



**ORCHARD STREET
WING,
CHURCHGATE
MILL,
LAVENDERS
BROW,
STOCKPORT**

**Archaeological Building
Investigation**



Oxford Archaeology North

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Seddon Construction Ltd

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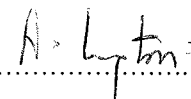
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CONTENTS

SUMMARY	2
ACKNOWLEDGEMENTS.....	3
1. INTRODUCTION	4
1.1 Circumstances of the Project	4
1.2 Location	5
1.3 Survey Methodology.....	5
1.4 Archive.....	6
2. HISTORICAL BACKGROUND	7
2.1 Introduction.....	7
2.2 Development of Hopes Carr and Churchgate Mill	7
3. RESULTS.....	12
3.1 Introduction.....	12
3.2 Main Block.....	13
3.3 South Block.....	26
3.4 South Outbuilding.....	28
4. DISCUSSION.....	30
BIBLIOGRAPHY	32
APPENDIX 1: WRITTEN SCHEME OF INVESTIGATION	33
ILLUSTRATIONS	41

SUMMARY

Seddon Construction Ltd has obtained planning consent (Planning Permission DC043701) to carry out a multi-phase redevelopment of land at Hopes Carr in Stockport. One element of the development proposals allows for the demolition of a former wing block of Churchgate Mill, situated between Lavenders Brow and Orchard Street (centred on NGR 389926 390241). In order to secure archaeological interests, Stockport Metropolitan Borough Council attached a condition to planning approval that required an appropriate scheme of archaeological investigation of the nineteenth-century Orchard Street Wing of the Churchgate Mill to be carried out in advance of demolition.

The Orchard Street Wing was originally a four-storey block, but was reduced to two storeys during the 1860s. A small outbuilding was added during the late nineteenth century, wrapping around the south-west corner. The block was further reduced to a single storey in the 1960s, and a modern steel roof fitted. The southern wall of the building was also rebuilt, and a loading bay door inserted. Most recently, between 2005 and 2009, the boiler house was demolished and its site used as a car park.

Following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), which provides planning advice for Stockport Metropolitan Borough Council, it was recommended that an archaeological building investigation commensurate with an English Heritage Level 2/3-type survey would form an appropriate scheme of mitigation. In September 2011, Oxford Archaeology North (OA North) was commissioned by Seddon Construction Ltd to carry out the required scheme of works.

Very little of the original building survived, although elements of the west and east elevations, and the party wall with the adjacent mill to the north, represented historic fabric. The roof, floor and all internal features, however, had been removed or replaced since the 1960s, with little evidence for its former use for textile manufacturing or its associated power systems.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Adrian Green for commissioning and supporting the project on behalf of Seddon Construction Ltd. Thanks are also expressed to Norman Redhead, Heritage Management Director with the Greater Manchester Archaeological Advisory Service, and Crispin Edwards, the Conservation Officer for Stockport Metropolitan Borough Council, for their advice and guidance.

The archaeological building investigation was carried out by Graham Mottershead and Phil Cooke. The report was compiled by Graham Mottershead, and the illustrations were produced by Graham Mottershead and Mark Tidmarsh. The report was edited by Ian Miller, who was also responsible for project management.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Seddon Construction Ltd has obtained planning consent (Planning Permission DC043701) to carry out the redevelopment of land at Hopes Carr in Stockport. One element of the development proposals allows for the demolition of a former wing block of Churchgate Mill, situated between Lavenders Brow and Orchard Street. Whilst considering the planning application for the proposed redevelopment of the site, Stockport Metropolitan Borough Council (SMBC) attached a series of conditions to planning approval (Planning Permission DC043701). One of these conditions (Condition 7) aims to secure archaeological interests, and reads:

‘No demolition or development shall take place within the area indicated on Drawing 09-082-100 Location Plan (Scale 1:1250) until a programme of archaeological works has been completed or carried out in accordance with a Written Scheme of Investigation to be first submitted to and approved in writing by the local planning authority.

Reason: In order to secure the provision of an archaeological excavation and the subsequent recording of any remains in accordance with Policy HC3, "PROTECTION OF ARCHAEOLOGICAL SITES", of the Stockport Unitary Development Plan Review.’

- 1.1.2 The Heritage Management Director for the Greater Manchester Archaeological Advisory Service (GMAAS), who provides planning advice for SMBC, recommended that the former Orchard Street Wing of Churchgate Mill, which survives as a single-storey block, was subject to an archaeological building survey. In the first instance, a Written Scheme of Investigation (*Appendix 1*) was produced, which outlined the methodology, timescale and staffing to be employed in the delivery of the project. Following the formal approval of the Written Scheme of Investigation by GMAAS, OA North carried out the building investigation in September 2013.

1.2 LOCATION

- 1.2.1 The site (centred on NGR 389926 390241) lies on the south-eastern fringe of Stockport town centre (Fig 1). The remains of the former Churchgate Mill complex are bounded to the west by Orchard Street, to the north by Lavenders Brow, to the south by Waterloo Road, and to the east by Churchgate (Plate 1). The principal surviving element of the former mill complex is the three-storey (plus attic) block that fronts onto Lavenders Brow, which retains much of its early to mid-nineteenth-century fabric; the significance of this structure is reflected in its inclusion on the Local List of historically important buildings that is maintained by SMBC. The element of the former mill complex that forms the focus of the present study fronts onto Orchard Street, abutting the south-western elevation of the Lavenders Brow range. This single-storey block represents the remodelled remains of a former multi-storey block.



Plate 1: Aerial view Hopes Carr, with arrow marking the position of Orchard Street Wing

1.3 SURVEY METHODOLOGY

- 1.3.1 The building investigation aimed primarily to provide an understanding of the historic fabric and key architectural features of the former Orchard Street Wing of Churchgate Mill, and to provide an archive record of the component structures. It has provided a drawn, photographic and textual record of the buildings to English Heritage (2006) Level II/III standard. Records were made of all principal structural elements, both internal and external, as well as any features of historical or architectural significance. Particular attention was paid to the relationship between the earliest and latest parts of the building, especially those that would show their development and any alterations.

- 1.3.2 **Photographic Survey:** a photographic archive of the buildings was compiled, consisting of both general and detailed interior photographs, which were captured using digital formats
- 1.3.3 **Instrument Survey:** floor plans of the buildings were surveyed by means of reflectorless total-station survey, to produce plans, elevations and a cross-section through the main mill buildings. The drawings were used as a basis for annotation to illustrate the phasing and development of the buildings.
- 1.3.4 Detail captured by the annotation included features such as window and door openings, and changes in building material and phasing. The final drawings are presented through an industry standard CAD package (AutoCAD 2004).
- 1.3.5 **Interpretation and Analysis:** a visual inspection of the buildings was undertaken, and a description maintained to English Heritage (2006) Level III. These records are essentially descriptive, and provide a systematic account of the origin, development and use of the mill complex.

1.4 ARCHIVE

- 1.4.1 The results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Research Projects in the Historic Environment*, 2006). The original record archive of project will be deposited with the Greater Manchester County Record Office.
- 1.4.2 The Arts and Humanities Data Service (AHDS) online database *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.

2. HISTORICAL BACKGROUND

2.1 INTRODUCTION

- 2.1.1 An understanding of the historical background of a site provides the local context within which the extant structures can be assessed archaeologically. The following section provides a summarised chronological account of the development of Churchgate Mill, and has been compiled largely from a detailed desk-based assessment of the site that was produced in 2004 (UMAU 2004), coupled with a review of the sequence of available historic maps.

2.2 DEVELOPMENT OF HOPES CARR AND CHURCHGATE MILL

- 2.2.1 Hopes Carr was the second place in Stockport to see the establishment of a silk mill, with a factory being built on the Carr Brook shortly after 1759 (Hadfield 1934-5). This early mill changed hands several of times between 1759 and 1781, at which time the decline of the silk industry led to the conversion of the mill for cotton production (Ashmore 1975). By 1799, the property was in the hands of Thomas Hope, giving rise to the name Hopes Carr, by which time the Lower, Middle and Upper Carr Mills had been established in the area. It seems likely that Churchgate Mill was also established during this early period of textile-mill building in Stockport.
- 2.2.2 It has been suggested that Churchgate Mill was established on part of 12 statute acres of land in the Cam, Cuddygree and the Meadow, which were leased in the glebe by the silk throwster, Charles Lees (Giles 1950, 52). The precise date at which the mill was erected remains uncertain, although it is referred to specifically in the responses of mill owners to the Parliamentary Commission on the employment of children in 1833. Churchgate Mill was occupied at that date by John Lee Newton & Co, silk waste spinners of Stockport, who reported that the building had been ‘erected between 30 and 40 years ago’ and that they had been carrying out silk waste spinning in the mill since 1 November 1830 (PP 1834 XX, D1, 79). This suggests that the mill had been built in the 1790s or early 1800s.
- 2.2.3 The Land Tax Returns show Churchgate Mill to have been in existence by 1807, when a factory is listed under ‘Lavender Row and Orchard Street’, owned by Samuel Cheetham, and at that date empty. In 1817, the executors of James Cheetham are listed as the owners of a factory listed under Orchard Street, and tenanted by George Barnwell. In the following year the occupant of James Cheetham’s factory is named as George Priestnall, while from 1821 onwards Thomas Priestnall is listed as the owner and occupant (UMAU 2004).

