second Edition Ordnance Survey 25":1 mile, 1900



Figure 9: Extract of Ordnance Survey 25":1 mile, 1925

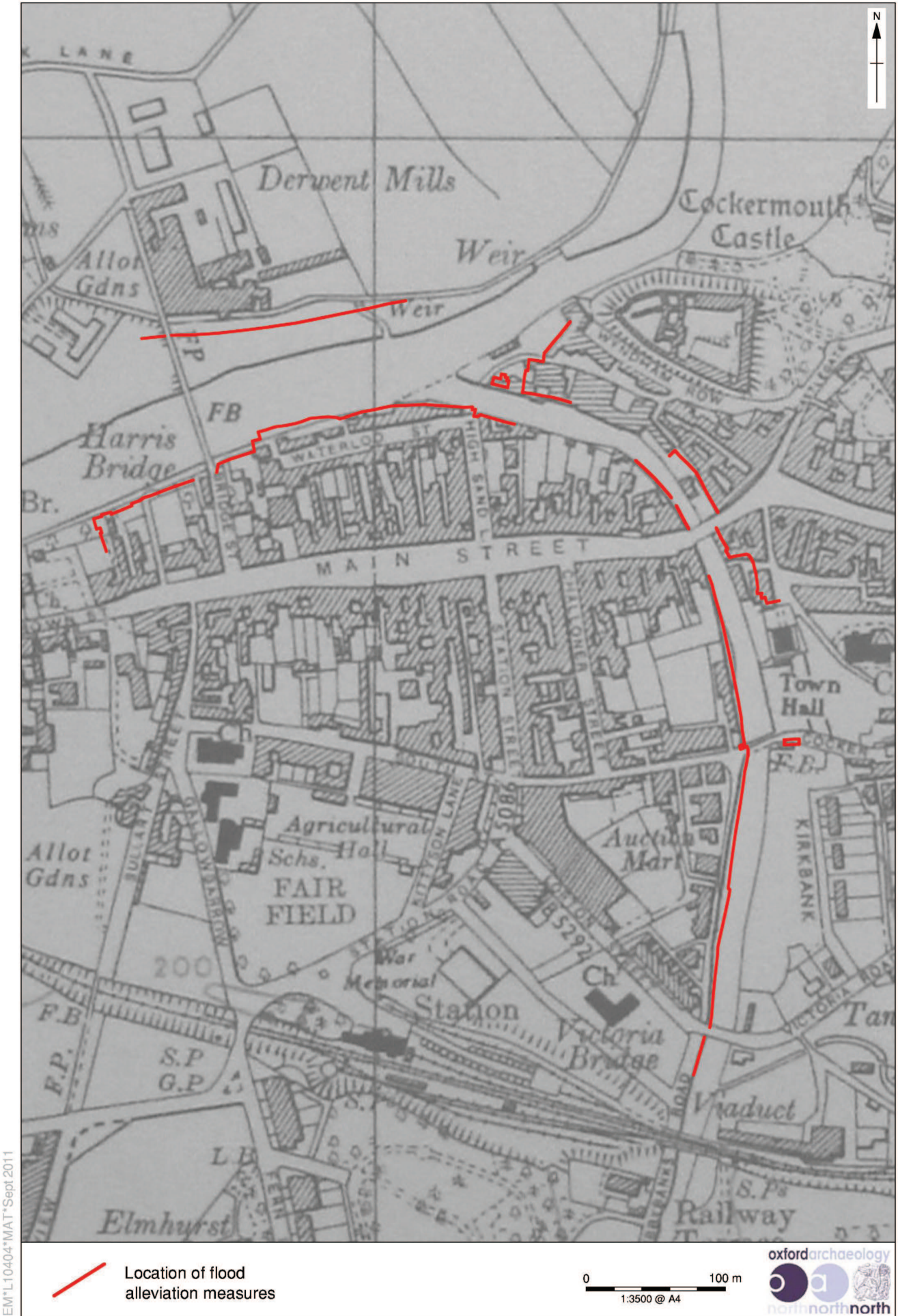


Figure 10: Extract of Ordnance Survey 6":1 mile, 1957