



New Bridgefield, Stockport, Greater Manchester

Desk-based Assessment



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SUMMARY

Oxford Archaeology North (OA North) was commissioned by BDP to carry out an archaeological desk-based assessment of the proposed New Bridgefield development, Stockport (centred *c* NGR SJ 8935 9055). The principle aim of the assessment was to identify, as far as reasonably possible, the nature and significance of the archaeological and cultural heritage resource within the study area, and to inform and support a planning application for the development of the site.

Historically, the study area almost entirely comprised agricultural land bordering Heaton Lane (now Prince's Street) until the late 18th and early 19th centuries when it was developed as a suburb of the expanding town of Stockport, one of the main centres of the region's cotton industry. A grid-iron of streets was now laid out within the study area, which was largely developed with workers' houses, with probable early shops on Heaton lane and a scatter of public houses, but which also contained a number of industrial buildings, including cotton factories and an iron foundry. The late 19th and early 20th centuries saw the redevelopment of several sites on Heaton Lane, which was renamed Prince's Street to commemorate a royal visit to Stockport in 1908. In the present day, buildings from these various stages of the study area's development still stand on Prince's Street. Buildings to the rear of Prince's Street were demolished in the late 20th century and their site largely redeveloped as car parks.

The study area contains one heritage asset with a statutory designation, this being the Swan with Two Necks public house, which is a Grade II Listed Building. Of the non-designated heritage assets within the study area, none can be considered to be of national significance, and therefore meriting preservation in situ. However, there are known and potential heritage assets of lesser significance which merit preservation by record, where these will be directly affected by development. They include potential archaeological heritage assets of regional significance, these being below-ground remains of late 18th/early 19th-century industrial buildings, particularly cotton mills **Site 27**. They also include heritage assets which can be considered to be of local significance, these being non-designated standing buildings and below-ground remains such as workers' housing.

The scope and specification of any archaeological recording would be devised in consultation with the archaeological planning officer or curatorial service advising Stockport MBC.

However, it is anticipated that prior to groundworks for the proposed development a programme of archaeological evaluation by trial trenching will be required. The evaluation is likely to include mills **Site 27** and a sampling of the sites of workers' housing. Should significant remains be found which will be damaged or destroyed by the proposed development, these may require further excavation work to ensure preservation by record.

In the case of standing buildings which are to be demolished (**Sites 05, 10b, 41, 44**), it is anticipated that a photographic record will be required showing external elevations and any external and internal details of significance, accompanied by a written description and with the photographic viewpoints cross-referenced to plans.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Mark Slocombe, Architect Project Manager, BDP, for commissioning the project.

The desk-based assessment was carried out on behalf of OA North by Dr Peter Arrowsmith, archaeological consultant, a specialist in desk-based assessments and an authority on the history and archaeology of Stockport.

Thanks are due to Norman Redhead, formerly County Archaeologist for Greater Manchester, Greater Manchester Archaeological Unit, and currently Heritage Management Director (Archaeology), Greater Manchester Archaeological Advisory Service, for making available information within the Greater Manchester Historic Environment Record (HER).

1. INTRODUCTION

1.1 INTRODUCTION

1.1.1 This report presents the results of a desk-based archaeological assessment for the proposed New Bridgefield development, Stockport. It has been compiled by Dr Peter Arrowsmith, archaeological consultant, for Oxford Archaeology North (OAN) on behalf of BDP.

1.2 AIM

1.2.1 The aim of the assessment has been, as far as is reasonably possible, to identify the nature and significance of the archaeological and cultural heritage resource within the study area, and to inform and support a planning application for the development of the site. The assessment has considered both standing buildings and below-ground remains.

1.3 METHODOLOGY

1.3.1 The assessment has comprised a desk-top study and an external site inspection.

1.3.2 Consultation has been made with the Greater Manchester Historic Environment Record (HER), formerly the Sites and Monuments Record (SMR), which at the time of commencement of the assessment was held by the Greater Manchester Archaeological Unit at the University of Manchester.

1.3.3 Collections consulted have also included:

- Stockport Local Heritage Library
- John Rylands University Library of Manchester
- Manchester City Library

1.3.4 The assessment has also drawn on the findings of an ongoing academic study of early Stockport cotton mills by Dr Peter Solar, as yet unpublished.

1.3.5 The assessment has been carried out in accordance with the *National Planning Policy Framework* (2012), which was published by the Department for Communities and Local Government in March 2012. The significance of the resource has been assessed using the Secretary of State's criteria for designating Scheduled Monuments.

1.3.6 The aim of the site inspection has been to relate findings of the desk-top study to the existing land-use and to recover evidence not available from the desk-top sources.

1.3.7 A sequence of historic maps showing the development of the study area is included as Figs 2-15 within this report. The location of the sites identified within the study area is shown on Fig 16.

1.4 LOCATION, LAND-USE, TOPOGRAPHY AND GEOLOGY

- 1.4.1 **Location:** the study area (centred on NGR SJ 8935 9055) lies on the north side of Stockport town centre and is bounded by Wellington Road North (the A6) on the west, and the M60 motorway on the north. On the east the study area extends to and includes Little Egerton Street. On the south it extends to and includes Prince's Street, together with two small areas on the south side of that street, one at nos 87-91 Prince's Street, the other at nos 29-33 Prince's Street and nos 2-4 Deanery Row (Fig 1).
- 1.4.2 **Land-use:** the south-west of the study area is occupied by a single large building housing a Debenhams store, to the east of which retail buildings extend along Prince's Street and back onto Bridgefield Street. To the rear of these last premises, two large car parks, separated by Woodman Street, extend from Bridgefield Street to Great Egerton Street (Plates 1 and 2).
- 1.4.3 The western car park includes a ramp which provides access to a roof-top car park above Debenhams, which is also linked via a bridge over Prince's Street to roof-top car parking above the Merseyway shopping precinct. In the north-west of the study area is a raised landscaped area between Great Egerton Street, which passes below Wellington Road North at this point, and Leyland Street which runs down from Wellington Road North into the study area.



Plate 1: The car parks to the rear of Prince's Street, viewed from the north-east



Plate 2: The eastern car park, viewed from Woodman Street

- 1.4.4 **Topography:** The study area comprises mainly flattish ground at a height of *c* 45m above Ordnance Datum, lying on the north side of the River Mersey, which is now culverted below Merseyway. The greatest variation in ground level lies in the north-west of the study area, in the form of the rising ground at Leyland Street and the adjacent landscaped area. On the north side of the study area, there is also a fall in ground level of *c* 0.5-1.0m between Great Egerton Street and the north side of the car parks. This fall extends between Woodman Street and the former line of Hatton Street on the east, and also to the west of Woodman Street for distance of *c* 70m. This variation appears to represent a cutting into the natural slope in order to level off the car parks.
- 1.4.5 To the north of the study area is the high ground of the northern side of the Mersey valley. Historically, just to the north of the study area there was a steep rise to the line of Stewart Street, so that between Wellington Road North and Hatton Street access up to Stewart Street was provided by steps (Fig 15). Beyond Stewart Street was the main steep slope up the valley side. In the mid 19th century a cutting was made through the sandstone bedrock of that slope for a railway of the Cheshire Lines Committee (Fig 10). In the early 1980s the ground to the south of that cutting was dug away to accommodate the motorway.
- 1.4.6 **Geology:** The OS Geological Survey maps the superficial geology of the study area as sand and gravels of River Terrace deposits and, on the north-west fringe of the study area, Fluvioglacial deposits. The underlying solid geology is mapped as pebbly sandstone of the Chester Pebble Beds Formation and, on the east, mudstone of the Manchester Marls Formation. Historic mapping shows that the sandstone formerly outcropped just to the north of the study area, along the line of Stewart Street (Figs 8 and 10).

1.4.7 Geotechnical investigations are reported to have been carried out within the study area in recent years, but the results of these were not available for the present assessment.

1.5 STATUTORY SITES

1.5.1 The study area contains one Listed Building, the Swan with Two Necks public house, no 36 Prince's Street, which is listed Grade II.

2. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

2.1 PREHISTORIC

2.1.1 No prehistoric finds are known from within the study area. In the North-West the evidence for prehistoric and native Romano-British activity is often sporadic and based on chance finds, but this evidence does point to settlement and other activity being concentrated on sands and gravels, particularly close to watercourses or wetlands, rather than on the heavier more impermeable boulder clays which form the superficial geology of much of the region. This general pattern is found within the area of the modern Metropolitan Borough of Stockport, where the distribution of stray finds suggests a concentration of activity along, or close to, the valleys of the Mersey, the Tame and the Goyt (Arrowsmith 1997, 10-13). To the west of the study area, a flint knife has been discovered at Norris Bank, and possible Bronze Age perforated stone hammers have been found in Heaton Chapel and near St John's Church in Heaton Mersey. To the east of the study area, in Portwood between the Tame and the Goyt three Bronze Age urns were unearthed in 1896, while also along the Goyt an axe hammer of Bronze Age date has been discovered at Woodbank. Although any local early settlement is likely to have been situated on the higher ground above the valley sides, the position of the study area alongside the River Mersey, together with its favourable geological conditions, raises the possibility that this may have been an area of other early activity. However, the intensive development of the study area in the Industrial Revolution means that the likelihood of early deposits surviving intact can be considered to be low.

2.2 ROMAN

2.2.1 Chance Roman finds have been made within the town centre of Stockport, particularly in the area of Castle Yard at the north-west corner of the Market Place, and imply that there was a settlement of some type here (Arrowsmith 1997, 18-19).

2.2.2 A Roman road between Manchester and Buxton is believed to have crossed the River Mersey at Stockport using a ford which is known to have existed upstream of the later Lancashire Bridge. To the north of the ford, the line of the Roman road is believed to have been followed by the later Stockport to Manchester road. This may be supported by the name of High Street which was attached to that road and which, along with a Street House Lane in Heaton Norris, is documented by the early 17th century. The original meaning of 'street' is a road with evidence of a made surface, and early occurrences of the term may, although not exclusively, refer to a Roman road. Until 1794, when the road known as Lancashire Hill was built, the course of the Stockport to Manchester highway ran along Old Road, and it is that road which is believed to follow the Roman line (Arrowsmith 1997, 15). Since the late 19th century a small street leading off Old Road has even been called 'Roman Road', no doubt because of that traditional belief.

2.2.3 The study area thus lay outside the likely focus of Roman settlement at Stockport, while the likely course of the Roman road, along Old Road, lies close to but to the east of the study area. Given these factors and the level of development in the Industrial Revolution, the likelihood of there being surviving deposits from this period can again be considered to be low.

2.3 MEDIEVAL TO LATE 18TH CENTURY

2.3.1 Historically the study area lay within the Lancashire township of Heaton Norris, which was part of the parish of Manchester. The second element of the township's name was added after the manor was granted to the Norreys family in the 12th century. The first element has an Old English derivation meaning 'the farm on high land' and presumably derives from the elevated position of the bulk of the township above the Mersey valley. A manor house is recorded in Heaton Norris in 1282 (at which date the manor was under the direct control of the lord of Manchester) and was possibly located at the moated site known as Peel Moat, situated in the north of the township, in the area now known as Heaton Chapel (Arrowsmith 1997, 53).

2.3.2 Until the 19th century, the study area was under a separate local administration to the township of Stockport, which was situated on the southern bank of the Mersey, in Cheshire. Its place-name is first documented in the 12th century and has an Old English derivation meaning 'market place (port) at the hamlet (stoc)' (Dodgson 1970, 295). The first element provides the earliest evidence for the place as a market centre. The 'stoc' element may explain the absence of Stockport from the Domesday survey, in that it suggests that in the late Anglo-Saxon/early Norman period the place was a dependent settlement within a larger local manor (possibly Cheadle, Bredbury or Bramhall, all of which do figure in the Domesday survey). In the 12th and 13th centuries, however, Stockport grew in importance. By the 1170s there was a castle there, almost certainly at Castle Hill (later Castle Yard), while the parish church of St Mary was also probably founded by the late 12th century. Probably also from this period, and certainly by the 1240s, the manorial lord of Stockport was the overlord of an extensive group of manors or barony in north-east Cheshire. In 1260 the place was given a market charter, confirming its role as a market centre. Probably also about this time, it was made a borough, with a privileged class of citizens or burgesses. Its importance was helped by the presence of the Lancashire Bridge across the River Mersey. This is documented by the 1280s and as late as the 1530s was one of only three bridges along the whole length of the river. The bridge was situated at a point where the Mersey narrowed to flow through a sandstone ravine, enabling it to be bridged in a single span. The site of this bridge lies just to the east of the study area, at the foot of Tiviot Dale which led onto Old Road and Lancashire Hill. The river itself is no longer visible at this point. To the west of the bridge it was culverted in the 1930s to create a new roadway, Merseyway, which in the 1960s became the spine of a new shopping precinct. In the 1980s the culvert was extended to the east, removing the bridge totally from view.