- 2.2.4 The firm of Cheetham & Priestnall is similarly listed in a trade directory for 1814, with the address given as Churchgate. The entries in trade directories also suggest that by that date the firm was involved in a minor revival in Stockport's silk industry. This centred on silk spinning, which used the waste material produced by the silk-throwing industry, and involved a process and machinery more akin to cotton spinning (Giles 1950, 296). The number of silk spinners in Stockport by 1825 appears to have risen to five, of whom all but one seem to have specialised in that trade, among these being Thomas Priestnall (Arrowsmith 1997, 152). However, in 1826, legislation that reduced the duties paid on raw and woven silk came into effect, and the resultant competition from imported fabrics had a direct impact on the home market, and Stockport's silk spinners rapidly ceased trading (Giles 1950, 296-7; Arrowsmith 1997, 152).
- 2.2.5 One of the earliest detailed maps of the area is that produced by Thornton in 1824 (Plate 2). This shows the main block of Churchgate Mill on the south side of Lavenders Brow, with a square-shaped projection attached to its south-western corner, fronting onto Orchard Street.

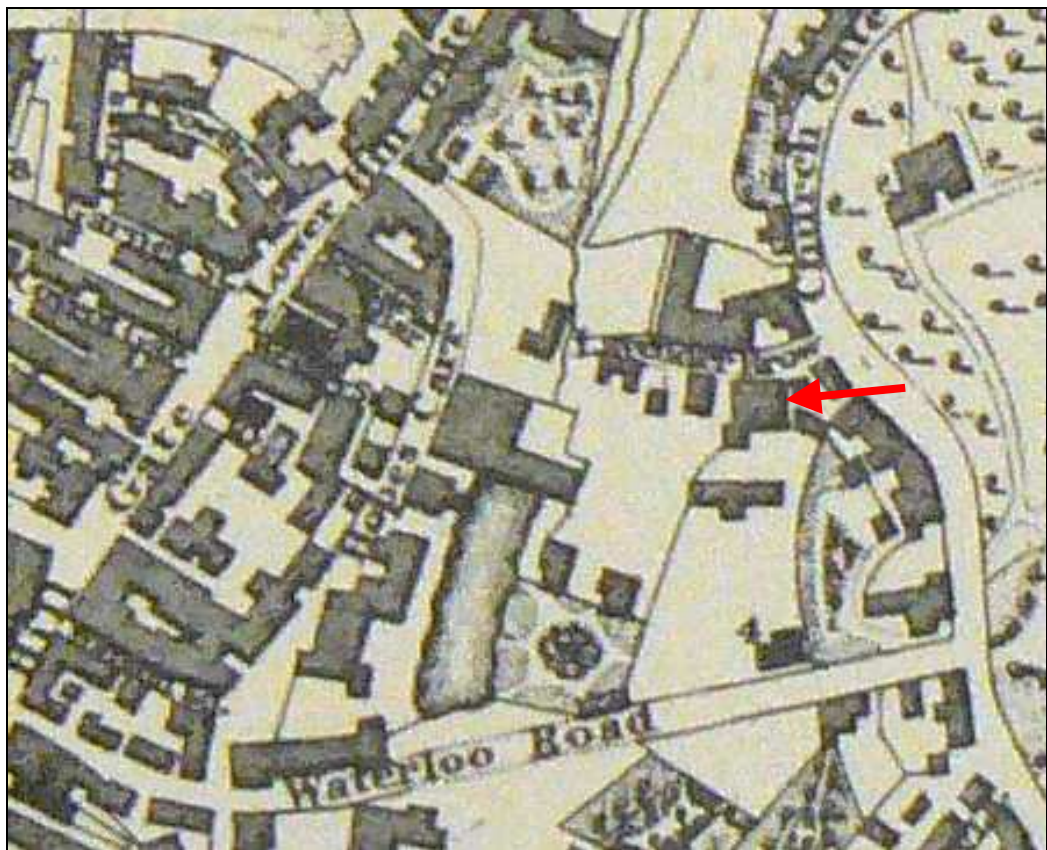


Plate 2: Extract from Thornton's map of 1824, with arrow marking Churchgate Mill

- 2.2.6 By 1827, Churchgate Mill was in the possession of Thomas Priestnall's executors on account of his death. The mill seems to have been continued by another family member, for a trade directory for the following year lists Priestnall & Davies as silk spinners at Churchgate (UMAU 2004). In 1830, however, George Priestnall, silk spinner at Churchgate, was declared bankrupt and his equipment was advertised for sale by auction (*Stockport Advertiser*, 14 May 1830).

- 2.2.7 Silk production at Churchgate Mill seemingly continued under the firm of John Newton Lee & Co, although this firm ceased manufacturing between 1834 and 1836 (UMAU 2004). The mill was let out subsequently to multiple tenants. This is clearly evident in entries in trade directories, with eight firms being listed at Churchgate Mill in 1836, and at least ten 1845, most of which were engaged in the cotton waste industry.
- 2.2.8 A detailed plan of Churchgate Mill is provided by the 1842 volume of plans of mills and other factories in Stockport township. This shows the largest element of the complex to have comprised a four-storey factory on Orchard Street (Block 1, Plate 3). A smaller block of the same height is shown to the north (Block 2), forming part of a range aligned along Lavenders Brow that comprised two factories of two and three-quarter storeys. A narrow east range (Blocks 6 and 7) was of three storeys, and was used primarily for bobbin and wood turning. A three-storey range (Blocks 9 and 10) containing the engine and boiler houses occupied the central courtyard of the mill, whilst two- and three-storey annexes at the south end of the complex (Blocks 13 and 14) were also used for bobbin turning. A detached two-storey warehouse (Block 8) lay to the north of the central courtyard, adjacent to the mill reservoir, whilst a range of single-storey buildings (Blocks 15-17) provided store rooms along the south-eastern boundary of the site.

