THE REPORT ON AN ARCHAEOLOGICAL
DESK-BASED ASSESSMENT FOR
LAND AT THE FITZ, FITZ PARK,
COCKERMOUTH, CUMBRIA.

NGR NY 1063 3073

Prepared for Mr. R. J. Slack (Lakeland Leisure Limited) and Mr. R. J. Metcalfe (MJN Associates)
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Cover Photograph: The mansion house and parkland at The Fitz, Cockermouth photographed from the east. (Photograph: P. Cracknell)
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During April 2009 I was commissioned by Mr. R. J. Metcalf of MJN Associated on behalf of the owner and developer of the site, Mr. R. J. Slack of Lakeland Leisure Limited, to carry out an Archaeological Desk-based Assessment for the area of the proposed development at Fitz Park, The Fitz, Cockermouth, Cumbria (centred on NGR NY 1063 3073) in advance of any development work at the site. The proposed development at the site, which would allow for the construction of up to 270 new homes, covers an area of c. 23 acres at Fitz Park, Cockermouth. The assessment was carried out during April and May 2009 prior to any development at the site as part of a Pre-Planning Assessment. The present Report is to be submitted, together with Environmental and Ecological Reports detailing the impact of any development at the site, as part of the formal Planning Application. The Desk-based Assessment is required as the area of the proposed development has the potential to contain archaeological remains. In particular, one area for the proposed development borders the site of a Scheduled Monument (SAM Reference No. 27706), a Romano-British farmstead that, while tree-covered, is fairly well-preserved. Typically for this class of site, any settlement is not confined to the area of the scheduled enclosure, which in this instance is surrounded by an internal bank, ditch and outer bank, and may well extend beyond the limits of the external bank. It is probable that any development within this area of Fitz Park would only be considered following an appropriate Archaeological Evaluation, at the least, over this part of the site which covers c. 4.50 acres. The second area of the proposed development, to the north-west of that part containing the site of the Romano-British farmstead, is easier to assess. The south-eastern half of the site is of made ground, representing the spoil removed from the cut of the A66 Trunk Road which borders the south-western side of the proposed development and is, in parts, of up to 5.20 metres in depth. In effect, this renders the area as inaccessible to any archaeological investigation, whether by geophysical survey or excavation. The north-western end of the site, between the spoil from the A66 and the modern sewage works, represents part of the valley bottom to the River Derwent and as such is considered to have a low potential for any archaeological activity of any date.