- 2.3.3 In the late medieval period Stockport was already a centre of the region's early textile industry. In the 17th century hatting and silk manufacture were adopted as other local industries. By that last period the township had a population of about 1400, making Stockport about the fifth largest town in Cheshire.
- 2.3.4 In 1732 the first water-powered textile mill in the North-West was built in the Park in Stockport (an area now occupied by Sainsbury's) for the production of silk yarn. By the early 1770s three further large water-powered silk mills had been built in the town, together with a number of smaller mills, transforming the place into one of the earliest factory towns of the Industrial Revolution. In 1779 its population is estimated to have been about 5000, exceeded in the Cheshire only by Chester and Macclesfield.
- 2.3.5 The earliest known map of Stockport was drawn in about 1680 (Fig 2). It shows that, presumably as a consequence of the growth of the town, a number of buildings now extended along Tiviot Dale on the Heaton Norris side of Lancashire Bridge. This map also provides the earliest cartographic evidence for Heaton Lane, the original name of Prince's Street, and shows the eastern end of the lane, leading from Tiviot Dale, with its own small cluster of buildings. The full course of Heaton Lane is first indicated on late 18th-century mapping but was probably established in the medieval period at the latest. To the west of Prince's Street, a short stretch of the road today preserves the name Heaton Lane, beyond which the routeway continued, along the edge of the high ground above the Mersey valley, as the present Didsbury Road.
- 2.3.6 Buildings at the junction of Tiviot Dale and Heaton Lane are also shown on a map of Stockport surveyed in 1770 for the lord of the manor, Sir George Warren (Cheshire Record Office DVE 3282). From this same period we also have the earliest known map to show the study area in its entirety (Fig 4). This is an estate plan of Samuel Egerton of Tatton, who in the mid to late 18th century was lord of the manor of Heaton Norris. Egerton inherited the family's estates in 1738 and died in 1780 (Ormerod 1882, 446), and may have bought the manor of Heaton Norris in about 1750 (cf Farrer and Brownbill 1911, 325). The map of his lands in the manor is not dated but is probably no later than the early 1770s. The telling detail is the absence of a silk mill (sometimes known as Crowther's Mill) which stood on the high ground to the north of the study area. This was a water-powered factory, driven by a small tributary stream of the Mersey known as the Stitch Brook, and was very likely a silk mill in Heaton Norris described as 'new' in 1773 (Arrowsmith 1997, 99). Samuel Egerton's map shows buildings at the corner of Heaton Lane and Tiviot Dale, which encroached onto the edge of the study area (**Site 40**), but the remainder of the study area comprised a series of fields along Heaton Lane. One or more of these was probably the Bridge Field after which this area came to be known.
- 2.3.7 William Yates's late 18th-century map of Lancashire also shows a lack of development along Heaton Lane (Fig 3), although a detached building is indicated to the north of the lane, which is very likely to have been Crowther's Mill. Yates's map was published in 1786, but the survey for the map began in about 1775 and was completed by 1780 (Harley 1968, 9-10).

2.4 INDUSTRIAL

- 2.4.1 In the last two decades of the 18th century Stockport underwent a new industrial transformation. The town's silk industry was now largely replaced by cotton and this remained its dominant industry until the first half of the 20th century. The town's first water-powered cotton mill, Castle Mill, on the Market Place, began operation in 1778. Between 1780 and 1784 three of Stockport's four large silk mills were converted to cotton production (the exception being Crowther's Mill in Heaton Norris which saw a more gradual change of use). The early 1790s saw a boom in new factory building which firmly established Stockport as one of the leading manufacturing towns of the Lancashire cotton district.
- 2.4.2 The rise of the cotton industry resulted in considerable growth in the local population and a substantial physical expansion of the town. By the time of the 1801 census the population of Stockport township had increased to 14,830, and over the next four decades it roughly doubled in size again. The expansion of the town was not confined to Stockport township, beyond whose boundaries new industrial suburbs were now established. These included Portwood, on the east of the town across the River Goyt in Brinnington, and Edgeley, to the west of the town in Cheadle Bulkeley. They also included two new suburban areas in Heaton Norris. One of these stretched up Lancashire Hill, at the top of which was also the terminus of the Stockport branch of the Ashton Canal, built in 1793-7. The other extended along the north side of the River Mersey on either side of Heaton Lane, on the flattish ground between the river and the steep valley side. This area became known as Bridgefield and included the present study area. When these suburbs are taken into account, by the close of the 18th century the population of Stockport was already the largest in Cheshire. Stockport was made a parliamentary borough in 1832 and a municipal borough in 1835, with boundaries which included the suburban areas of Portwood, Edgeley and Heaton Norris as well as the old Stockport township.
- 2.4.3 The general growth of the Heaton Norris suburbs in the late 18th and early 19th centuries is reflected in the population figures for the township as a whole. In 1774 the population was recorded as 769. By the time of the census of 1801, the figure had risen nearly fivefold, to 3768. The censuses of 1811 and 1821 show a steady rise, to 5232 and 6958 respectively, but the 1820s witnessed a second great burst, so that in 1831 the population was recorded as 11,238 (Arrowsmith 1997, 264). The rise of the suburbs was also noted by contemporary commentators. John Aikin in 1795, in describing Stockport's recent rapid growth, observed that the 'hamlet' of Heaton Norris 'is reckoned to contain about 170 houses', compared with about 100 in Portwood (Aikin 1795, 447). In 1827 James Butterworth described Lancashire Hill as 'a very large and populous village', and added that

'Heaton Lane extends along the Mersey from the bottom of Lancashire Hill, and on the road to Didsbury, for upwards of half a mile; numerous houses, shops, and cotton manufactories have been erected in a very short space of time, along the river's brink, from which main street, called Heaton Lane,

continual branches of streets are shooting forth towards the ridge of high land which embosoms Heaton Lane, aforesaid' (Butterworth 1827, 250-1).

The Stopfordian John Greenhalgh, writing in the 1880s of the town of his childhood, recalled that

'In the year 1824 Bridgefield was the principal suburb, and one of the principal hives of industry in the then progressive town of Stockport. By Bridgefield I mean the plain extending from Tiviot Dale to the Brinksway Bridge, bounded by the river Mersey on the south, and by Lancashire-hill, Dodge-hill and Hope-hill on the north. At one time this plain was what its present name implies, the field near the bridge. On the above date, besides a host of handicraftsmen, who were following and superintending their various avocations, there were no less than twenty-two firms engaged in silk spinning, cotton spinning and manufacturing and doubling in Bridgefield' (Greenhalgh 1887, 197).

- 2.4.4 The earliest known plan which shows the development of the study area is Johnson's map of the parish of Manchester surveyed in 1818-19 (Fig 5). It depicts a grid-iron of streets covering roughly the eastern half of the study area. Running parallel to Heaton Lane were Bridgefield Street and the original line of Great Egerton Street, while running across those streets, from east to west, were Little Egerton Street, Hatton Street, Woodman Street (formerly known as Brooke Street) and Brown Street, which marked the western extent of the grid-iron at this date. Comparison with Samuel Egerton's 18th-century estate plan (Fig 4) shows that Hatton Street and Woodman Street roughly followed earlier field boundaries. Some of the street names clearly recall the Egertons' ownership of the land but it is unknown as to what extent the family was directly involved in the development of this area. A later estate plan of Heaton Norris, drawn in 1852, includes the study area but gives no indication that this was still the family's property (Fig 9). Aikin's reference to the number of houses in the 'hamlet' of Heaton Norris suggests that development here began during the boom of the early 1790s. Johnson's map indicates that most of the blocks contained within this grid-iron of streets had been built upon by 1818-19 (**Sites 6, 8-10, 16, 22, 26-28, 36, 37**).
- 2.4.5 Thornton's map of Stockport of 1824 (Fig 6) shows that, in the few years since Johnson's survey, the grid-iron had been continued westwards to include the remainder of the study area. As well as extending Bridgefield Street and Great Egerton Street, this western expansion of the grid-iron included a new cross-street, known as Thomas Street (later Port Street). Thornton's map shows two of the four new blocks to either side of that street as already fully built upon (**Sites 2, 21**), while on the other two only slight building work had as yet taken place. The extension of the Bridgefield grid-iron seems to have fallen within Stockport's second major building boom of the cotton era, that of the early 1820s (Arrowsmith 1997, 173-4). As noted above, the population of Heaton Norris township increased in that decade by over two thirds.

- 2.4.6 In March 1824 an Act of Parliament authorized the construction of Wellington Road, which was effectively completed with the grand opening of Wellington Bridge over the Mersey on 3 July 1826. The road was originally built as a bypass to help solve the problem of traffic congestion within the town but quickly became a new focus of new development. Its line seems to have required the demolition of the most westerly new buildings in the grid-iron shown on Thornton's map (see **Site 2**). It was perhaps at the same time as Wellington Road was constructed that an additional street, variously known as Back Water Street, School Street and Leyland Street, was created towards the west end of the study area, between Bridgefield Street and Great Egerton Street.
- 2.4.7 From large-scale OS mapping of 1849 (Fig 8) it is clear that the majority of the buildings erected within the study area between the late 18th and the mid 19th century comprised workers' housing, which in the case of the buildings on the main thoroughfare of Heaton Lane probably also included shops. On Heaton Lane the dwellings were through-houses, both with and without outshuts, while the streets to the rear of Heaton Lane contained a mixture of through-houses, back-to-backs and a few possible blind backs. The through-houses themselves almost invariably opened at the rear onto a communal court rather than a private yard. The 1849 map shows many of the through-houses with steps leading up to the front door and other steps giving access to a cellar. The same features are also found in a number of the back-to-backs.
- 2.4.8 Surviving examples of early houses on Prince's Street (Heaton Lane) include the three-storey nos 50-58 (**Site 10a**) and the two-storey nos 96-106a with nos 2-4 Port Street (**Site 3a**).
- 2.4.9 Mixed among the houses were a number of pubs, including the Touchstone on the corner of Heaton Lane and Wellington Road (**Site 1**), the Woodman on Heaton Lane (**site 8**), the Rock House Inn on Great Egerton Street (**Site 31**), and the Three Tuns on Hatton Street (**Site 25**). In the west of the study area was the Methodist New Connexion 'Heaton Lane Sunday School' (**Site 18**), in fact located within a block of land bounded by Bridgefield Street, Wellington Road North and School Street. It seems to have been built in about 1824, when this western fringe of the study area was being remodelled and developed in connection with the construction of Wellington Road. There was also a smithy on Great Egerton Street, built between 1824 and 1845 but by 1873 redeveloped as housing (**Site 24**).
- 2.4.10 As noted by Butterworth and Greenhalgh, the development of the Heaton Lane area in the late 18th and early 19th centuries also saw the construction of a number of cotton mills. The largest of these were mostly situated between Heaton Lane and the River Mersey, and on the south side of the study area included the Grove Mills (**Site 43**). This mill appears to have been founded in the late 1780s and by the 1830s comprised a substantial complex of buildings, which from 1822 were used for powerloom weaving as well as cotton spinning. In the first two decades of the 19th century, Stockport established itself as the country's first centre of powerloom weaving and in the first half of the 1820s powerlooms became commonplace within the town's larger mills (Arrowsmith 1997, 144-5). The north-western corner of the Grove Mills lay

within the study area. It included part of a street range which from mapping evidence was added between 1818-19 and 1824 and may have been associated with the introduction of powerloom weaving.

- 2.4.11 Smaller cotton factories stood within the grid-iron of streets to the north of Heaton Lane. Two adjoining factories (**Site 27**) were located between Great Egerton Street and Bridgefield Street and in the early 19th century were under separate, multiple, occupancies but seemingly a common ownership. They appear to have been built in the 1790s as ‘cotton spinning shops’, housing hand-powered machinery. In the late 18th century, spinning shops were of key importance in the rise of the town’s cotton industry, enabling many small firms to set themselves up in business, and might be either purpose-built or converted from existing property. Aikin in 1795 referred to such establishments when he noted that ‘The cotton trade at Stockport is now so considerable, that besides a large number of cotton spinning shops, there are twenty-three large factories’ (Aikin 1795, 446). Jennies, which were hand-powered, were the typical spinning machines used by Stockport’s smaller firms until the 1820s. Although the town was one the last main centres of jenny spinning in the cotton district, the number of jenny spinners here fell from about 900-1100 in 1818, to 500 in 1825, to 120 in the early 1830s (Arrowsmith 1997, 149). The two mills between Great Egerton Street and Bridgefield Street (**Site 27**) are not known have been powered, at least in the late 18th and early 19th centuries, and in 1824 the occupants are reported to have been using jennies and also some handlooms (Greenhalgh 1887, 197).
- 2.4.12 On Bridgefield Street, there was also a cotton factory to the rear of the Woodman public house (**Site 9**). This is said to have been used in the early 1820s to produce rovings, or ropes of cotton, ‘for the numerous jenny spinners which were in this locality’ (Greenhalgh 1886, 97). In 1831 the mill was put up for sale and was recorded as having a 10hp steam engine. On Great Egerton Street, just encroaching into the north-east corner of the study area, was Throstle Grove Mill (**Site 38**), a cotton mill built in the late 1810s. By the early 1820s it was occupied by Ralph Orrell who in 1834 built the massive pioneering Travis Brow Mill on the western fringe of the town. The steam-powered Throstle Grove Mill was converted to a corn mill in the 1870s.
- 2.4.13 The industrial buildings of the study area also included the Rock Iron Foundry (**Site 30**), erected in 1834 as a mill-like building which was originally occupied by both an iron founder and a cotton-spinning firm. Later in the 19th century, this site was given over to cotton and became the Egerton Mill.
- 2.4.14 In the late 19th century, a number of the early buildings on Heaton Lane were replaced by new shops. These included the present nos 76-80 (**Site 5**), nos 29-33 (**Site 41**), and nos 87-91 Prince’s Street (**Site 44**). The last site forms part of a three-storey row of nine shops erected on the site of the part of the Grove Mills. Such buildings suggest an increasing importance of Heaton Lane as a fashionable centre for shopping within the town.
- 2.4.15 The promotion of the street must have been further helped when on 7 July 1908 the Prince and Princess of Wales (the future George V and Queen Mary) formally opened Stockport’s new town hall on Wellington Road South. This

was the first royal visit to the town and attracted large crowds, with even parts of the town away from the processional route being decorated for the occasion. That route led from Tiviot Dale railway station (to the east of the study area), to Mersey Square and Wellington Road via Heaton Lane. It was renamed Prince's Street to commemorate the visit and, at each end of the street, the new name was unveiled as the royal carriage passed by (Stockport History Trail; Garratt and McKenna 1999, 66-8).