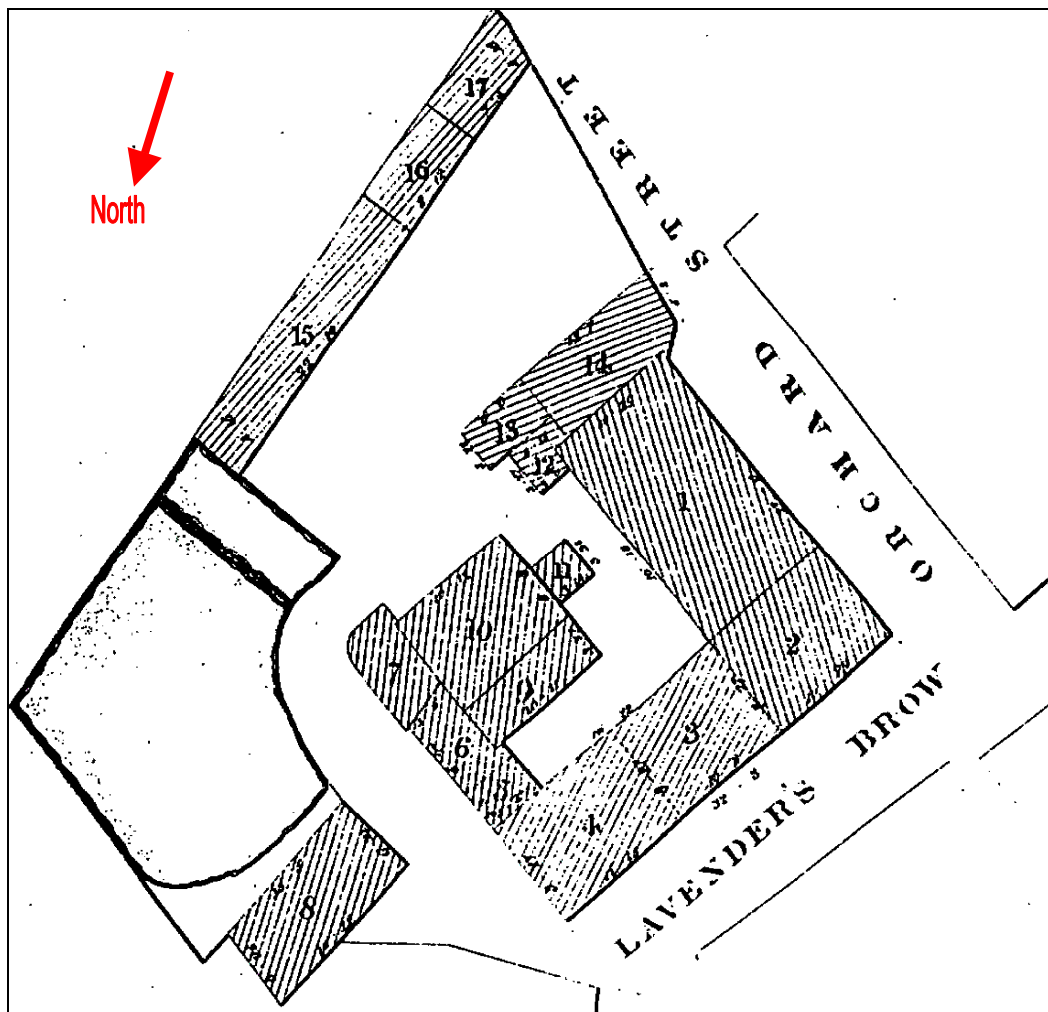


Plate 3: Plan of Churchgate Mill in 1842

2.2.9 The next available plan of the mill complex is provided by the Ordnance Survey map of 1849. This shows the same layout as that recorded on the 1842 plan, but also indicates that a chimney had occupied the western part of the boiler house. However, the buildings were remodelled subsequently, as shown on an amended plan that was added to the original volume of 1842. The main four-storey factory was taken down, and replaced with a two-storey block that ran from the old Lavenders Brow range to the southern boundary of the site, abutting the boiler house on its eastern side. New single-storey warehouses were also added to the south-western and south-eastern sides of the site, whilst to the north-east of the mill a new engine house had been erected in the former space adjoining the old engine house. It seems likely that this remodelling had occurred by 1860, when entries in a trade directory for that year refer to Churchgate New Mill (UMAU 2004).

2.2.10 By 1870, the owners of the mill, the executors of Samuel H Cheetham, appear to have leased the mill to a single tenant, Charles E Bennet, a cotton doubler who also leased space in the Lower Cam Mill. It seems possible that Bennet was responsible for extending the southern range to the east, partly subsuming the reservoir. This had been infilled completely by 1893, when a new building had been added to the mill complex, enclosing the eastern side of the site. By that same date, the single-storey warehousing fringing the south-west corner of the main two-storey factory had been removed, and the mill was occupied by Isaac Pearson, a cotton doubler. The remodelled layout of the mill at that date is captured on the Ordnance Survey map of 1895 (Plate 4).

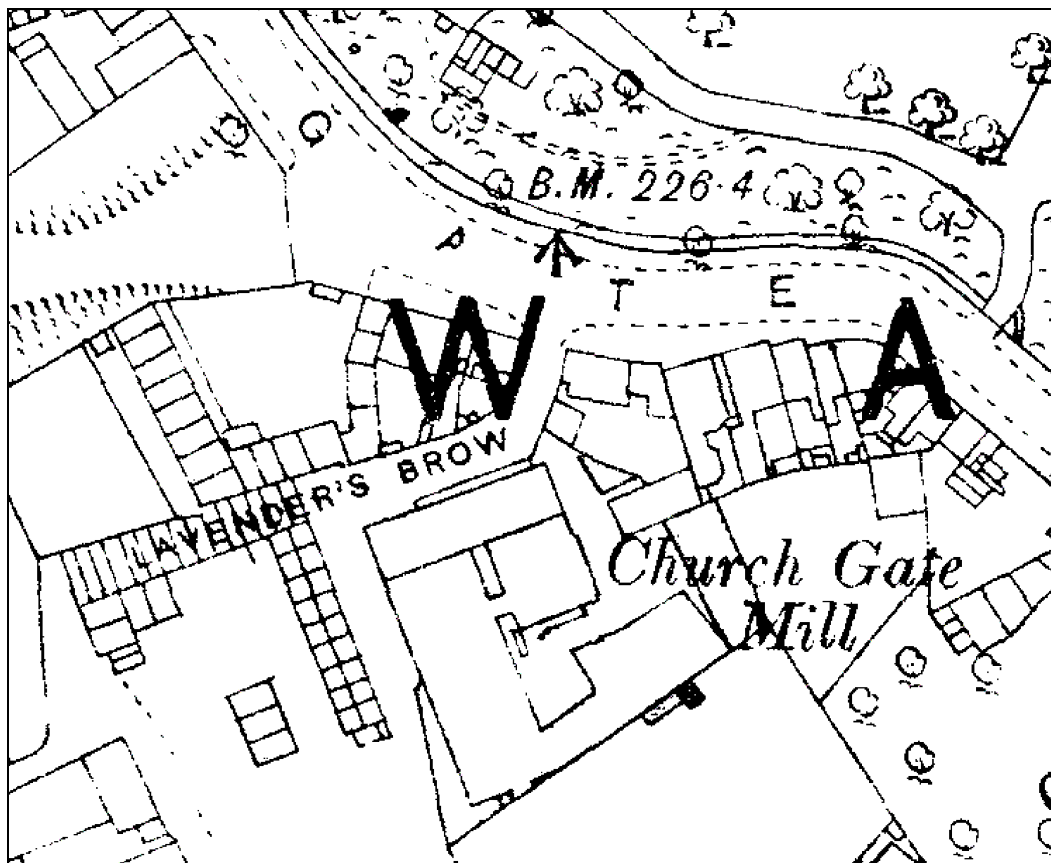


Plate 4: Extract from the Ordnance Survey map of 1895

- 2.2.11 The two engine houses were demolished between 1934 and 1960, and the boiler house more recently (UMAU 2004). The two-storey range along Orchard Street was still extant in the 1960s, although the top floor was removed subsequently, leaving only the north gable against the wall of the three-storey factory fronting Lavenders Brow.

3. RESULTS

3.1 INTRODUCTION

- 3.1.1 The archaeological building investigation was focused on the remains of the Orchard Street Wing of the Churchgate Mill complex. The boiler house originally lay immediately to the south-east and the engine house to the north-east, with additional ancillary buildings situated to the north and north-east along Lavenders Brow and the corner of Orchard Street.
- 3.1.2 The Orchard Street Wing comprises a single rectangular block of 10 x 4 bays, now reduced to a single storey, aligned north-west/south-east along the east side of Orchard Street (Plate 5), with the remains of a 4 x 2 bay building abutting the southern end and a modern storage area against the south-west corner (Fig 2). The position of the former boiler house is marked by a visible scar on the southern end of the eastern exterior elevation.



Plate 5: The west-facing elevation of the Orchard Street Wing, overlooking Orchard Street

- 3.1.3 The fabric of the building incorporated hand-made bricks which, at the south end, were clearly bonded with lime-based mortar (Plate 6), consistent with a construction date in the first half of the nineteenth century. The rest of the building had been repointed recently, so it was not possible to observe the mortar. The south elevation had been rebuilt completely in engineering brick, probably during the twentieth century. The yard walls comprised machine-pressed brick bonded with hard grey cement, where visible, and the exterior covered with a skim of concrete.



Plate 6: Hand-made bricks visible at the south end of the building

3.2 MAIN BLOCK

- 3.2.1 The main block comprised a rectangular block of 10 x 4 bays, measuring 31.5m long by 13.8m, which had been reduced to a single storey. The earliest visible fabric of the building comprised hand-made bricks with a lime mortar bond, forming walls that were 0.5m thick. The eastern side of the building was higher than the western side to accommodate a modern steel roof sloping down from east to west (Plate 7). The scar of the original roof at was visible on the wall of the mill block to the north, giving the original two-storey Orchard Street Wing a height of 10.48m at the apex of the roof (Plate 8).
- 3.2.2 The southern wall had been rebuilt in modern engineering brick, and repairs had been made in the same material along the upper surviving brick courses to accommodate the roof. A mezzanine floor had been constructed on modern steel girders in the north-east corner of the building. In the south-west corner, a kitchen area and toilets had been added using cinder blocks and wooden partitions, with a storage area above, accessed by ladder.
- 3.2.3 Modern access into the building from Orchard Street was afforded via a 2 x 0.93m door in the northern bay of the west elevation, which probably represented the remodelling of an original window (Plate 9). The door was faced on both sides with thin steel sheeting and had two locks. A larger, 3.25m high by 1.96m wide, double loading door occupied the adjacent bay to the south. Both doors were raised up slightly from current ground level on a concrete plinth (Plate 10). An 'I'-section steel beam formed a lintel above the loading door, with another 'I'-section beam running out from it, now cut off, representing the remnants of a hoist. At the southern end of the building was a modern double loading bay door giving access into the southern yard area.