- 2.4.16 In 1911 one of Stockport's earliest cinemas, the Prince's, was built on Prince's Street (**Site 4**). In 1913 the Picture House, later renamed the Palladium (**Site 15**), also opened on Prince's Street. It has been described as 'the town centre's largest and most lavish cinema of the silent era' (Shenton 1988, 30).
- 2.4.17 The latter half of the 20th century brought major changes. The buildings in the south-west corner of the study area were demolished in the 1970s and replaced by the present Debenhams store. To the rear of Prince's Street, the houses were cleared away in the 1960s, leaving only a few scattered industrial and commercial buildings. The vacant ground was used for car parking, while in the north-west of the study area Great Egerton Street was diverted across the former site of the Rock Iron Foundry (**Site 30**) and below a new bridge carrying Wellington Road North.
- 2.4.18 In the early 1980s the motorway was constructed to the north of the study area. Later in the same decade, Great Egerton Street was moved to its present line immediately adjacent to the motorway's south side; the last of the buildings in the study area to the rear of Prince's Street, the Three Tuns (**Site 25**), was demolished; and the car parking areas were remade in their present form.

3. GAZETTEER OF SITES

Site number	01
Site name	Touchstone Public House
NGR	SJ 8923 9040
Site type	Public house (site of)
Period	19 th century
HER No	13205.1.0
Stat. Designation	None
Sources	Greater Manchester HER; historic mapping; published sources
Description	Advertised in 1857 as ‘that old established beerhouse...with brewhouse’ (Ogden 1887, 37). Site shown as built upon on the 1845 map. Probably constructed no earlier than 1824-6 when Wellington Road North was laid out, partly over the site of an earlier group of buildings in this area (see Site 02). Documented as a public house in 1847; rebuilt c 1859. Closed 1974. Known from photographs to have been a 2-storey building (Smith and Webbaviation.co.uk 2007). Debenhams now occupies the site and contains a basement, which has probably removed any earlier remains.
Assessment	The site will not be affected by the proposed development.

Site number	02
Site name	Housing, including Coronation Buildings
NGR	SJ 8924 9043
Site type	Workers’ houses/shops (site of)
Period	c 1820
HER No	-
Stat. Designation	None
Sources	Historic mapping; published sources
Description	Site vacant on Johnson’s map of 1818-19. Site developed by 1824 as part of a new grid-iron of streets to the north of Heaton Lane (Prince’s Street), although the western end of this development appears to have been demolished to make way in 1824-6 for Wellington Road North. The remaining buildings comprised housing fronting Heaton Lane (named on the 1849 map as Coronation Buildings), Thomas Street (Port Street) and Water Street (Bridgefield Street). External steps and lightwells shown on the 1849 map indicate that these buildings were cellared, and photographs show them to have been of 2 storeys (Smith and Webbaviation.co.uk 2007). Debenhams now occupies the site and contains a basement, which has probably removed any earlier remains.
Assessment	The site will not be affected by the proposed development.

Site number	03
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Site name	Housing
NGR	SJ 8930 9049
Site type	Workers' houses/shops (standing buildings/site of)
Period	Early to mid 19 th century (c 1824-1845)
HER No	Includes 15125.1.0 (no 100 Prince's Street)
Stat. Designation	None
Sources	Historic mapping; unpublished sources
Description	Block of houses between Heaton Lane (Prince's Street), Thomas Street (Port Street), Water Street (Bridgefield Street) and Brown Street. On Johnson's map of 1818-19 this area was vacant except for a couple of buildings on Brown Street. By 1824 Thomas Street and Water Street had been laid out to the north of Heaton Lane, but the area enclosed by these streets was vacant except for a small range on Heaton Lane and two others on Water Street. By 1845 the entire block was developed with housing, including some back-to-backs and possible blind backs to the rear of Heaton Lane. External steps and lightwells shown on the 1849 map indicate that at least some of the buildings were cellared. The 1873 map identifies the building at the corner of Heaton Lane and Thomas Street as a public house. A row of early 2-storey buildings (Site 03a) survives at nos 96-106a Princes Street, continuing as nos 2-4 Port Street, but is much altered. Modern shop frontages have been inserted to the ground floor, and modern windows inserted above with the exception of no 100 Prince's Street and no 4 Port Street. The rear of the houses are mostly either rendered or have been rebuilt in modern machine-made brick. The other early buildings (Site 03b) within this block have been largely or entirely demolished. The site of nos 82-86 Prince's Street was redeveloped in 1911 as the Prince's Picture Palace (site 04), and nos 76-80 in the late 19 th century as a new commercial building (Site 05), although in the case of no 80 this may have involved the remodelling of an earlier building. Other buildings within this block are of more recent date. The early houses on Bridgefield Street at the east end of this block were still standing in the 1960s when photographs show these to have been mainly of 2 storeys, including the possible blind-backs, but also to have included some of 3 storeys (Stockport Local Heritage Library Acc Nos 11976, 11986).
Assessment	Under the proposed development the site of nos 76-80 Prince's Street and the adjoining nos 5-7 Brown Street will be made into a new public space.

Site number	04
Site name	Prince's Picture Palace, nos 82-86 Prince's Street
NGR	SJ 8931 9050
Site type	Cinema (standing building)
Period	1911
HER No	-
Stat. Designation	None
Sources	Historic mapping; published sources
Description	Built on the site on workers' housing, demolished by 1904 when mapping shows the site as vacant. The Prince's Picture Palace was designed by local architect William Swann and opened in October 1911. The cinema, a relatively small building of a single storey, closed in 1951, and in 1955-6 was rebuilt as a 2-storey furniture store (Shenton 1988, 23-4). This building is still standing but it is unknown as to what extent it incorporates the fabric of the cinema building.
Assessment	The adjacent nos 76-80 Prince's Street and nos 5-7 Brown Street will be demolished under the proposed development.

Site number	05
Site name	Nos 76-80 Prince's Street
NGR	SJ 8931 9051
Site type	Shops (standing buildings)
Period	Late 19 th century
HER No	-
Stat. Designation	None
Sources	Historic mapping
Description	2-storey shops, with modern shop frontages to the ground-floor (Plate 3). At first-floor level, nos 76-78 are of a single design, which continues on the Brown Street elevation; brick built with stone-detailing; 2 x 2 bays, defined by pilasters; 2-light sash windows with a central mullion with a Corinthian-style column on its outer face, chamfered lintels and a stringcourse at lintel level; there is also a window to the corner, and a taking-in door on Brown Street. No 80 repeats some of the detail of nos 76-78, but has a plainer arrangement of windows set between pilasters. From the mapping evidence, nos 76-78 were probably built between 1873 and 1893, on the site of earlier housing (part of Site 03); the facade of no 80 was added between 1893 and 1904, and possibly involved the remodelling of an existing building on the site.
Assessment	The buildings will be demolished under the proposed development.



Plate 3: Nos 76-80 Prince's Street (Site 05)

Site number	06
Site name	Houses
NGR	SJ 8935 9053
Site type	Workers' houses/shops (site of/standing building?)
Period	Late 18 th /early 19 th century - mid 19 th century (pre-1845)
HER No	-
Stat. Designation	None
Sources	Historic mapping
Description	These buildings occupied a small square block bounded by Heaton Lane (Prince's Street), Brown Street, Water Street (Bridgefield Street) and Brooke Street (Woodman Street). Johnson's map of 1818-19 shows buildings along the Heaton Lane and Brown Street frontages. Between 1824 and 1845 buildings were also added on Water Street and Brooke Street. Two 2-storey buildings stand at nos 66-68 Prince's Street (Site 06a) but have been much altered and possibly entirely rebuilt. The other early buildings within this block (Site 06b) have been demolished and their site redeveloped in the 20 th century with buildings which include site 07 .
Assessment	The site will not be affected by the proposed development.

Site number	07
Site name	Nos 72-74 Prince's Street/no 2 Brown Street
NGR	SJ 8935 9052
Site type	Shops (standing building)
Period	c 1930s
HER No	-
Stat. Designation	None
Sources	Historic mapping; published sources
Description	3-storey, stone-clad building, with modern shop frontages to ground floor; upper floor windows set between decorative pilasters. From the historic mapping, the building should be no earlier than 1934, but building or demolition works are shown on this site on an aerial photograph dated 1926 and the building itself is shown on another aerial photograph said to be of 1931; it can also be clearly seen on a photograph taken during the building of Merseyway in July 1939 (Smith and Webbaviation.co.uk 2007, 20, 22, 26).
Assessment	The site will not be affected by the proposed development.

Site number	08
Site name	Woodman Inn
NGR	SJ 8937 9054
Site type	Public house (site of)
Period	Late 18 th /early 19 th century
HER No	15064.1.0
Stat. Designation	None
Sources	Greater Manchester HER; published and unpublished sources
Description	Site built upon by 1818-19. 'Woodman Inn' named on the 1849 map. Documented in 1834 (<i>Stockport Advertiser</i> 3 October 1834, p 2 col 1). Closed 1959 (Horrocks 1980). Known from photographs to have been of 3 storeys (Stockport Local Heritage Library Acc No 856). A modern building now occupies the site.
Assessment	The site will not be affected by the proposed development.

Site number	09
Site name	Cotton Mill, Woodman Street
NGR	SJ 8937 9055
Site type	Cotton mill (site of)
Period	Early 19 th century
HER No	15065.1.0
Stat. Designation	None
Sources	Greater Manchester HER; historic mapping; published sources
Description	Cotton mill described by Greenhalgh (1886, 97) as adjoining the rear of the Woodman Inn in 'Brook Street' and occupied in 1823 by a Mr Buckley for preparing rovings for jenny spinners. Also said by Greenhalgh to have burned down c 1831. However, in 1834 the machinery 'in the factory adjoining the

Woodman public house, Heaton Norris' was put up for sale, and included carding engines, three mules and five throstles; the factory was also described as having a 10hp steam engine (*Stockport Advertiser* 3 October 1834, p 2 col 1). The 1849 map shows a rectangular range immediately to the rear of the Woodman Inn, with a more irregular range facing this across a yard. Both are also shown on Johnson's map of 1818-19. By 1873 the western range had been replaced by housing. A modern building now occupies the mill site.

Assessment The site will not be affected by the proposed development.

Site number	10
Site name	Houses
NGR	SJ 8940 9057
Site type	Workers' houses/shops (site of/standing buildings)
Period	Late 18 th /early 19 th century
HER No	Includes 15124.1.0 (nos 50-58 Prince's Street)
Stat. Designation	None
Sources	Historic mapping
Description	Houses occupying the greater part of the block bounded by Heaton Lane (Prince's Street), Brooke Street (Woodman Street), Water Street (Bridgefield Street) and Hatton Street, the western end of this block being the site of the Woodman Inn (Site 08) and the cotton mill to its rear (Site 09). Except for immediately adjacent to the Woodman Inn, the frontages of these streets were occupied by continuous ranges of buildings by 1818-19. External steps and lightwells shown on the 1849 map indicate that these buildings were cellared. A row of four 2-storey buildings survives at nos 50-58 Prince's Street (HER 15124.1.0) (Site 10a). These are brick-built, with modern shop frontages to the ground floor; stone sills and wedge-shaped stone lintels to first-floor windows. No 36 Prince's Street, the Swan with Two Necks, is also an early building, remodelled in the early 20 th century (see Site 13). A possible early but modified building also stands on Bridgefield Street, to the rear of nos 38-40 Prince's Street (Site 10b) (Plate 4). This is of 2 storeys and 2 bays; rendered but with patches of exposed brick which appear to be handmade. There is a low deeply inset door in the ground floor of the left-hand bay, and a sash window, with stone sill, directly above this; the right-hand bay has a modern window to the first floor. Historic mapping shows this property as two houses, part of a row on Water Street (Bridgefield Street). The present floor arrangement does not match the evidence of the 1849 map which shows the building as cellared, with external steps leading up to the front doors. If the building has not been rebuilt, it has undergone considerable alteration. The sites of other early buildings within this block (Site 10c) have been redeveloped.

Assessment The Bridgefield Street building to the rear of nos 38-40 Prince's Street (**Site 10b**) will be demolished under the proposed development to create a new public space.



Plate 4: Building on Bridgefield Street to the rear of nos 38-40 Prince's Street (Site 10b)

Site number	11
Site name	Nos 42-44 Prince's Street
NGR	SJ 8941 9057
Site type	Shops (standing building)
Period	Mid 20 th century
HER No	-
Stat. Designation	None
Sources	Historic mapping
Description	2-storey stone-clad building, with modern shop frontage to ground floor. Functional rear elevation with large windows to the first floor, and a ground-floor outshut running the full width of the building.
Assessment	Under the proposed development, the area immediately to the rear of this building will be made part of a new public space.

Site number	12
Site name	Nos 38-40 Prince's Street
NGR	SJ 8942 9058
Site type	House/shops (standing building)
Period	1849-73

HER No	-
Stat. Designation	None
Sources	Historic mapping
Description	Tall 3-storey building; modern shop frontage to ground floor; upper floors have stone cladding (or possibly a stone effect), with lugged surrounds to windows, and corner pilasters. The rear and visible side elevations of the building are rendered. From the historic mapping it was built between 1849 and 1873 and replaced earlier workers' housing on the site. An extension was added to the rear between 1934 and 1960, infilling a small yard between this building and a building on Bridgefield Street (Site 10b).
Assessment	Under the proposed development, the building to the rear (Site 10b) will be removed to create a public space.

Site number	13
Site name	Swan with Two Necks (no 36 Prince's Street)
NGR	SD 8942 9059
Site type	Public house (standing building)
Period	Late 18 th -early 19 th century, early 20 th century
HER No	15082.1.0
Stat. Designation	Grade II Listed Building (List entry Number: 1392243)
Sources	Greater Manchester HER; unpublished sources
Description	Documented as a pub from c 1830 (Horrocks 1980). Shown as a 3-storey building on a photograph of c 1900 (Stockport Local Heritage Library Acc No 702). The rear of the building appears to be of handmade brick. The pub was taken over by Robinson's Brewery in 1924, and was probably remodelled at that time or within a decade of the acquisition. It is in a free domestic Tudor style and retains an almost complete range of interior and exterior features. 3-storey, brick with a timbered and stuccoed façade. Offset doorway flanked by a window with stained glass in the upper part showing a swan. The two upper floors have central projecting bowed casement windows. The applied framing is in cusped panels, upper floor, with curved diagonal braces, first floor. Interior: the entrance leads to a lobby with a door on the left to the vault. Ahead a secondary door leads to a corridor panelled in oak in 17 th -century style. The corridor widens out to accommodate drinkers, and there is a server, left side, which opens on the other side to the vault. The plan form, with a drinking corridor or lobby, is a feature found particularly in pubs in Lancashire and Yorkshire. Beyond on the left is the room, or parlour. This is panelled in oak in 17 th -century style, and has a lobby screen, stone Tudor-style fireplace, fixed upholstered seating and bell pushes set into the panelling. The room is top lit by a glazed lantern. The corridor continues and there is a ladies' lavatory on the right with original white, black and orange tiling, then an original oak stair. A room to the rear may originally have been private

accommodation. A window at the end of the corridor has a panel of stained glass with a swan with two necks. The pub is identified as being one of only around 250 in the country to retain an interior of outstanding heritage interest in a survey by the Campaign for Real Ale which was published in 2003.