Plate 7: Internal layout looking south, showing the modern sloping roof



Plate 8: The Orchard Street Wing, showing the scar of the original roof line on the elevation of the mill block to the north



Plate 9: Entrance door from Orchard Street

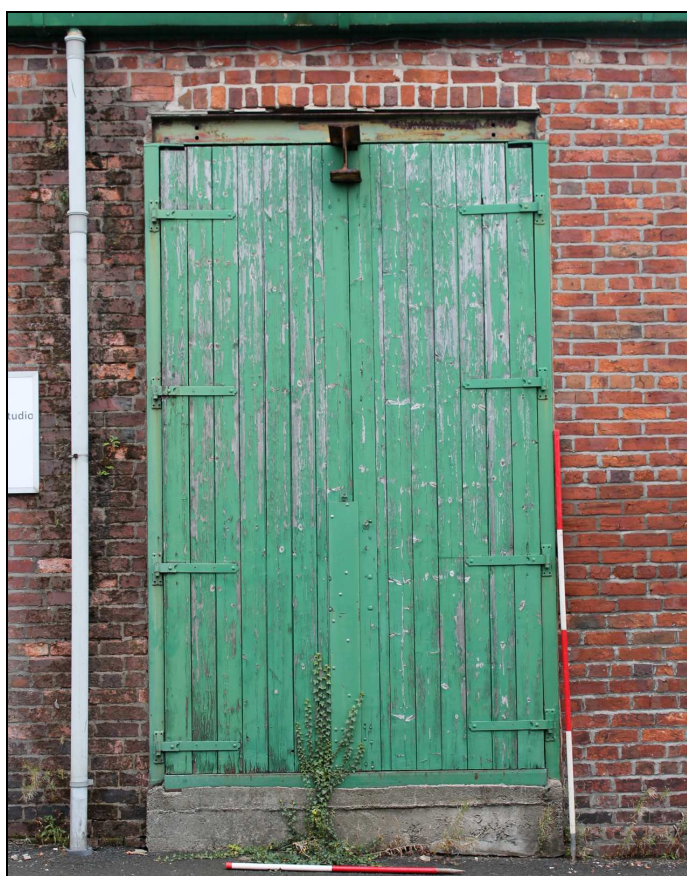


Plate 10: Loading door from Orchard Street

- 3.2.4 The modern roof covering, presumably installed when the building was reduced to a single storey, comprised steel sheets and sloped down from east to west. The roof was carried on modern 'I'-section steel beams, aligned east/west, with smaller steel joists aligned north/south to support the roofing material. The steel beams appeared to have been inserted into the original brickwork on the western side of the building, whilst the housings on the east appeared intact, suggesting that these were the positions of the wooden beams that had supporting the original upper floor. Another 'I'-section steel beam had been placed below the last beam to the south. This did not slope, and was possibly intended for some type of lifting equipment, now removed. A further horizontal beam had been placed below the central beam, and may similarly have been intended for lifting equipment. Another two horizontal steel beams had been inserted at the south-east corner of the block to form an 'L'-shaped structure. This was supported in the centre of the east/west beam by a single 0.23m by 0.2m modern steel 'I'-section column, which supported a 6.55m by 3.16m mezzanine floor that was raised 2.6m above the ground level and walled with white PVC partitions (Plate 11).



Plate 11: The mezzanine floor situated in the north-east corner of the building

- 3.2.5 The floor was comprised mainly of concrete, and had an irregularly-shaped area of wooden floorboards in the centre. Below the boards was a gap of c 0.15m, packed with rubble and wood chippings. Within the floorboard area were four concrete pads of various sizes (Plate 12). The largest pad contained a cast-iron rectangular setting. The position of the 'I'-section beam below the central roof beam ended at the north-western of these pads. The northern, smallest, pad contained the base of a steel 'I'-section column that had been cut off at ground level (Plate 13). To the north and south of this column base were two identical bases, all cut off at ground level.



Plate 12: Concrete floor arrangement, looking north-east



Plate 13: Cut-off 'T'- section column

- 3.2.6 The remains of the 'I'-section columns, or stanchions, were set at intervals of approximately 6m, and were aligned north/south. The stanchions did not sit below any of the current roof beams and, together with the two level beams and the irregular concrete and flooring, are likely to represent the remains of former machinery. These steel and concrete components were clearly a late addition to the building, probably contemporary with its reduction to a single storey and the insertion of the steel roof.
- 3.2.7 Eight windows survived along the western elevation. These were 1.67m wide by 2.65m high, with a 1.77m wide stone sill and arched, brick lintels. The timber frames housed nine panes, in three rows of three, the central pane opening (Plate 14).



Plate 14: Detail of one of the windows in the west elevation

- 3.2.8 At the north end of the elevation, above the entrance door, was a ninth, smaller, window that measured 1.63m wide and 1.15m high. It was slightly offset from the door, and the arch was at the same height as the other windows, suggesting that it had been remodelled to accommodate the late insertion of a door (Plate 9).
- 3.2.9 Two different types of windows were present in the eastern elevation of the building. A row of three windows in the northern bays, together with another row of three at the southern end (Fig 3), each measured 1.71 wide and 2.45m high, and had arched lintels with bull-nosed bricks forming the sides. These windows had all been blocked with hand-made bricks (Plate 15).



Plate 15: Blocked window in the eastern elevation

- 3.2.10 Between these two blocks of windows, and with a 4.4m gap from the northern block, were three different windows. These were each 1.67m wide by 1.95m high with a stone external sill, and two internal sills, the higher set back slightly. The edges of the window apertures comprised bull-nosed bricks, and the window frames housed nine panes in three rows of three, with the central pane opening (Plate 16). The lower sill almost certainly represented the original window aperture, which have been remodelled slightly and a small window frame inserted subsequently.



Plate 16: Central window in the eastern elevation

- 3.2.11 The entire southern elevation had been rebuilt in engineering brick, and had a 3.07m wide loading bay door inserted into the eastern end, with a steel 'I'-section joist above it. To either side of this were small rectangular windows, each measuring 1.2m high. Both had two panes, a larger lower pane and a smaller opening upper pane, both fitted with horizontal security bars (Plate 17).



Plate 17: Southern loading bay door and flanking windows

- 3.2.12 Abutting the rebuilt southern elevation, in the south-west corner of the building, was a small structure of cinder-block construction, measuring 6.34 x 3.28m. The structure was split into three rooms by 80mm thick stud partitions. A small gents toilet was accessed through a doorway in the east wall, a ladies toilet with two cubicles was accessed through a doorway in the north wall, and a kitchen was also accessed through a doorway in the north wall. The gents toilet, both ladies cubicles and the kitchen had small two pane rectangular windows. The one in the gents toilet was identical to the ones flanking the loading bay doors, but with frosted glass. The two windows in the ladies' toilet cubicles measured 0.50 x 0.76m, with a smaller opening top pane and frosted glass. The kitchen window was 0.52 x 1.12m high, with two panes side by side, the left one opening. All had bars on the windows, and all the doorways were 0.8m wide (Plate 18). The internal walls did not ascend to roof height, and the block had a fenced-off storage area above it accessed by ladder.
- 3.2.13 Within the north internal elevation was a 2m high by 1.7m wide arched doorway that had been blocked with cinder blocks (Plate 19). This presumably led from the building to the mill block adjacent to the north, all originally part of the same complex before they were split into multiple units. Also in the north elevation was a blocked aperture, measuring 0.59m square, and raised 2.6m above the floor level (Plate 20). The original function of this aperture remains uncertain, although it is possible that it had housed a wall box to carry a power shaft into the building.



Plate 18: South-west kitchen and toilet block with storage above, looking south-west



Plate 19: Blocked doorway in the north elevation



Plate 20: Blocked aperture in north elevation

- 3.2.14 The stubs of two steel 'I'-section beams were set 6m apart into the interior east elevation, at a height of 3m above floor level (Plate 21). These beams lined up with the southern and central stanchions set into the concrete floor, and almost certainly formed part of the modern structure that once occupied this part of the building.

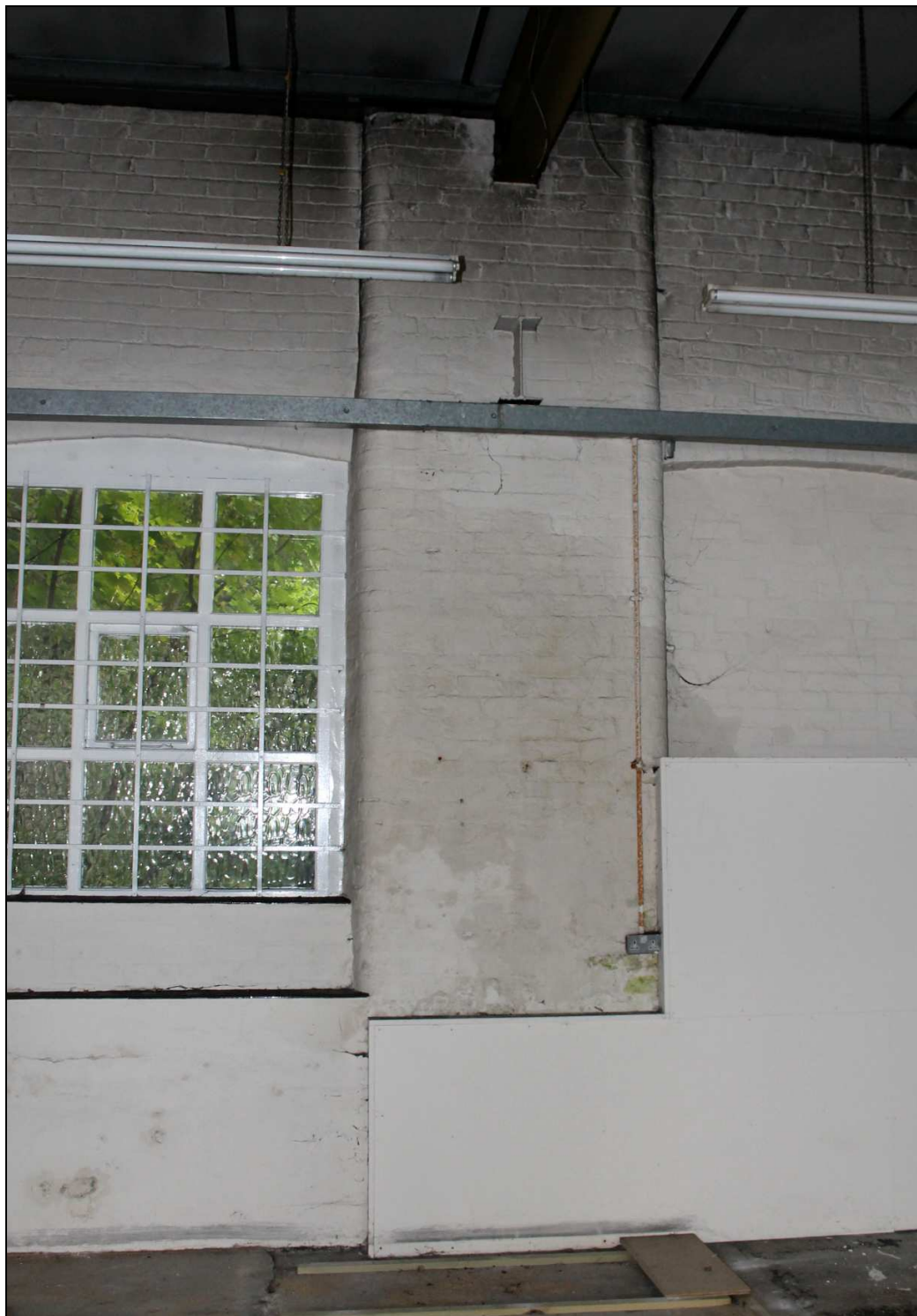


Plate 21: Southern of two 'I'-section beam stubs in the east elevation

3.2.15 A small rectangular projection, measuring 2.14 x 1.58m, and with internal dimensions of 1.9 x 1.1m, abutted the western elevation of the building, between the seventh and eighth bays (Fig 2). The fabric of this structure comprised hand-made bricks, similar to those used in the construction of the main building, although its footprint is not marked on the Ordnance Survey map of 1895 (Plate 5), suggesting that it may have been a later addition. Two small windows, 0.42m wide and 0.92m high with a stone sill and fitted with two panes, were inserted in the north and south walls of the structure. The brick-built walls supported a modern sloping roof, which is likely to have been fitted when the main block was reduced to a single storey. The rainwater goods were similarly of a modern date (Plate 22). The structure may have been intended as a privy tower, but was used latterly as a small storeroom. It was accessed via a 0.70m wide doorway from the body of the building.



Plate 22: Projecting structure abutting the west-facing elevation

3.3 SOUTH BLOCK

- 3.3.1 A smaller rectangular block, with a footprint measuring 13.8 x 5.8m, abutted the southern end of the main building (Fig 2). Only the west wall and western 4.77m of the south wall survived of this building, and these were in a ruinous condition. The interior of the building was overgrown and strewn with rubble and refuse, although the footings of the southern and eastern walls could be traced roughly in places, suggesting that it had spanned the full 13.8m width of the main block originally. The west wall was lower than the west wall of the main block, standing to a height of only *c* 2.8m, rising to *c* 5.75m at the south-west corner (Fig 3). The western two bays of the south wall survived to a height of *c* 5.75m, beyond which the building had been demolished. The lower portions of two blocked windows were identified in the surviving elements of the western wall (Fig 3). These were identical to the other windows in the western elevation, and had been blocked with hand-made brick.
- 3.3.2 The roof scar of the demolished boiler house was visible on the east-facing elevation (Plate 23). This was 9.47m wide and ascended, at its apex, almost to the top of the first-storey wall, at a height of *c* 5.6m above ground level. It appeared to asymmetrical, with the southern side having a very slightly steeper pitch. Window apertures beneath the roof scar had been blocked with hand-made bricks and plastered on the exterior elevation, indicating they pre-dated the boiler house and were blocked on its construction.



Plate 23: Roof scar of the demolished boiler house

- 3.3.3 Above the central blocked window, and slightly offset from the apex of the roof, was a 1.1 x 0.69m rectangular aperture, which had similarly been blocked with hand-made bricks. The sides of the aperture comprised narrow stone slabs, with a 1.5m long stone lintel and a 1.1m long narrow stone sill. The stone sill was only partially visible on the interior east elevation of the main block (Plate 24). From the bottom corners, two 0.4m long cast-iron struts projected out from the exterior wall. This aperture may have carried piping from the boiler house to the main block. The rest of the boiler house footprint had been covered with modern hardcore, raising the ground level by approximately 2.5m.



Plate 24: Blocked windows with stone sills visible on interior east elevation of main block

3.4 SOUTH OUTBUILDING

- 3.4.1 Built onto the south-western corner of the wing block was an outbuilding that wrapped around the southern 9.1m of the west wall, and the western 4.3m of the south wall. Its north wall projected out 3.6m from the western wall of the main block (Fig 2). The component walls were built from machine-pressed bricks, and bonded with hard grey cement, indicative of a twentieth-century construction date. The building had evidently been subject to fire damage, and indicated by charred timbers on the interior elevations.
- 3.4.2 The walls survived to a maximum height of 3.6m (Plate 25). At the top of the walls were upright steel struts for an upper 1m course of fibreglass sheeting. Above this were steel beams angling down from the western wall of the south block to support a roof. The roof remained in places, and appeared to be corrugated chrysotile asbestos cement sheeting. Within the entrance way was the remains of a steel double door.



Plate 25: Western wall of the modern outbuilding

- 3.4.3 Within the covered south-eastern part of the outbuilding, a concrete floor surface had been raised by 0.42m. This created an open-fronted area, measuring 4.27 x 2.72m, reducing to 1.8m wide at the rear. The fabric of the roof comprised similarly modern materials, but with 80mm thick wooden sheets rather than chrysotile sheeting (Plate 26).



Plate 26: South-east enclosed area of outbuilding looking east

4. DISCUSSION

4.1 INTRODUCTION

- 4.1.1 The earliest surviving fabric of the building lay in the west and east walls, together with a roof scar in the Lavenders Brow range. All the internal features appear to derive from remodelling during the 1960s, and no original fixtures or fittings survived. A small, square aperture through the east wall may have been intended for a steam pipe from the 1860s boiler house. A small blocked aperture visible within the northern elevation suggested that further piping, or possibly a power shaft, connected with the Lavenders Brow range during an early phase of the mill. However, no other potential physical evidence for any power system survived. It appears that the floor of the wing block had been replaced entirely during the 1960s, retaining no evidence for the original internal layout.