Assessment Under the proposed development, the area on Bridgefield Street immediately to the rear of the pub, at present closed off by a high brick wall with a vehicle door, will be opened up as part of a new public space.

Site number 14
Site name Timber Yard/Stables
NGR SJ 8945 9062
Site type Timber yard/stables (site of)
Period 19th century
HER No 15061.1.0
Stat. Designation None
Sources Greater Manchester HER; historic mapping; published sources
Description 'Timber Yard' named on the 1849 and 1873 maps, which show an associated building in its north-east corner. By 1893 buildings had been built on the other sides of the yard, leaving entrances from Heaton Lane (Prince's Street) and Bridgefield Street. By 1904 the central yard between these various buildings had been built over. In the early 20th century the site was used as the stables of the Borough Carriage Company Ltd (Shenton 1988, 30) before being redeveloped as a cinema (see **site 15**).

Assessment The site will not be affected by the proposed development.

Site number 15
Site name Palladium Cinema
NGR SJ 8945 9062
Site type Cinema (standing building)
Period Early 20th century
HER No -
Stat. Designation None
Sources Historic mapping; published sources
Description Cinema designed by Manchester architect Charles Swain and opened in June 1913. Originally named The Picture House but renamed The Palladium in 1918. Closed in 1956 and after considerable reconstruction opened in the following year as a department store (Shenton 1988, 30-2). The side elevation on Hatton Street survives from the cinema and has decorative pilasters. The rear wall, on Bridgefield Street, is rendered but includes some exposed brick (possibly reused handmade brick) and also has a chimney at its north-east corner.

Assessment The site will not be affected by the proposed development.

Site number	16
Site name	Houses
NGR	SJ 8947 9063
Site type	Workers' houses/shops (site of/standing buildings)
Period	Late 18th/early 19th century
HER No	Includes 15123.1.0 (nos 20-26 Prince's Street)
Stat. Designation	None
Sources	Greater Manchester HER; historic mapping
Description	Buildings shown on the 1849 map occupying the remainder of the block between Heaton Lane (Prince's Street), Hatton Street, Water Street (Bridgefield Street) and Little Egerton Street, to the east of a timber yard (Site 14). These comprised the present nos 20-26 Prince's Street, two houses to their rear on Water Street and, to the east of these, a courtyard arrangement of buildings including houses on Heaton Lane and Little Egerton Street. All of these buildings appear to be also shown in 1818-19. The 1849 map shows external lightwells and steps to most of these houses, indicating that they were cellared. The surviving houses, nos 20-26 Prince's Street (Site 16a), are of 3 storeys, with modern commercial frontages to the ground floor. No 24 has been rebuilt in modern brick; the others are rendered; most of the windows have been altered, but that in no 22 retains a stone sill. The other early properties in this group (Site 16b) have been demolished, most in the late 19 th century. A 3-storey building on Bridgewater Street, to the rear of no 20 Prince's Street, includes modern machine-made brick but may be older, although, from the mapping evidence, this building was originally built no earlier than between 1873 and 1892-3.
Assessment	The site will not be affected by the proposed development.

Site number	17
Site name	No 18 Prince's Street
NGR	SJ 8948 9064
Site type	Shop (standing building)
Period	Late 19th century
HER No	-
Stat. Designation	None
Sources	Historic mapping, unpublished sources
Description	Brick-built, of a tall 3 storeys, with arched stone surrounds to windows and a decorative stone cornice; left-hand corner has brick pilaster with a stone classical capital. The facade is now of 2 bays, defined by windows, but a photograph of 1908 shows a third bay (Stockport Local Heritage Library Acc No 15636). This missing bay is now part of the late 20 th -century frontage of no 12 Prince's Street, formerly the Palatine Building built c 1880.
Assessment	The site will not be affected by the proposed development.

Site number	18
Site name	Heaton Lane Sunday School
NGR	SJ 8921 9045
Site type	School (site of)
Period	c 1824
HER No	15073.1.0
Stat. Designation	None
Sources	Greater Manchester HER; published sources
Description	A Methodist New Connexion Sunday school; it was described by Greenhalgh (1887, 147) as being new in 1824, and a building is depicted on or close to this site on the map of Stockport of that year. The school had 180 pupils in 1825 (Baines 1825, 720). On the historic maps it is last named as a school in 1893. The building was demolished between 1932 and 1960 when the site was vacant. Debenhams now occupies the site and contains a basement, which has probably removed any earlier remains.
Assessment	The site will not be affected by the proposed development.

Site number	19
Site name	Timber Yard
NGR	SJ 8919 9046
Site type	Timber yard (site of)
Period	19 th century
HER No	15072.1.0
Stat. Designation	None
Sources	Greater Manchester HER; historic mapping
Description	'Timber Yard' depicted on the 1849 map. Buildings had been erected on the south-east side of yard by 1873, and were still standing in 1960 when the site was named as a depot. The site is now crossed by Leyland Street.
Assessment	The site will not be affected by the proposed development.

Site number	20
Site name	Houses
NGR	SJ 8923 9047
Site type	Workers' houses (site of)
Period	1824-1845
HER No	-
Stat. Designation	None
Sources	Historic mapping; published and unpublished sources
Description	Houses built, from mapping evidence, between 1824 and 1845 and shown on the 1849 map as mainly comprising two ranges of back-to-backs set around a small central court, with a separate row of four houses to the north. Further infilling had taken place by 1873. These houses were still standing in the 1960s and are known from photographs to have been of 2 storeys (Smith and Webbaviation.co.uk 2007; Stockport Local

Assessment Heritage Library Acc No 478). The site is now occupied by Debenhams, which contains a basement, and Leyland Street. The site will not be affected by the proposed development.

Site number 21
Site name Houses
NGR SJ 8928 9051
Site type Workers' houses (site of)
Period c 1820
HER No -
Stat. Designation None
Sources Historic mapping; published and unpublished sources
Description Near continuous rows of houses flanking the block between Water Street (Bridgewater Street), Thomas Street, Great Egerton Street and Brown Street, from the mapping evidence built between 1818-19 and 1824. Those on Great Egerton Street included some back-to-backs. Except for the houses on Water Street and the main group of back-to-backs on Great Egerton Street, the houses are shown on the 1849 map with external steps and lightwells indicative of cellars. The houses were still standing in the 1960s and are known from photographs to have been of 2 storeys (Smith and Webbaviation.co.uk 2007; Stockport Local Heritage Library Acc Nos 342, 343, 477, 478).
Assessment Under the proposed development, much of this site will be built over by Retail Units 1 and 2.

Site number 22
Site name Houses
NGR SJ 8932 9054
Site type Workers' houses (site of)
Period Late 18th/early 19th century
HER No -
Stat. Designation None
Sources Historic mapping, published and unpublished sources
Description These buildings occupied a small square block bounded by Great Egerton Street, Brown Street, Water Street (Bridgefield Street) and Brooke Street (Woodman Street). Much of this site, including the Brown Street frontage, had been built by 1818-19; the remainder seems to have been added by 1824. External steps and lightwells on the 1849 map show most of these buildings to have been cellared. They were still standing in the 1960s and are known from photographs to have been of 2 storeys (Smith and Webbaviation.co.uk 2007; Stockport Local Heritage Library Acc Nos 477, 855, 856). No 53 Great Egerton Street was occupied by the Jolly Carter beerhouse, documented from 1858, which closed in 1967 (Horrocks 1967). Mapping suggests that this pub expanded from blind-back housing on Great Egerton Street to include two neighbouring properties on

Assessment Brown Street.
Under the proposed development, much of this site will be built over by Unit 3.

Site number 23
Site name Houses
NGR SJ 8937 9060
Site type Workers' houses (site of)
Period Late 18th/early 19th century - 1845
HER No -
Stat. Designation None
Sources Historic mapping; published and unpublished sources
Description Block between Water Street (Bridgefield Street), Brooke Street (Woodman Street), Great Egerton Street and Hatton Street, shown on the 1849 map as largely built over by housing but also including a smithy (**Site 24**) and the Three Tuns Inn (**Site 25**). The 1818-19 map shows the block as vacant apart from four ranges of buildings along Water Street. By 1824 a range extended along Brooke Street and some development had taken place in the centre of the block on Great Egerton Street. The other buildings were erected by 1845. The 1849 map shows that the houses included some back-to-backs on Water Street and Great Egerton Street, and at the corner of Water Street and Hatton Street. The house on the corner of Great Egerton Street and Brooke Street is documented from 1862 as the Gardeners Arms beerhouse, which closed in 1909. Also on Great Egerton Street, no 23 (the third property along from the Three Tuns) was occupied by the Union Jack beerhouse from 1858 until its closure in 1923 (Horrocks 1980). Mapping shows the last building to have been rebuilt or enlarged between 1873 and 1893. Between 1904 and 1916-17 several houses in the centre of the block were replaced by a single building, extending from Great Egerton Street to Bridgefield Street. The remaining houses were mostly still standing in the 1960s. Photographs show those on Hatton Street to have been of 3 storeys, and the others of 2 storeys (Smith and Webbaviation.co.uk 2007; Stockport Local Heritage Library Acc Nos 344, 488, 519, 19617, 21161). External steps and lightwells on the 1849 map show most of the houses within the block to have been cellared.

Assessment Under the proposed development, much of this block will be built over by Units 4-8 and, on the east, by the cinema entrance.

Site number 24
Site name Smithy, Great Egerton Street
NGR SJ 8935 9059
Site type Smithy (site of)
Period 1824-45
HER No 15069.1.0

Stat. Designation	None
Sources	Greater Manchester HER; historic mapping
Description	Site vacant on the 1824 map, but built upon by 1845 and named as 'Smithy' on the 1849 map. Replaced by, or remodelled as, housing by 1873.
Assessment	Under the development, this site will be built over by Unit 5.

Site number	25
Site name	Three Tuns
NGR	SJ 8939 9063
Site type	Public house (site of)
Period	1824 - c 1840
HER No	15068.1.0
Stat. Designation	None
Sources	Greater Manchester HER; historic mapping; unpublished sources
Description	Site vacant on the 1824 map but built upon by 1845. 'Three Tuns Inn' depicted on the 1849 map. Documented as the Sir John Falstaff from c 1840, renamed the Three Tuns in 1844; the exterior had a decoration of late 19 th -century tiling (Horrocks 1989). Demolished in the 1980s. Photographs show the building to have been of 3 storeys (Stockport Local Heritage Library Acc Nos 516, 519, 50450).
Assessment	Under the proposed development, this site will be built over by Unit 8 and the cinema entrance.

Site number	26
Site name	Houses
NGR	SJ 8942 9065
Site type	Workers' houses (site of)
Period	Late 18th/early 19th century
HER No	-
Stat. Designation	None
Sources	Historic mapping; unpublished sources
Description	Houses on Great Egerton Street, Hatton Street and Water Street (Bridgefield Street), bounded on the east by mill buildings (Site 27). They included a range of back-to-backs on Greater Egerton Street, and a large range on Hatton Street shown on a photograph as 3 storeys (Stockport Local Heritage Library Acc No 344). Most of the houses appear to be shown on the 1818-19 map. The historic maps also suggest that some loss of buildings may have occurred at the north-west corner of the block between 1824 and 1845. The 1849 map shows external steps and lightwells to a number of the houses, particularly on Great Egerton Street, showing them to have been cellared. In the early 20 th century some of these houses were demolished and their site redeveloped with industrial-type buildings, still standing in the 1960s (Stockport Local Heritage Library Acc

Nos 344, 481); the remaining houses were of 2 storeys on Great Egerton Street, and 3 storeys on Hatton Street (Stockport Local Heritage Library Acc Nos 516, 50450).

Assessment Under the proposed development, the site of the houses on Great Egerton Street will be built over by Units 9-10.

Site number	27
Site name	Cotton Mills
NGR	SJ 8944 9067
Site type	Cotton mills (site of)
Period	c 1790s
HER No	15074.1.0 (15083.1.0)
Stat. Designation	None
Sources	Greater Manchester HER; historic mapping; published and unpublished sources; personal communication
Description	Two adjoining mills in existence in 1824 and later described by John Greenhalgh. One was a jenny factory, operated by James Johnson, in which Greenhalgh and his brother worked at that date as jenny piecers (child-workers responsible for repairing broken threads on the machines). According to Greenhalgh's account (1887, 197), 'The entrance to this mill was in the gable-end, which abutted Back Water-Street. The other end of the mill joined the centre of another mill which stood on the south side of Great Egerton Street, then called Throstle Grove. These two mills jointly formed the letter T, and were occupied by several different firms, who never made much headway in cotton manufacturing. The parties who occupied the portion of this mill that I was engaged in were James and Jacob Johnson, Another portion of the mill was worked by Mr William Bayley, Robert Bennison, and Peter Hough. The other parties who had their works in the mill in Throstle Grove were Messrs Gamaliel Potter, and Edward, Thomas and William Axon. The four persons last named, besides owning a number of jennies, also had a number of hand looms, and manufactured cloth'. Greenhalgh (1887, 229) also reported that the mill on Great Egerton Street had two entrances, 'one in Egerton-Street, the other in what is now Carter's-court, which is on the east side of the cellar in which I worked. I often saw through the cellar window a number of well-dress boys playing in this court...These were boys attending Mr Alex. Edmonds' day school, which was kept in the third storey of the mill running along the side of Egerton-street'. The 1849 map places Back Water Street behind Wellington Road North and later maps show this to have been renamed first as School Street and later as Leyland Street. Although the HER places the mills at Leyland Street (HER 15074.1.0), the maps of 1873 and 1893 show Carter's Court to have been located off Bridgefield Street/Water Street close to Little Egerton Street and it is this location to which Greenhalgh must refer. The 1849 map shows

a group of industrial-like buildings here (HER 15083.1.0), comprising one block running alongside Great Egerton Street and a rectangular range running at a right angle to this, to Water Street (Bridgefield Street). This same arrangement is also shown on the 1818-19 map. On the 1849 and 1873 maps two separate units are shown at the west end of the Great Egerton Street block and are suggestive of back-to-back houses, but on the 1893 map and later mapping these are shown as part of the block, creating a T-shaped plan as described by Greenhalgh. A photograph of 1960 shows the northern, Great Egerton Street, range as a late 19th-century rebuild, of 3 storeys and 7 bays plus a hoist bay at the east end (Stockport Local Heritage Library Acc No 481). Photographs also appear to show the southern range as a gabled 3-storey building butting onto Bridgefield Street, but it is unknown whether this was also a rebuild (Stockport Local Heritage Library Acc No 344). The mills on Great Egerton Street and Bridgefield Street may have been two large workshops for spinning cotton which were put up for sale in 1801 and which seem to correspond to an 'old shop' and 'new shop' recorded in land tax assessments from 1797 as owned by John Mellor and occupied by Charles Beard. In 1807 Mellor's executors sold the property to Peter Thornley; first Beard and then his widow remained the occupants until 1821 when the assessments list the tenant as Jacob Johnson (Peter Solar, pers comm). In 1837 land totalling about 720 sq yds with frontages of 24 yds on both Great Egerton Street and 'Great Water Street' was put up for sale under the wills of the late Peter Thornley and Peggy Sidebotham; it contained an unoccupied building 'erected and heretofore used as a cotton factory but presently unoccupied', together with houses in the occupation of seven named tenants (*Stockport Advertiser* 1 Sept 1837, p 2 col 1). The dimensions given in 1837 closely correspond with the width and length of the T-shaped block shown on the mapping. Among the various occupants listed by Greenhalgh, James Johnson is recorded as a cotton spinner at Bridgefield in directories from 1821 to 1830 (Peter Solar, pers comm). Earlier directories, of 1816 and 1818, place him at the Park in Stockport. Jacob Johnson was listed as a cotton spinner at Bridgefield in 1816 and 1818, but at Canal Street in Stockport in 1814. Directories of 1821, 1824-5 and 1825 list him as a cotton spinner at Throstle Grove. 'A. T. & W Axon' are listed as cotton spinners at Bridgefield in 1824-5, and 'E. T. & W. Axon' as cotton spinners and powerloom weavers at Throstle Grove in 1825. It is possible that the Throstle Grove references in the directories are to another site. In 1827 the factory of Mr Johnson, cotton spinner, in Heaton Norris was gutted by fire. It was reported that this fire spared 'the extensive factory joining up to one end, and the large building behind, belonging to Messrs E Axon & Brother', and that there had been 'an excellent supply of water at hand, thrown up by

	Messrs Axons' large water wheel' (<i>Stockport Advertiser</i> 28 December 1827). This last mill was evidently Crowther's Mill to the north of the study area, where Messrs Axon are recorded as tenants between 1827-34 (Peter Solar, pers comm). The fire was also mentioned by Greenhalgh, who records that a mill 'in what is now Stewart-street, which abutted on the west end of Mr Crowther's silk and cotton mill...was burnt down about the year 1826' (Greenhalgh 1887, 164).
Assessment	Under the proposed development, most of this site will be built over by Unit 11 and the hotel lobby.

Site number	28
Site name	Houses
NGR	SJ 8946 9067
Site type	Workers' houses (site of)
Period	Late 18th/early 19th century
HER No	-
Stat. Designation	None
Sources	Historic mapping
Description	L-shaped block of houses on Water Street (Bridgefield Street) and Little Egerton Street, built by 1818-19. External steps and lightwells shown on the 1849 map indicate that these buildings were cellared. By 1873 a pub had been added at the north end of the block, at the corner of Great Egerton Street and Little Egerton Street.
Assessment	Under the proposed development, there will be a slight encroachment on this site by the hotel lobby.

Site number	29
Site name	Houses
NGR	SJ 8918 9049
Site type	Workers' houses (site of)
Period	1818-9 - 1845
HER No	-
Stat. Designation	None
Sources	Historic mapping; published and unpublished sources
Description	Site vacant on Johnson's map of 1818-19. By 1845 a row of houses had been built on Great Egerton Street, between Wellington Road North and the Rock Foundry (Site 30). These backed onto a large yard area, with a smaller range to its rear. The 1849 map shows two pumps within this yard. Photographs show the houses to have been of 2 storeys (Smith and Webbaviation.co.uk 2007; Stockport Local Heritage Library Acc Nos 479, 480). The modern line of Great Egerton Street now crosses the site of the rear range, while the site of the southern range is occupied by a landscaped mound. In the mid 1960s the site of was crossed by an earlier realignment of the

west end of Great Egerton Street. Photographs of that time show a cutting into the slope for the new line of the road which now passed under a bridge carrying Wellington Road North (Stockport Local Heritage Library Acc Nos 1800, 11976, 11987, 11989, 11994).

Assessment A new car park ramp will occupy part of the southern range.

Site number	30
Site name	Rock Foundry/Cotton Mill
NGR	SJ 8920 9051
Site type	Iron foundry/mill (site of)
Period	c 1834 and 1849-73
HER No	15071.1.0
Stat. Designation	None
Sources	Greater Manchester HER; personal communication; published and unpublished sources
Description	'Rock Foundry (Iron)' named on the 1849 map. Described as a newly erected factory and foundry in 1834 when the premises were put up for auction. Rock Foundry was occupied at that date by both Joseph Higgins, founder, and Shawcross and Greenhalgh, cotton spinners and manufacturers who by 1836 had moved to Hope's Carr in Stockport (Peter Solar, pers comm; Pigot 1834). The 1849 map shows the site as an L-shaped block (Site 30a), with an end elevation on Great Egerton Street; the map also shows a circular external furnace close to the western elevation. A new wing (Site 30b) had been added on the north-west side of the building by 1873, when mapping names the site as named as 'Egerton Mills (cotton)'. Hampson & Brooks, cotton manufacturers and waste dealers, were listed at Egerton cotton mills in 1864 (Morris 1864). The mill buildings were still standing in the 1960s and are known from photographs to have been 4 storeys in height (Smith and Webbaviation.co.uk 2007; Stockport Local Heritage Library Acc No 480). A 2-storey building, also erected by 1873 (an office?) stood on the west side of the entrance (Stockport Local Heritage Library Acc No 474). The modern line of Great Egerton Street runs across the northern part of the site. The remainder now lies within a grassed-covered and landscaped area, but in the mid 1960s was crossed by an earlier realignment, and widening, of the west end of Great Egerton Street. Photographs of that time show a cutting into the slope for the new line of the road which passed under a bridge carrying Wellington Road North (Stockport Local Heritage Library Acc Nos 1800, 11976, 11986, 11987, 11989, 11994).
Assessment	The site of the early range will be occupied by a new roundabout and on the south-west be encroached upon by a new car park ramp.

Site number	31
Site name	Rock House Inn
NGR	SJ 89237 90519
Site type	Public house (site of)
Period	c 1834
HER No	15070.1.0
Stat. Designation	None
Sources	Greater Manchester HER; historic mapping; published and unpublished sources
Description	This site is shown as vacant on the 1824 map. The Rock House Inn was opened in 1834, when brewing also began here; in 1847 the property included a brewhouse, yard and stable; brewing ceased here in 1892 (Ogden 1987, 36). The pub was still standing in the 1960s. Photographs show the building to have been of 2 storeys (Stockport Local Heritage Library Acc Nos 1800, 11989, 12005). The site is now occupied by the modern line of Port Street.
Assessment	The site will be occupied by a proposed new roundabout.

Site number	32
Site name	Houses and Smithy, Rock Yard
NGR	SJ 8926 9054
Site type	Workers' houses and industrial building (site of)
Period	19 th century
HER No	-
Stat. Designation	None
Sources	Historic mapping; published and unpublished sources
Description	The 1824 map shows only two small ranges here, along Great Egerton Street. By 1845 a near continuous row of houses ran along Great Egerton Street from the Rock House Inn (Site 31) to Brown Street. These and houses on Brown Street enclosed two sides of Rock Yard (Site 32a), the rear of which was partly formed by outcropping rock of the side of the Mersey valley and, to the west of this, by a small row of houses, possibly set against that slope. The houses included some back-to-backs. External steps and lightwells shown on the 1849 map indicate that at least some of the houses were cellared. By 1873 a block of industrial buildings had been added at the rear of the yard (Site 32b); in 1893 this block included a smithy. Most of the buildings were still standing in the 1960s and photographs show the houses to have been of 2 storeys (Smith and Webbaviation.co.uk 2007; Stockport Local Heritage Library Acc No 477). The site of the houses on Great Egerton Street is now straddled by the northern edge of the car park and the pavement of the modern line of Great Egerton Street. The site of the rear buildings is now occupied by the modern Great Egerton Street and the motorway.
Assessment	Under the proposed development, Retail Unit 1 will extend partly onto the site of houses on the former Great Egerton Street.

Site number	33
Site name	Houses
NGR	SJ 8930 9058
Site type	Workers' houses (site of)
Period	1818-9 - 1845
HER No	-
Stat. Designation	None
Sources	Historic mapping; published sources
Description	Group of houses on Greater Egerton Street, Brown Street and Brooke Street (Woodman Street). Those at the corner of Great Egerton Street and Brown Street were built between 1818-19 and 1824, and the remainder by 1845. The buildings were still standing in 1960 and aerial photographs show them to have been of 2 storeys (Smith and Webbaviation.co.uk 2007). External steps and lightwells shown on the 1849 map indicate that at least some of the houses, including those on Great Egerton Street, were cellared. The site is now crossed by the north side of the car park and the modern line of Great Egerton Street.
Assessment	Under the proposed development there will be a slight encroachment onto the site by Unit 3.

Site number	34
Site name	Houses
NGR	SJ 8932 9060
Site type	Workers' houses (site of)
Period	1818-9 - c 1824
HER No	-
Stat. Designation	None
Sources	Historic mapping; unpublished sources
Description	A row of five houses on Great Egerton Street, with a row of back-to-backs to their rear on Tattan Grove, separated by a narrow court. The row on Great Egerton Street was built between 1818-19 and 1824; the others may have been contemporary but are first shown on the 1845 map. The rear row is shown with external steps on the 1849 map suggesting that these were cellared. The houses were still standing in the 1960s and photographs show those on Great Egerton Street to have been of 2 storeys (Stockport Local Heritage Library Acc Nos 488, 50432, 50433). The site is now occupied by the modern line of Great Egerton Street and Woodman Street and the northern edge of the car park.
Assessment	Under the proposed development, Unit 4 and part of Unit 5 will encroach onto the southern side of the houses on the former Great Egerton Street.

Site number	35
Site name	Industrial Buildings
NGR	SJ 8936 9063
Site type	Industrial buildings (site of)
Period	c 1824 - 1845
HER No	-
Stat. Designation	None
Sources	Historic mapping; published sources
Description	Group of buildings arranged around a small central yard. Built by 1845 and probably after 1824. These include, on the south-east, three possible houses fronting Great Egerton Street, but the plan of the remainder of the site suggests that it was industrial in nature. In a trade directory of 1888 this appears to be the premises of Thomas Yardwood, millwright and machine smith, and Job Fisher, coach builder. By 1893 the eastern range was in use as a 'Mission Room'. The site is now crossed by the modern line of Great Egerton Street.
Assessment	Under the proposed development, Units 6 and 7 will encroach slightly upon the site.

Site number	36
Site name	Houses
NGR	SJ 8938 9064
Site type	Workers' houses (site of)
Period	Late 18 th /early 19 th century (pre- 1818-19)
HER No	-
Stat. Designation	None
Sources	Historic mapping; unpublished sources
Description	Group of houses on Great Egerton Street and Hatton Street. Built by 1818-19. External steps and lightwells shown on the 1849 map indicate that these houses were cellared. These houses were still standing in the 1960s and photographs show them to have been of 3 storeys (Stockport Local Heritage Library Acc Nos 483, 516). The site is now crossed by the modern line of Great Egerton Street.
Assessment	The site lies just outside the footprint of the proposed Unit 8 and cinema entrance.

Site number	37
Site name	Houses
NGR	SJ 8944 9068
Site type	Workers' houses (site of)
Period	Late 18 th /early 19 th century (pre- 1818-19)
HER No	-
Stat. Designation	None
Sources	Historic mapping; unpublished sources
Description	Row of houses running along Great Egerton Street from Hatton Street to Little Egerton Street. Built by 1818-19. External steps

and lightwells shown on the 1849 map indicate that at least some of the houses were cellared. These houses were still standing in the 1960s and photographs show them to have been of 2 storeys (Stockport Local Heritage Library Acc Nos 483, 487, 516). The site is now crossed by the modern line of Great Egerton Street.

Assessment The site lies just outside the footprint of the proposed Units 9-11 and hotel lobby.