4.2 PHASE 1: 1800S TO 1860S

- 4.2.1 The historical evidence suggests that Churchgate Mill was established during the late 1790s or early 1800s, whilst Land Tax Returns show the mill to be in operation in 1807. In 1833, the Orchard Street Wing is described as a four-storey rectangular mill block, and can be assumed to have been of similar construction to the adjacent four-storey mill fronting Lavenders Brow.
- 4.2.2 Only the west, north and east walls of the extant building retain early fabric, and this only survives to a single-storey height. The brickwork and, where visible, mortar bonding in the construction of these walls is consistent with an early nineteenth-century construction date. The blocked windows on the western and the eastern elevations were slightly different in dimensions, but very similar in style, and are probably original. The unblocked windows in the centre of the east elevation evidently represented replacements of the originals, and were slightly smaller. The larger door on the west elevation appeared to be original, as its placement respected the sequence of windows in the elevation. It also seems likely that the small door in the north wall was similarly original, leading through to a northern part of the mill complex.
- 4.2.3 The form, style and fabric of the small building to the south suggested that it was built at a date broadly contemporary with the twing block. However, the derelict condition of the building precluded a detailed examination.

4.3 PHASE 2: 1860S TO 1960S

- 4.3.1 The Churchgate Mill complex changed from multiple to single occupancy during the 1860s, and contemporary mapping suggests that this coincided broadly with a remodelling of the site. The Orchard Street Wing was reduced from four to two storeys, the roof scar of which survives on the southern elevation of the Lavenders Brow block. It is possible that the smaller access door at the north end of the west elevation was added during this phase, requiring the shortening of the northernmost window above it.

- 4.3.2 A larger boiler house had been built by the later 1860s, abutting the southern end of the eastern elevation of the wing block; the roof scar for this boiler house can be seen on the eastern elevation of the building. It is probable that this was the reason for the blocking of the southern three windows in this elevation. A square aperture, now blocked, visible near the apex of the boiler house roof scar suggests, that steam was being piped from the boiler house into the Orchard Street Wing during this period.
- 4.3.3 The outbuilding to the south-west of the wing block was added at some point after the 1860s. The fabric of the building is consistent with a construction date of 1870-90, although a precise date is not known. The intended function similarly remains uncertain, although it is likely to have been for storage purposes.

4.4 PHASE 3: 1960s - 2005

- 4.4.1 The two-storey block was further reduced to a single storey during the 1960s, and the steel roof and beams were added. At the same time it appears that the entire southern wall of the main block was rebuilt in engineering brick, and the north mezzanine and south kitchen and toilet facilities added. This also suggests that the southern smaller block was derelict by this point, although aerial photography shows that the walls for this block were still standing up to the demolition of the boiler house in the early twenty-first century, so it is likely that the roof was removed from this block between the 1960s and 2000, leaving the walls extant. The large loading bay doors were added in the southern elevation during this late period, and the roof beams, floor layout and stanchions visible within the floor suggest that some kind of lifting mechanism had been installed.

4.5 PHASE 4: 2005 - PRESENT

- 4.5.1 Aerial photography shows that the boiler house was demolished between 2005 and 2009, and much of the walling of the smaller southern block also demolished at the same time. The area of the boiler house is now built up by c 2.5m of gravel and hardcore for use as a car park.

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APPENDIX 1: WRITTEN SCHEME OF INVESTIGATION



HOPES CARR, STOCKPORT, GREATER MANCHESTER

Archaeological Building Recording and Evaluation Written Scheme of Investigation



OXFORD ARCHAEOLOGY NORTH

July 2013
Planning Permission DC043701
Seddon Construction Ltd
OA North Job No: T13131
NGR: 389955 390237

1. INTRODUCTION

1.1 PROJECT BACKGROUND

1.1.1 Seddon Construction Ltd is to carry out the redevelopment of land at Hopes Carr in Stockport (centred on NGR 389955 390237). The site was occupied formerly by a number of historic industrial premises, the archaeological importance of which has been highlighted in a desk-based assessment of the site that was produced by the former University of Manchester Archaeological Unit (UMAU 2004). The survival of buried remains in part of the site was confirmed during an initial archaeological evaluation of the site, which was carried out in 2011 (OA North 2011).

1.1.2 Whilst considering an application for the next stage in the proposed redevelopment of the site, Stockport Metropolitan Borough Council (SMBC) has attached a series of conditions to planning approval (Planning Permission DC043701). One of these conditions (Condition 7) aims to secure archaeological interests, and reads:

‘No demolition or development shall take place within the area indicated on Drawing 09-082-100 Location Plan (Scale 1:1250) until a programme of archaeological works has been completed or carried out in accordance with a Written Scheme of Investigation to be first submitted to and approved in writing by the local planning authority.

Reason: In order to secure the provision of an archaeological excavation and the subsequent recording of any remains in accordance with Policy HC3, "PROTECTION OF ARCHAEOLOGICAL SITES", of the Stockport Unitary Development Plan Review.’

1.1.3 The Heritage Management Director for the Greater Manchester Archaeological Advisory Service (GMAAS), who provides planning advice for SMBC, has recommended that a programme of intrusive investigation is merited. The sites that should be targeted for investigation are those highlighted in the desk-based assessment of the site that was completed in 2004 (UMAU 2004). In addition, it has been recommended that a former wing of Churchgate Mill, which survives as a single-storey block but is proposed for demolition, is subject to an archaeological building survey.

1.1.4 This Written Scheme of Investigation (WSI) has been formulated to meet the requirements of the archaeological condition attached to outline planning consent. It presents a scheme of archaeological building recording and intrusive archaeological investigation, which allows for the excavation of a series of targeted evaluation trenches across the proposed development Plots 2 and 4. The trenches will be intended to determine the extent, depth, character and relative significance of any buried archaeological remains that survive, in line with the National Planning Policy Framework, Paragraph 128. In the event of significant archaeological remains being discovered in the trenches, further archaeological investigation is likely to be required. Any such additional works will be carried out in accordance with an Updated WSI.

1.2 OXFORD ARCHAEOLOGY

1.2.1 Oxford Archaeology is an educational charity under the guidance of a board of trustees with over 35 years of experience in archaeology, and can provide a professional and cost-effective service. We are the largest employer of archaeologists in the country (we currently have more than 300 members of staff), and can thus deploy considerable resources with extensive experience to deal with any archaeological obligations you or your clients may have. OA is an Institute for Archaeologists Registered Organisation (No 17). We have offices in Lancaster and Oxford, trading as Oxford Archaeology North (OA North) and Oxford Archaeology South (OA South) respectively, enabling us to provide a truly nationwide service. All work on the project will be undertaken in accordance with relevant professional standards, including:

- IfA's *Code of Conduct* (1999); *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* (1999); *Standard and Guidance for Archaeological Evaluations* (1999);
- English Heritage's *Management of Archaeological Projects*, 1991;
- The European Association of Archaeologists *Principles of Conduct for Archaeologists Involved in Contract Archaeological Work* (1998).

1.2.2 OA North has unrivalled experience in the assessment, evaluation and excavation of former industrial and associated residential sites, particularly in the context of Manchester. We have an extensive portfolio of excavating the buried remains of former textile mills in Manchester, including Salvins' Factory, New Islington Mill, and Waller's Mill as part of the New Islington Millennium Village, Moore's Mill on the New Islington Wharf development, Peter Drinkwater's Mill and Shepley Street Mill in Piccadilly, and the Bengal Street Mill in Ancoats to name but a few.

2 OBJECTIVES

2.1 The main research aim of the investigation, given the commercial nature of the development, will be to provide a record of the surviving fabric of the wing of Churchgate Mill that is to be demolished, and to establish the presence or absence of buried archaeological remains on the site and, if present, characterise the level of preservation and significance, and provide a good understanding of their potential.

2.2 The objectives of the initial element of the archaeological investigation will be to:

- to undertake a programme of archaeological intrusive investigation to determine the presence, character, date, and extent of any buried archaeological remains of interest, and establish their potential;
- to inform a decision as to whether further archaeological investigation will be required in advance of development ground works;
- to compile an archival record of any archaeological remains within the development area.

3. METHOD STATEMENT

3.1 ARCHAEOLOGICAL BUILDING RECORDING

- 3.1.1 Following consultation with GMAAS, it has been recommended that an archaeological building investigation commensurate with an English Heritage Level 2/3-type survey should be carried out of the single-storey wing of Churchgate Mill, which will be demolished as part of the proposed development.