Site number	38
Site name	Throstle Grove Mill
NGR	SJ 8944 9072
Site type	Cotton mill/corn mill (site of)
Period	Early 19 th century
HER No	13193.1.0
Stat. Designation	None
Sources	Greater Manchester HER; historic mapping; personal communication.
Description	Steam-powered mill. Shown on the map of 1818-19, together with Throstle Grove house to the west. Mill occupied from <i>c</i> 1821 by Ralph Orrell, who in about 1834 built the pioneering Travis Brow Mill in Heaton Norris, on the western fringe of the town. Orrell, however, continued to run the Throstle Grove Mill until his death when it was taken over by his son Alfred. In 1831 Ralph Orrell had 8000 throstle spindles and 250 power looms, although the looms were probably situated in a mill in Portwood (Peter Solar, pers comm). Throstle Grove Mill was used for cotton spinning until 1870, when it was bought by John Dawson Bower and George Thomas Bower, corn factors, and converted to a corn mill. The building was still used as such in the early 1970s, when its internal arrangements were briefly recorded. The mill was brick-built, of 4 storeys and 7 bays, with a projecting tower at the south-east. The south-eastern end of site is now crossed by the modern line of Great Egerton Street. The remainder is crossed by the motorway.
Assessment	The site will not be affected by the proposed development.

Site number	39
Site name	Houses, Little Egerton Street
NGR	SJ 8947 9070
Site type	Houses (site of)
Period	Late 18 th /early 19 th century
HER No	-
Stat. Designation	None
Sources	Historic mapping; unpublished sources
Description	Range of houses built by 1818-19. Most were still standing in the 1960s and photographs show them to have been of 2 storeys, with those at the northern end of the row being cellared

(Stockport Local Heritage Library Acc Nos 481, 620, 621). The site is now partly crossed by Little Egerton Street.

Assessment The site will not be affected by the proposed development.

Site number 40
Site name Buildings, Heaton Lane
NGR SJ 8954 9065
Site type Buildings (site of)
Period Post-medieval - Late 18th/early 19th century
HER No -
Stat. Designation None
Sources Historic mapping
Description One or more buildings are shown on this approximate site, on the north side of Heaton Lane at the junction with Tiviot Dale, on the c 1680 map of Stockport town. Two detached buildings are shown on this site on an 18th-century Egerton estate plan. The 1849 map shows a single range, adjoined to property fronting Tiviot Dale, and this arrangement is also evident on the 1818-19 map. By 1873 this range had been demolished and Heaton Lane widened at this point.

Assessment The site will not be affected by the proposed development.

Site number 41
Site name Nos 29-33 Prince's Street
NGR SJ 8945 9058
Site type Houses/shop (standing building)
Period Late 18th/early 19th century, late 19th century
HER No -
Stat. Designation None
Sources Historic mapping
Description Site shown as built upon on the 1818-19 map. The 1849 map shows nos 29-31 Prince's Street as a pair of houses with outshuts onto a rear court, and external lightwells and stairs indicating the presence of cellars. No 33 Prince's Street is shown as a detached property, with the two separated by a passageway. By 1873 the three buildings formed a continuous range. The mapping distinguishes between the three properties until 1934 when nos 29-31 Prince's Street are shown as a single unit. The present building is 2 storeys (Plate 5). The main range is a rebuild of the late 19th century and has elevations of machine-made brick to Prince's Street and Deanery Way; hipped roof; decorative woodwork to first-floor windows; modern commercial frontage to ground floor. Rear outshut has a first-floor elevation to Deanery Way which seems to be of handmade brick; the rear elevation of the outshut is of a modern machine-made brick.

Assessment The building will be demolished under the proposed development and a new unit built on the site.



Plate 5: Nos 29-33 Prince's Street (Site 41)

Site number	42
Site name	Nos 2-4 Deanery Way
NGR	SJ 8946 9057
Site type	Housing? (site of/standing building)
Period	Late 18 th /early 19 th century
HER No	-
Stat. Designation	None
Sources	Historic mapping
Description	Site shown as built upon on the 1818-19 map. The 1849 map shows an L-shaped range, also evident on the 1824 map. The eastern wing of that building may still stand at no 2 Deanery Way. This is a 2-storey brick-built range, with a gabled elevation to Deanery Way; small brick chimney to roof; two windows are visible in the north elevation, but the ground floor is obscured by a gateway.
Assessment	The site will not be affected by the proposed development.

Site number	43
Site name	Grove Mills
NGR	SJ 8934 9048
Site type	Cotton mill (site of)
Period	Late 18 th /early 19 th century

HER No	13204.1.0?
Stat. Designation	None
Sources	Greater Manchester HER; historic mapping; published sources; personal communication
Description	<p>According to a reply to a Parliamentary commission in 1833, this mill was built <i>c</i> 1793, extended <i>c</i> 1813, used as combined mill from 1822, and partly rebuilt 1832 (PP 1834 XX). Other evidence dates its foundation to <i>c</i> 1787 by James Brown (Peter Solar, pers comm). The 1849 map shows the mill as a complex of buildings extending from Heaton Lane (Prince's Street) to the River Mersey. The study area included the western part of a range on Heaton Lane, which from the presence of lightwells appears to have contained a basement, and, to the rear of this, part of a U-shaped range. Both buildings are also shown as part of the mill complex on the map of 1824. Two of the wings of the U-shaped wing are shown on the 1818-19 map and these include the parts of the building within the study area, but only a small building is shown at the west end of the site of the street range. Grove Mills were advertised for sale in 1839 and were described as 'comprising of a Cotton Mill (part of which is five and the remainder six stories), Engine House, Boiler House, Blowing Room, Grinding Room, Fitting-up Shop, and other Buildings, all conveniently placed, and for the most part adjoining the River Mersey, a Loom-cellar three stories, and rooms adjoining, a Weaving shop five stories, Warehouse three stories, Smithy and Mechanics' Shops, and Store-rooms four stories, Iron Store Shed, and other appropriate buildings and conveniences, all adjoining Heaton Lane' (<i>Stockport Advertiser</i> 19 April 1839, p 2 col 2). In the early 1830s the mill had a steam engine of 60 hp and in 1839 three engines with a total of almost 90 horsepower. It was occupied by the Brown family until the late 1830s, and later by James Marshall and Sons, and David Bowlas. In 1882 the mill was bought by the Stockport engineering firm of Hollingdrakes which converted the buildings situated towards the river into a foundry. Others, including those in the study area, were demolished and a new row of shops built on Heaton Lane (see Site 41).</p>
Assessment	The present building on the site, nos 87-91 Prince's Street (Site 41), will be demolished and replaced by a new unit.

Site number	44
Site name	'Commercial Buildings', nos 87-91 Prince's Street
NGR	SJ 8934 9048
Site type	Shops (standing building)
Period	1880s
HER No	-
Stat. Designation	None
Sources	Historic mapping; published sources

Description

Part of a late 19th-century building, of 3 storeys, built as a row of nine shops, now nos 75-91 Prince's Street. They were built on part of the site of the Grove Mills, sold to Hollingdrakes in 1882 (see **Site 43**), and had been constructed by 1886, when Greenhalgh (1886, 97), described them as 'a row of elegant shops'. Slater's trade directory of 1888 lists them under the heading 'Commercial Buildings', and identifies nos 7-9 in the row (now nos 87-91 Prince's Street) as occupied by a milliner, a watchmaker, and a grocer. Nos 89-91 Prince's Street have a single modern shop frontage to the ground floor and modern cladding on both the Prince's Street and western (side) elevation, which masks the first floor and rises to midway on the second floor (Plate 6). The nine original shops in the row were demarcated by pilasters which also continue on the western elevation.

Assessment

Nos 87-91 Prince's Street will be demolished under the proposed development and the site redeveloped with a new building.



Plate 6: Nos 87-91 Prince's Street (Site 44)

4. SIGNIFICANCE OF THE RESOURCE

4.1 HERITAGE ASSETS

- 4.1.1 The *National Planning Policy Framework* (NPPF) sets out national planning policies on the conservation of the historic environment and in particular on those elements considered to be a heritage asset, ie ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions’ (NPPF, Annex 2 p 52).
- 4.1.2 Heritage assets are deemed to be of significance because of their heritage interest. That interest may be archaeological, ie ‘if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point’; architectural; artistic or historic. The significance of a heritage asset derives not only from its physical presence but also from its setting (NPPF, Annex 2 p 50, 52, 56).
- 4.1.3 Under the NPPF, planning applications should include a description of the significance of any heritage assets affected, including any contribution made by their setting, with the level of detail being proportionate to the asset’s importance. Where an application site includes or has the potential to include heritage assets of archaeological interest there is a requirement for developers to provide an appropriate desk-based assessment and, where necessary, field evaluation (NPPF, p 30, para 128).

4.2 CRITERIA

- 4.2.1 The study area contains one heritage asset with a statutory designation, this being the Swan with Two Necks public house, which is a Grade II Listed Building. For the non-designated heritage assets within the study area, significance has been assessed using the Secretary of State’s criteria for the Scheduling of Monuments, namely: period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity, and potential.
- 4.2.2 **Period:** until the Industrial Revolution the study area almost entirely comprised agricultural land bordering Heaton Lane (now Prince’s Street), with built development being limited to the extreme south-east corner of the study area at the junction of Heaton Lane and Tiviot Dale. In the late 18th and early 19th centuries the growth of Stockport as a centre of the region’s cotton industry led to a grid-iron of streets being laid out in the study area, which now developed as a suburb of the town. This area was largely occupied by workers’ housing, with probable early shops on Heaton Lane and a scatter of public houses, but it also contained a number of industrial buildings, including cotton mills and an iron foundry. The late 19th and early 20th centuries saw the redevelopment of several sites on Heaton Lane, which was renamed Prince’s Street to commemorate a royal visit to Stockport in 1908. In the late 20th century, the south-west corner of the study area was redeveloped as Debenhams; buildings to the rear of Prince’s Street were demolished and their

site made into car parks; and Great Egerton Street was shifted northwards to its present alignment adjacent to the motorway.

- 4.2.3 **Rarity:** below-ground remains of early industrial buildings in the study area, particularly any remains relating to power systems, to individual processes within those buildings or to the buildings' development, might be of regional rarity, depending upon the extent of their survival and condition. Other below-ground remains and non-designated standing buildings within the study area can be considered to be of local rarity.
- 4.2.4 **Documentation:** the historical development of the study area can be traced reasonably well from the cartographic sources and the mainly published documentary sources consulted for the present assessment. Further details could undoubtedly be derived from further research, particularly of unpublished primary sources, but it is not anticipated that this would significantly alter the outline given in the present report.
- 4.2.5 **Group value:** there is a small but growing body of archaeological evidence for workers' housing from the towns of Greater Manchester. Much of this is derived from recent excavations in Manchester and Salford but a pioneering survey of selective houses was carried out in the Higher Hillgate area of Stockport in 1973-4 prior to clearance of the area (Coutie 1982). Remains of housing within the study area have the potential to add to this body of information.
- 4.2.6 **Survival/Condition:** the extent of survival and condition of below-ground remains within the study area is at present unknown. Within the area of the present car parks, many late 18th/early 19th-century buildings are known to have remained standing until the clearances of the late 20th century. Many of the houses within this area are also known to have contained cellars, which would favour the survival of below-ground remains.
- 4.2.7 On the north side of the car parks, some reduction in ground level seems to have taken place which may have removed shallower remains. In the west, south and east of the car parks area, the survival of below-ground remains may be better. This includes the area to the east of the line of Hatton Street, which contains the site of two small cotton mills (**Site 27**). The more northerly of these was rebuilt in the late 19th century. In the 1880s John Greenhalgh described the other mill, in which he had worked as a boy, as containing a 'jenny cellar'.
- 4.2.8 Outside the area of the car parks, there has been a reduction in levels in the north-west of the study area where Great Egerton Street has been realigned to pass below a bridge carrying Wellington Road North. This area includes the site of the Rock Foundry (**Site 30**) and of adjacent workers' house (**Site 29**). Because of previous reductions in ground level and landscaping in this area, any surviving below-ground remains here may be localized and fragmentary.
- 4.2.9 The extent to which any early below-ground remains may survive on sites which saw later rebuilding is unknown. These include the sites of the late 19th-century building which are proposed for demolition and redevelopment with

new buildings, ie nos 29-33 Prince's Street (**Site 41**), and nos 87-91 Prince's Street (**Site 44**), the latter being built on part of the site of the Grove Mills (**Site 43**).

- 4.2.10 Standing buildings from the late 18th/early 19th century survive, although generally much altered, at nos 96-106a Prince's Street with nos 2-4 Port Street (**Site 03a**), nos 50-58 Prince's Street (**Site 10a**), seemingly at no 2 Deanery Way (**Site 42**) and possibly, although heavily rebuilt, at nos 66-68 Prince's Street (**Site 6a**). The building on Bridgefield Street to the rear of nos 38-40 Prince's Street (**Site 10b**) is also possibly an early building, although much altered. There are also a number of buildings on Prince's Street within the study area which represent redevelopments of the late 19th and early 20th centuries. These are mainly shops (**Sites 5, 7, 11, 12, 17, 41, 44**) but also include two former cinemas which have been remodelled or rebuilt as stores (**Sites 4, 15**).
- 4.2.11 **Fragility/Vulnerability:** groundworks for redevelopment of the study area have the potential of damaging or destroying below-ground remains. Under the proposed development, the standing buildings at nos 76-80, nos 29-33 and nos 87-91 Prince's Street (**Sites 05, 41, 44**) and the building on Bridgefield Street to the rear of nos 38-40 Prince's Street (**Site 10b**) will be demolished.
- 4.2.12 **Diversity:** known and potential surviving heritage assets within the study area relate to its development as an industrial suburb of Stockport in the late 18th and early 19th centuries and to partial new building in the late 19th and early 20th centuries.
- 4.2.13 **Potential:** it is not anticipated that the study area will contain remains other than as identified within this report.

4.3 SIGNIFICANCE

- 4.3.1 None of the non-designated heritage assets within the study area can be considered to be of national significance, and therefore meriting preservation in situ.
- 4.3.2 The study area potentially may contain archaeological heritage assets of regional significance, these being below-ground remains of the late 18th/early 19th industrial buildings. These particularly relate to cotton mills **Site 27**.
- 4.3.3 Other known and potential remains within the study area can be considered to be of local significance. These include the non-designated standing buildings and other below-ground remains, including workers' housing.
- 4.3.4 The setting of the standing buildings within the study area contributes to their significance, in that collectively they form part of a group of buildings along Prince's Street which illustrate its development from the industrial suburb of the late 18th and early 19th centuries to the shopping street of the late 19th and early 20th.
- 4.3.5 The setting of the below-ground remains is of a lesser significance.

5. IMPACT OF DEVELOPMENT

5.1 STANDING BUILDINGS

5.1.1 Under the proposed development, the standing buildings at nos 76-80, nos 29-33 and nos 87-91 Prince's Street (**Sites 05, 41, 44**) and the building on Bridgefield Street to the rear of nos 38-40 Prince's Street (**Site 10b**) will be demolished.

5.2 BELOW-GROUND REMAINS

5.2.1 Groundworks for development within the study area, including the reduction or other disturbance of ground levels, the digging of foundations and the digging of service trenches, have the potential for having a direct impact by damaging or destroying below-ground archaeological remains.

5.2.2 Within the footprint of the proposed new buildings to the rear of Prince's, these principally include the sites of cotton mills **Site 27** and workers' housing.

5.2.3 Groundworks for new areas of public space are likely to have a more limited impact.

5.2.4 Where new buildings are proposed to replace the late 19th-century standing buildings at nos 29-33 and nos 87-91 Prince's Street (**Sites 41, 44**), there is a possibility, albeit probably limited, of damage to any earlier below-ground remains on those sites. The potential for the survival of such remains could be confirmed by an internal inspection of these buildings, which could be carried out during building recording.

5.2.5 Groundworks in the north-west of the study area for a new roundabout and car park ramp are also likely to have only a limited impact on any below-ground remains, particularly because of previous works in this area in the late 20th century. This area includes the site of the Rock Foundry (**Site 30**).

6. MITIGATION

6.1 INTRODUCTION

- 6.1.1 The *National Planning Policy Framework* instructs that in the case of heritage assets which either have designated status or are non-designated but are of a significance demonstrably comparable with a Scheduled Monument, ie of national importance, the general assumption should be in favour of conservation.
- 6.1.2 Where the loss of the whole or a part of a heritage asset's significance is justified by a development, the developer should be required first to record that asset and advance understanding of its significance, in a manner proportionate to their importance and the impact (NPPF, p 32 para 141).
- 6.1.3 None of the known and possible non-statutory heritage assets identified within the study area is considered to be of national importance. However, there are known and potential heritage assets of lesser significance which merit preservation by record, where these will be directly affected by development.
- 6.1.4 The scope and specification of any archaeological recording required would be devised in consultation with the archaeological planning officer or curatorial service advising Stockport MBC (a role formerly carried out by the Greater Manchester Archaeological Unit and currently carried out by the Greater Manchester Archaeological Advisory Service).
- 6.1.5 This process would ideally take into account the results of the geotechnical investigations, reported to have taken place within the study area, should these become available.
- 6.1.6 In general terms, the recording required is likely to include the following.

6.2 ARCHAEOLOGICAL EVALUATION

- 6.2.1 It is anticipated that prior to groundworks for the proposed development a programme of archaeological evaluation by trial trenching will be required. The primary objectives of any such evaluation will be to identify the depth, extent and condition of surviving remains, and to inform an appropriate mitigation strategy. The evaluation is likely to include mills **Site 27** and to involve a sampling of the sites of worker's housing.
- 6.2.2 It should be noted that the evaluation trenching is an initial phase of intrusive archaeological investigation. Should significant remains be found which will be damaged or destroyed by the proposed development, these may require further excavation work to ensure preservation by record.

6.3 BUILDING RECORDING

- 6.3.1 In the case of the standing buildings which are to be demolished (**Sites 05, 10b, 41, 44**), it is anticipated that a photographic record will be required showing external elevations and any external and internal details of significance, accompanied by a written description and with the photographic viewpoints cross-referenced to plans.

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MAPS

Plan of the town of Stockport, c 1680.

A Plan of the Several Estates in Heaton Norris belonging to Samuel Egerton Esq, nd (c 1770) (Stockport Local Heritage Library).

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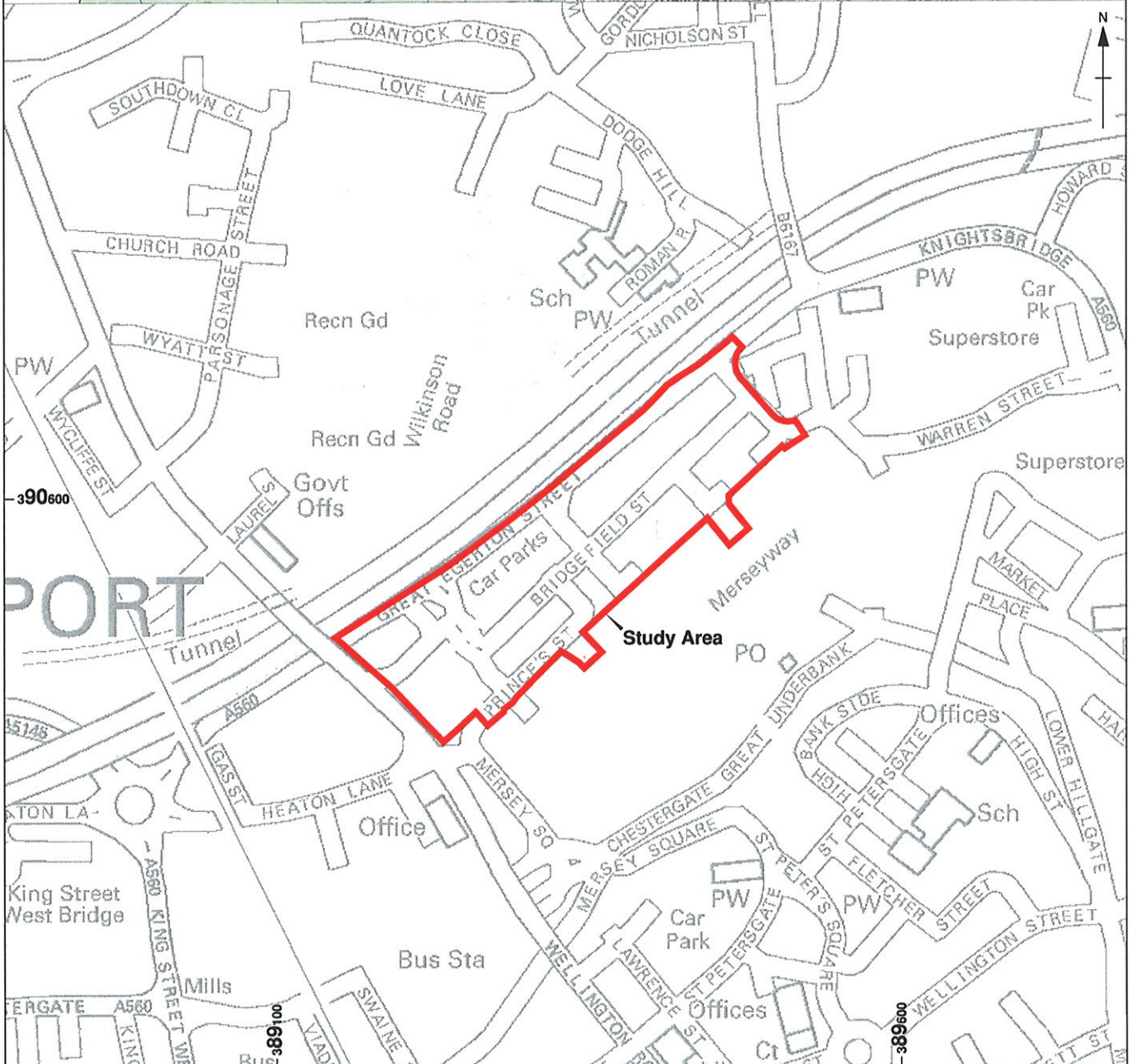
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Plate 4: Building on Bridgefield Street to the rear of nos 38-40 Prince's Street (**Site 10b**)

Plate 5: Nos 29-33 Prince's Street (**Site 41**)

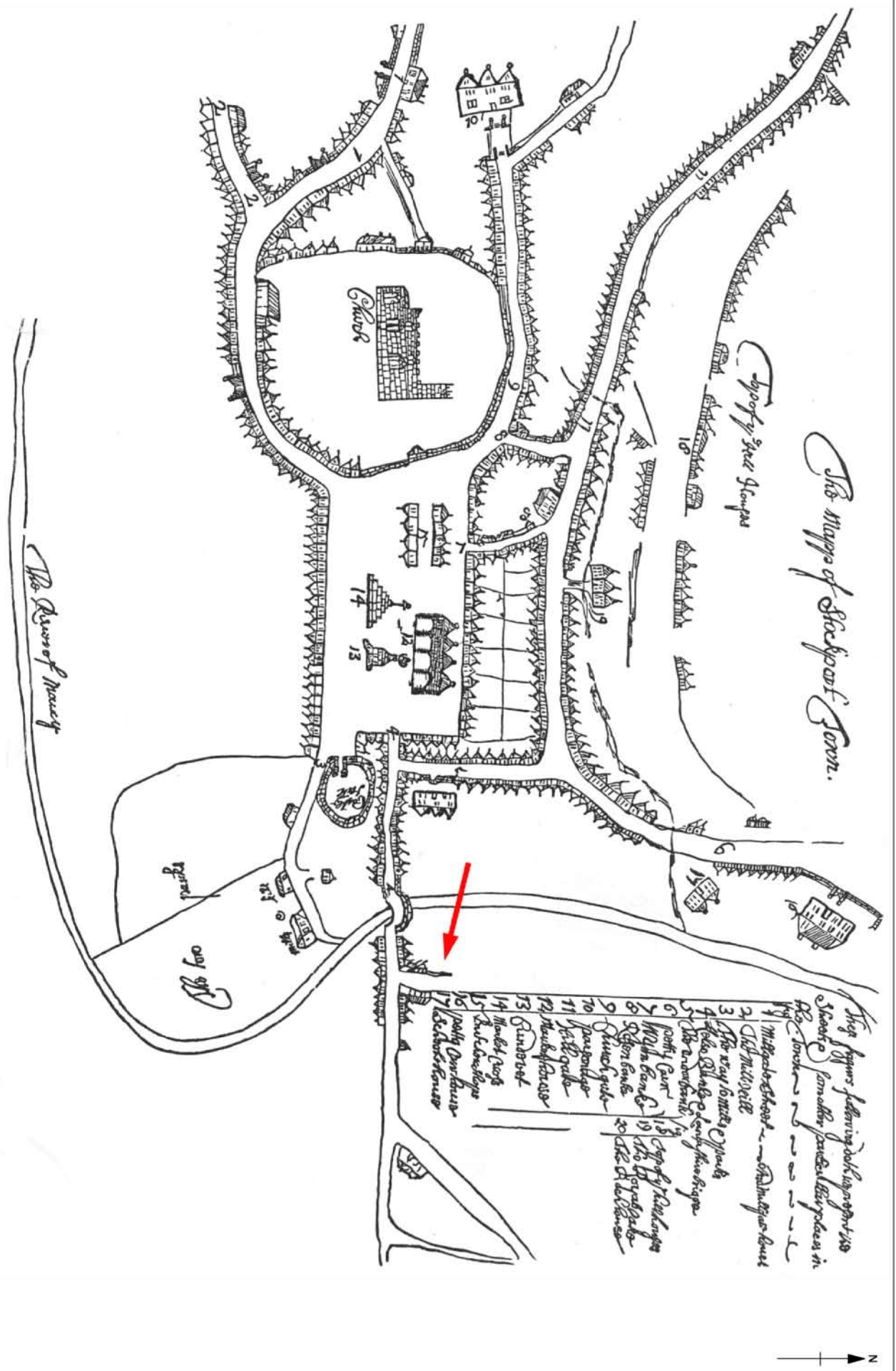
Plate 6: Nos 87-91 Prince's Street (**Site 44**)



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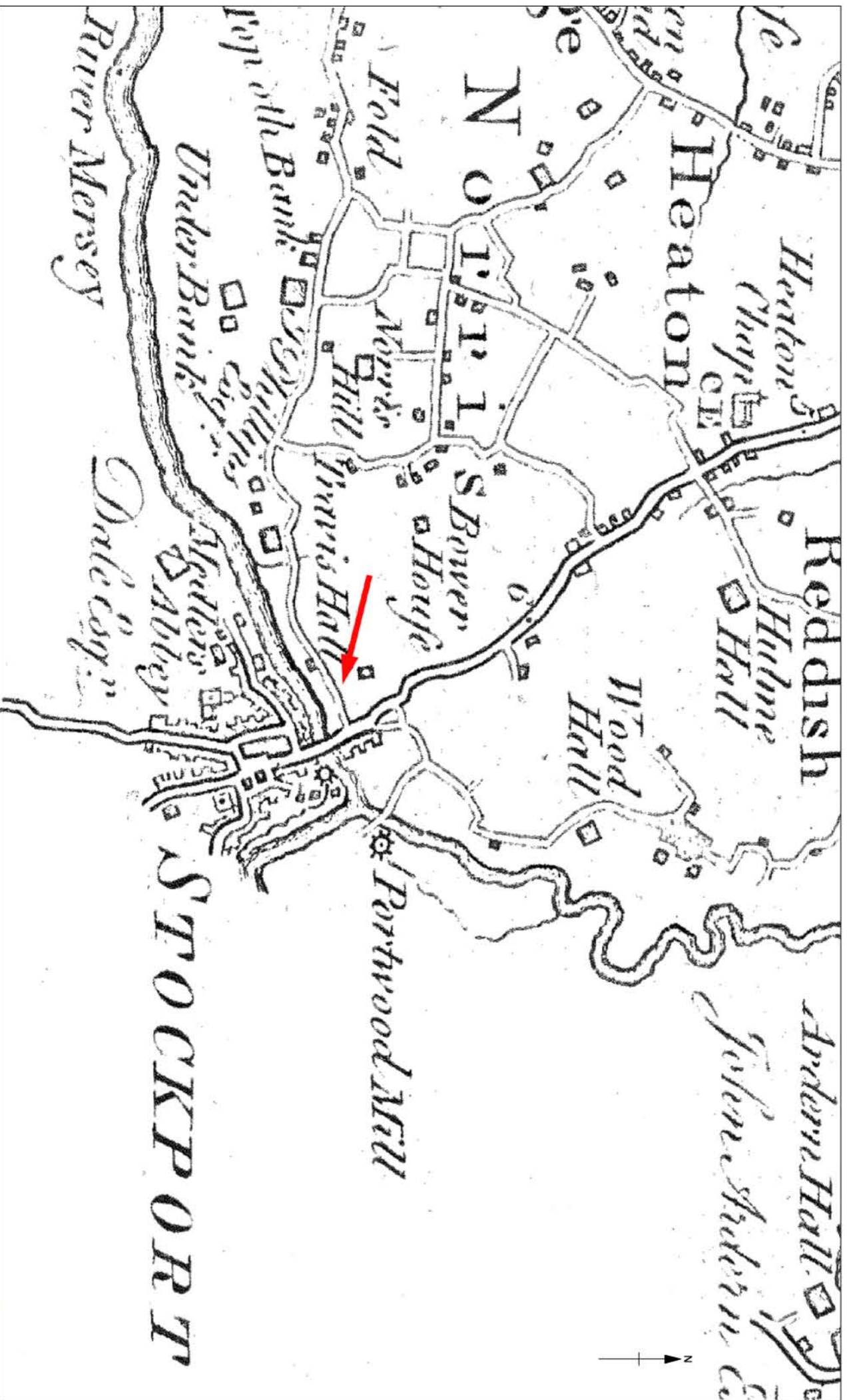
Figure 1: Site location