Recent aerial view of the former wing of Churchgate Mill, marking the buildings of interest

- 3.1.2 **Photographic Archive:** a photographic archive will be produced utilising a high-resolution digital camera. A full photographic index will be produced and the archive will comprise the following:

- (i) the external appearance and setting of the buildings, including a mixture of general shots and detailed views taken from perpendicular and oblique angles;
- (ii) general shots of the surrounding landscape;
- (iii) the general appearance of principal rooms and circulation areas;
- (iv) any external or internal detail, structural or architectural, which is relevant to the design, development and use of the buildings and which does not show adequately on general photographs;
- (v) any internal detailed views of features of especial architectural interest, fixtures and fittings, or fabric detail relevant to phasing the buildings.

3.1.3 **Site Drawings:** existing plans (if available) will be annotated on site to produce the drawings. These drawings will then be used as the basis of CAD drawings, which will be included within the final report as figures:

- (i) a ground-floor plan for the building;
- (ii) a cross-section through the short axis of the buildings;
- (iii) principal elevations.

3.1.4 Where existing drawings are not available (*eg* for cross-sections and elevations), the following survey techniques will be applied as appropriate:

- *Reflectorless Electronic Distance Measurer (REDM) survey:* the proposed elevations and cross-sections will be surveyed by means of a reflectorless electronic distance measurer (REDM). The REDM is capable of measuring distances to a point of detail by reflection from the wall surface, and does not need a prism to be placed. The instrument to be used will be a Leica TCR805. This emits a viable laser beam, which can be visually guided around points of detail. The digital survey data will be captured within a portable computer running TheoLT software;
- Detail captured by the instrument survey will include such features as window and door openings, evidence for power transmission, outline of decorative detail, evidence for machinery, an indication of ground and ceiling level, and changes in building material. The drawings will usually be produced at a scale of 1:50. The existing drawings will be digitised into an industry standard CAD package (AutoCAD MAP 2004) for the production of the final drawings;
- *Photographic Survey Techniques:* large elements of the principal elevation can be captured by a process of rectified photography. These photographs will be tied into the survey data produced by the instrument survey, to produce more a detailed elevation drawing;
- *Manual Survey Techniques:* hand-measured survey techniques will be utilised to record areas that are not accessible for instrument or photographic survey;
- *CAD System:* the drawings will be manipulated in AutoCAD MAP 2004. The advantage of a CAD system is that it allows for efficient manipulation and editing of drawings. The adoption of a layering system has significant benefits during the analysis stage as it allows for the display of information such as feature types, fabric and phasing as necessary to the requirements of the analysis, without the necessity to produce further drawings;
- *Visual Inspection:* a visual inspection of the buildings will be undertaken utilising the OA North building investigation *pro forma* sheets. A description will be maintained to English Heritage (2006) Level 2/3 standard. The records will be essentially descriptive and provide a systematic account of the origin, development and use of the building, which will include a description of the plan, form, fabric, function, age and development sequence of the complex.

3.2 HEALTH AND SAFETY

- 3.2.1 Full regard will be given to all constraints during the course of the project. OA North provides a Health and Safety Statement for all projects and maintains a Safety Policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers.
- 3.2.2 OA North undertakes to safeguard, so far as is reasonably practicable, the health, safety and welfare of its staff and of others who may be affected by our work. OA North will also take all reasonable steps to ensure the health and safety of all persons not in their employment, such as volunteers, students, visitors, and members of the public (this includes trespassers).
- 3.2.3 OA North is fully familiar with and will comply with all current and relevant legislation, including, but not limited to:
- The Health and Safety at Work Act (1974);
 - Management of Health and Safety at Work Regulations (1999);
 - Manual Handling Operations Regulations 1992 (as amended in 2002);
 - The Construction (Design and Management) Regulations (2007);
 - The Control of Asbestos Regulations (2006);
 - Construction (Health, Safety and Welfare) Regulations (1996);
 - The Health and Safety (Miscellaneous Amendments) Regulations (2002);
 - The Work at Height Regulations (2005);
 - The Health and Safety (First-Aid) Regulations (1981);
 - The Provision and Use of Work Equipment Regulations (1998);
 - Lifting Operations and Lifting Equipment Regulations (1998).
- 3.2.4 OA North has professional indemnity to a value of £2,000,000, employer's liability cover to a value of £10,000,000 and public liability to a value of £15,000,000. Written details of insurance cover can be provided if required.
- 3.2.5 Normal OA North working hours are between 9.00 am and 5.00 pm, Monday to Friday, though adjustments to hours may be made to maximise daylight working time in winter and to meet travel requirements.

3.3 PROJECT MONITORING

- 3.3.1 The aims of monitoring are to ensure that the archaeological works are undertaken within the limits set by the Written Scheme of Investigation, and to the satisfaction of the curatorial archaeologist at the Greater Manchester Archaeological Advisory Service (GMAAS). The curatorial archaeologist will be given at least five days' notice of when work is due to commence, and will be free to visit the site by prior arrangement with the project director.

3.4 POST-EXCAVATION AND REPORT PRODUCTION

3.4.1 **Report:** a report will be produced within four working weeks of the completion of the fieldwork, and will include:

- a summary statement of the findings;
- the background to the archaeological investigation;
- an outline of the methodology of the survey;
- a description of the site's setting, including topography and geology;
- an account of the documented historical background to the site;
- a summary, assessment, and interpretation of the results of the building survey;
- a description of the significance of the site in its local and regional context;
- a catalogue of archive items, including a list of photographs, and details of the final deposition of the project archive.

3.6.2 **Archive:** the results of the archaeological investigation will form the basis of a full archive to professional standards, in accordance with current English Heritage guidelines (*The Management of Archaeological Projects*, 2nd edition, 1991) and the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the IfA in that organisation's code of conduct. As part of the archiving process, the on-line OASIS (On-line Access to Index of Archaeological Investigations) form will be completed.

3.6.3 The paper and finds archive for the archaeological work undertaken at the site will be deposited with Stockport Museum. This archive can be provided in the English Heritage Centre for Archaeology format, both as a printed document and on CD (as appropriate). The archive will be deposited with the museum within six months of the completion of the fieldwork. Except for items subject to the Treasure Act, all artefacts found during the course of the project will be donated to the receiving museum.

4. WORK TIMETABLE

4.1 A five-day period should be allowed to complete the archaeological building survey.

4.2 A report will be submitted within four weeks of the completion of the fieldwork.

5. STAFFING PROPOSALS

- 5.1 The project will be under the overall charge of **Ian Miller BA FSA** (OA North Senior Project Manager) to whom all correspondence should be addressed. Ian has over 20 years experience of commercial archaeology, and has a particular interest in the archaeology of the Industrial Period, and particular that of Greater Manchester and Lancashire. He managed the excavation of the Percival, Vickers & Co Flint Glass Works in Manchester, and was responsible for managing the archaeological elements of the Murrays' Mills Major Repairs Project in Manchester. He has also managed many other evaluations and excavations of former industrial sites in Manchester.
- 5.2 His role will be to ensure that the Written Scheme of Investigation is implemented within the framework of the Project Objectives. He will be responsible for all aspects of staff and resource logistics, ensuring the smooth running of the project programme. He will liaise with the Client and GMAAS with regard to progress, and will maintain relationships with other contractors.
- 5.3 The fieldwork is likely to be undertaken by **Graham Mottershead BA** (OA North Project Officer). Graham is a highly experienced field archaeologist, with over 20 years continuous experience of field archaeology. It is not possible to provide details of specific technicians that will be involved with the fieldwork at this stage, but all shall be suitably qualified archaeologists with proven relevant experience. It is anticipated that up to two technician will be required for the initial stage of the fieldwork.

ILLUSTRATIONS

LIST OF FIGURES

Figure 1: Site location

Figure 2: Plan of the Orchard Street Wing of the Churchgate Mill

Figure 3: Elevations and cross-section of the Orchard Street Wing



Figure 1: Site location

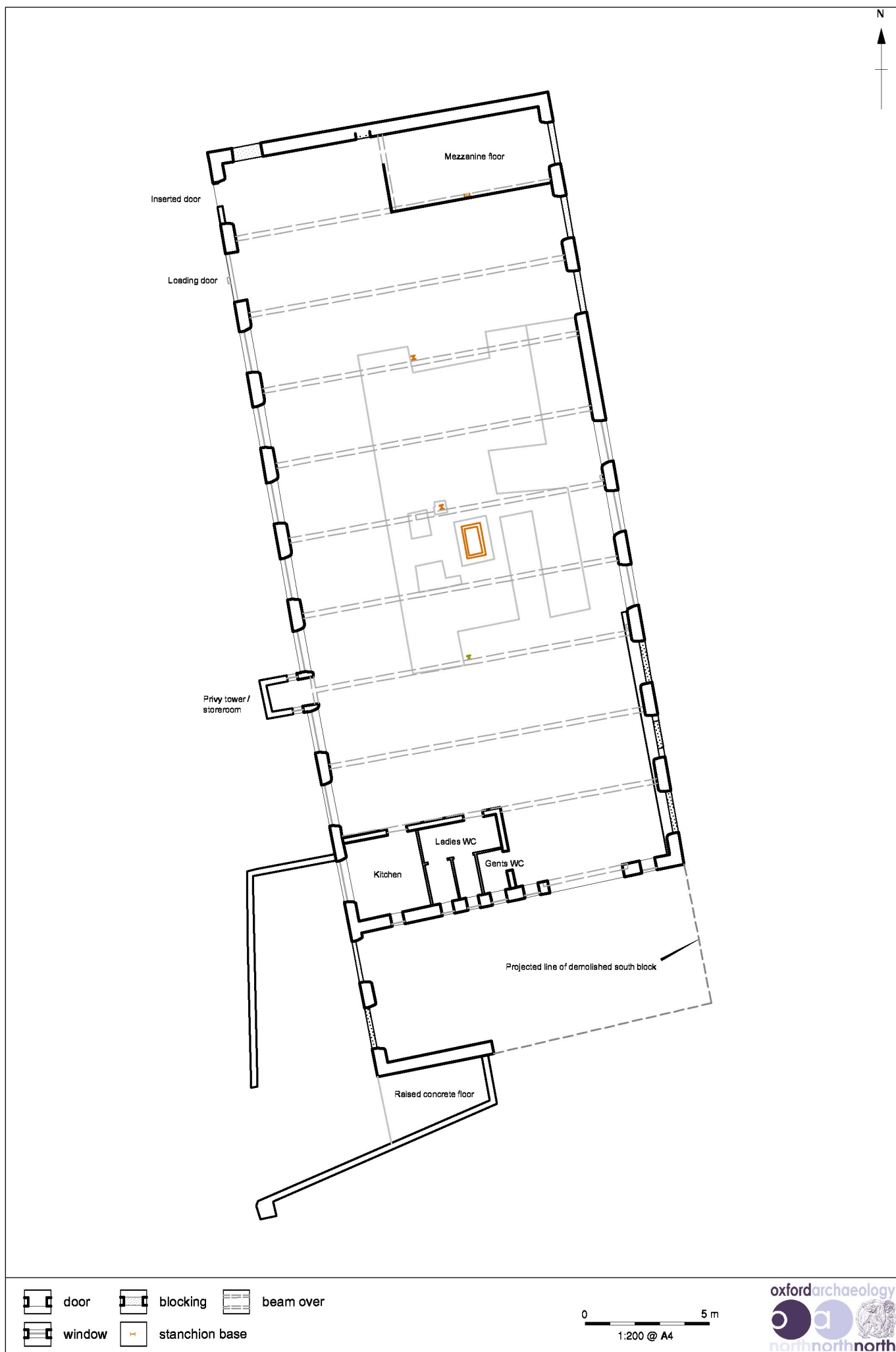
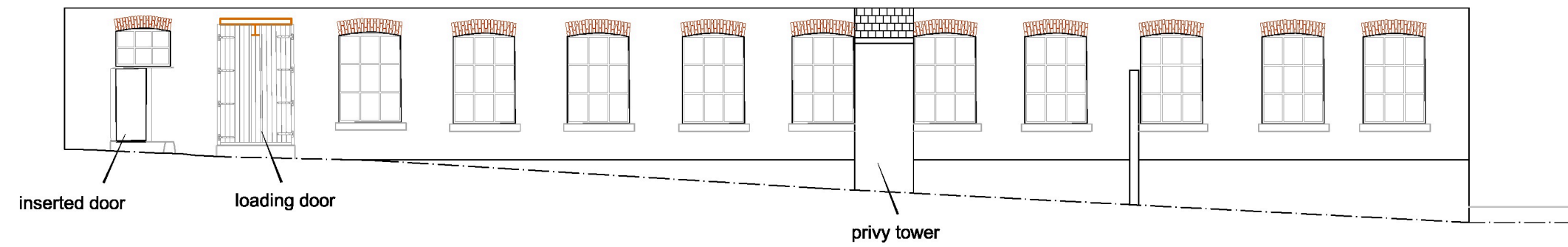
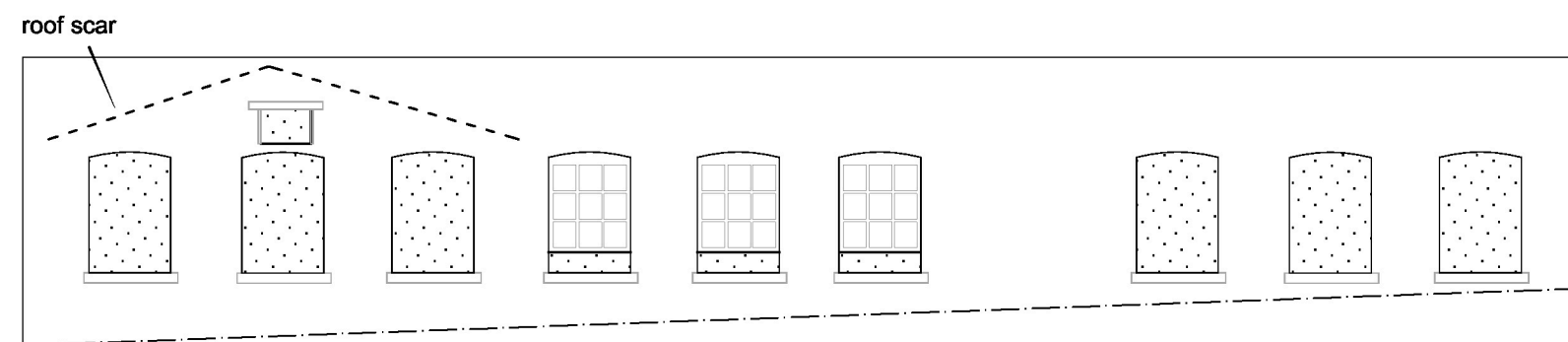


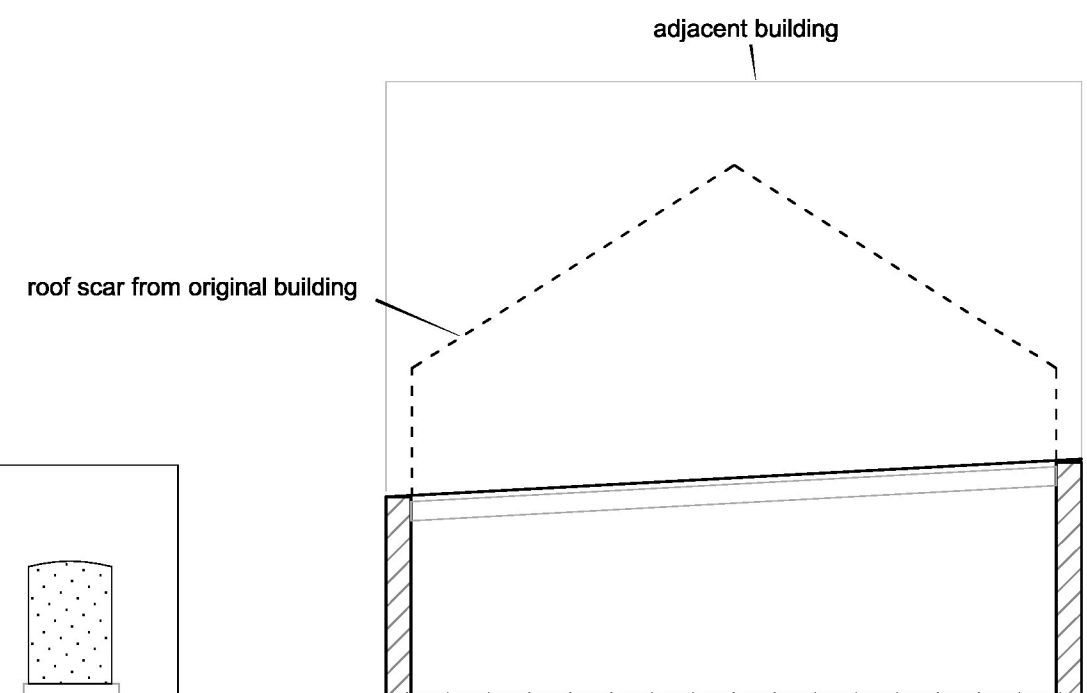
Figure 2: Plan of the Orchard Street Wing of Churchgate Mill



West-facing External Elevation



East-facing External Elevation



South-facing Cross-section

 blocking

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Figure 3: Elevations and cross-section of the Orchard Street Wing