Study Area

Figure 2: Plan of the town of Stockport, c 1680, with Heaton Lane (now Prince's Street) arrowed

Not to Scale



Study Area

Not to Scale

Figure 3: Extract from Yates's map of Lancashire, surveyed c 1775-80, with the study area arrowed.




 Study Area



Figure 4: Extract from Samuel Egerton's estate plan of Heaton Norris, nd (c 1770) (Stockport Local Heritage Library), with the study area outlined.

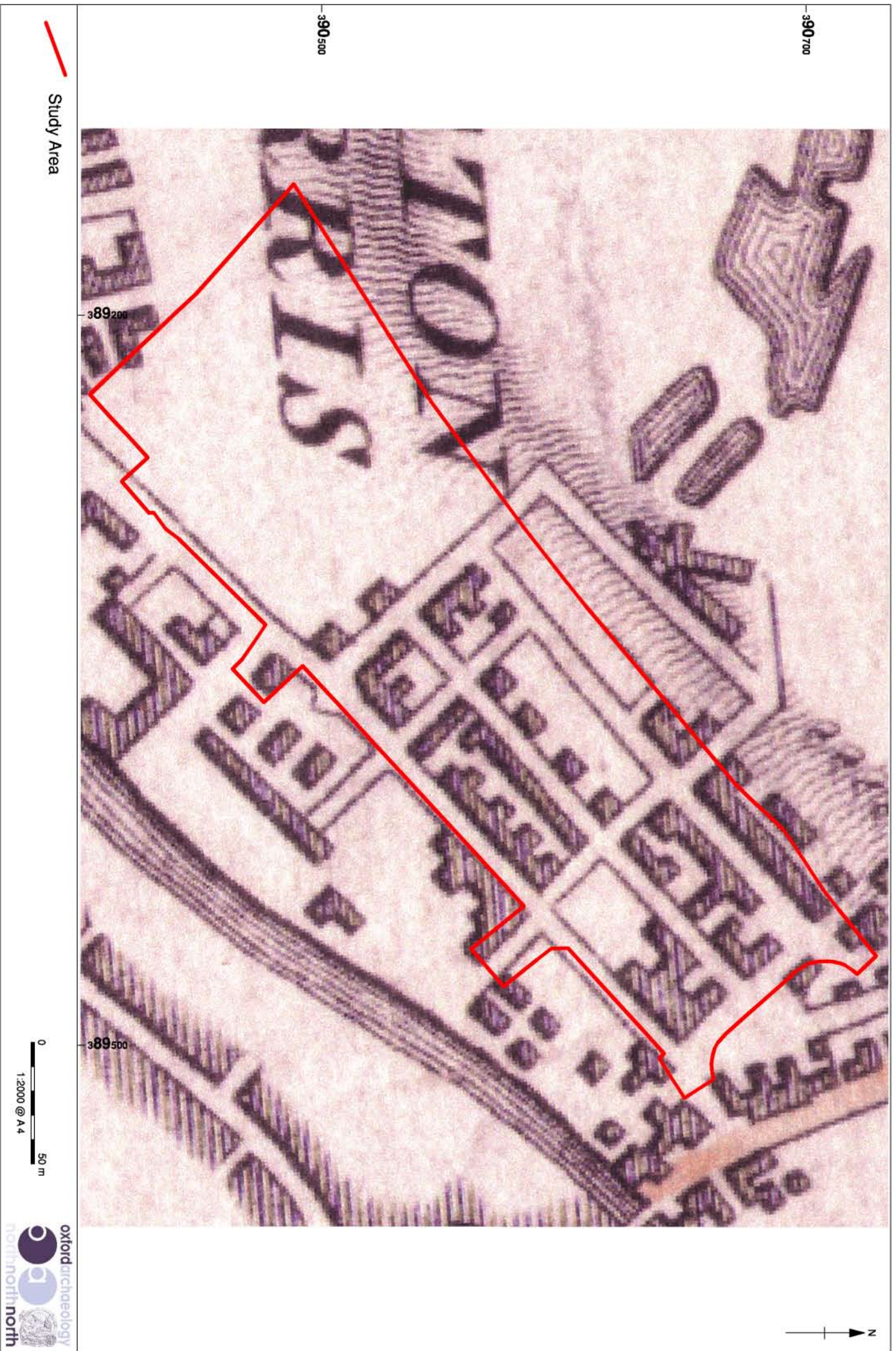


Figure 5: Extract from Johnson's map of the parish of Manchester, surveyed 1818-19, with the study area outlined.

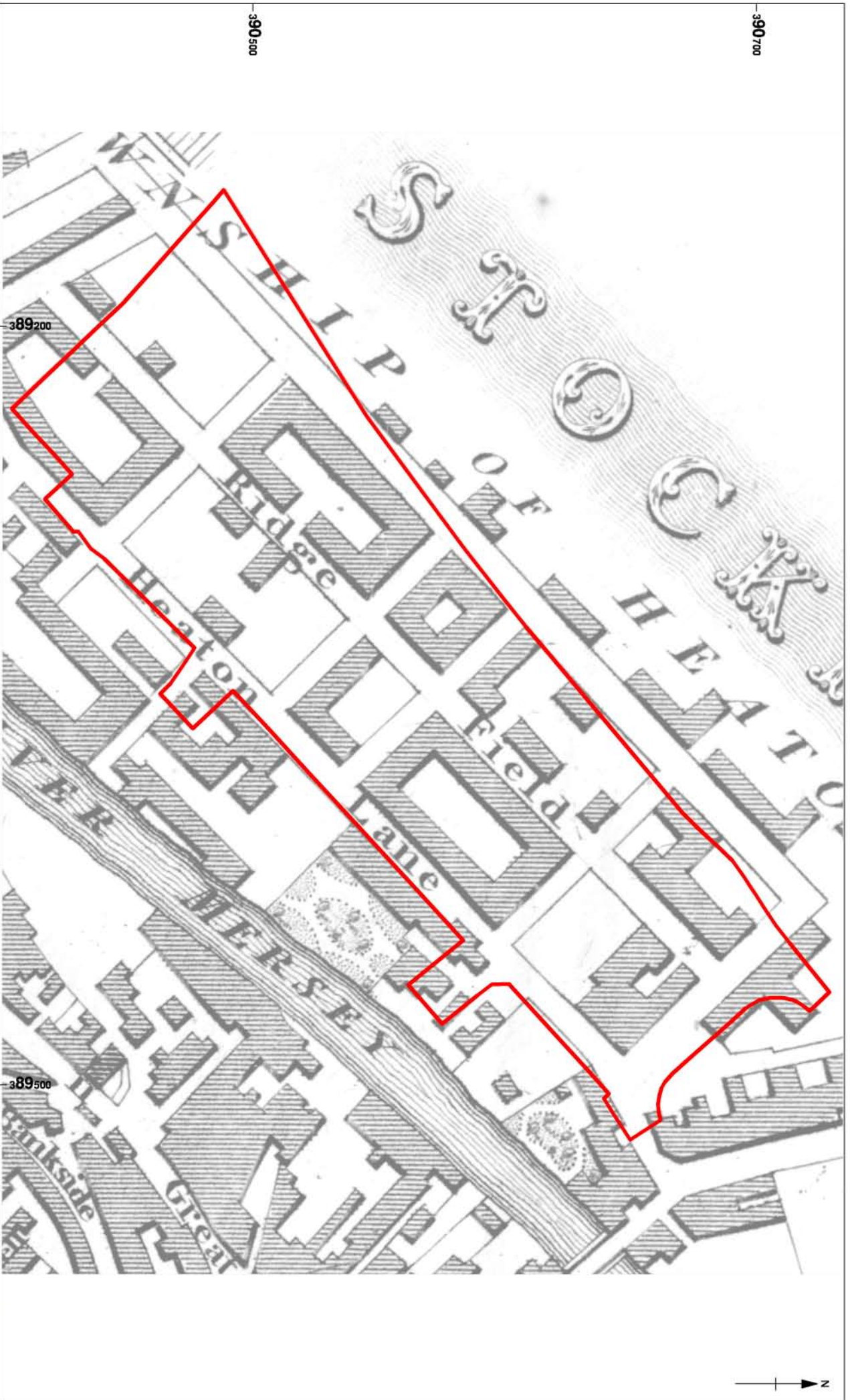
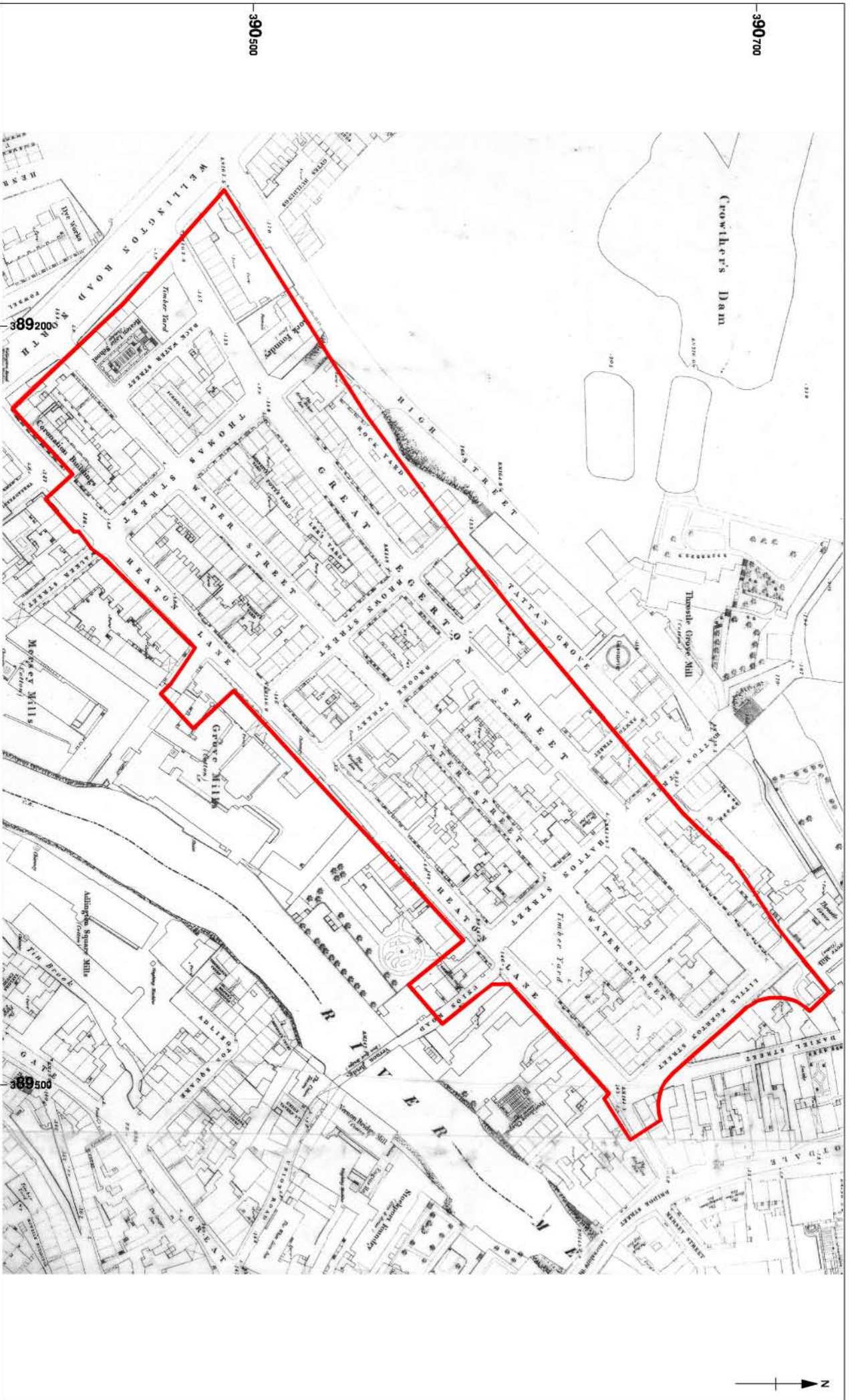


Figure 6: Extract from Thornton's map of Stockport, 1824, with the approximate extent of the study area outlined.

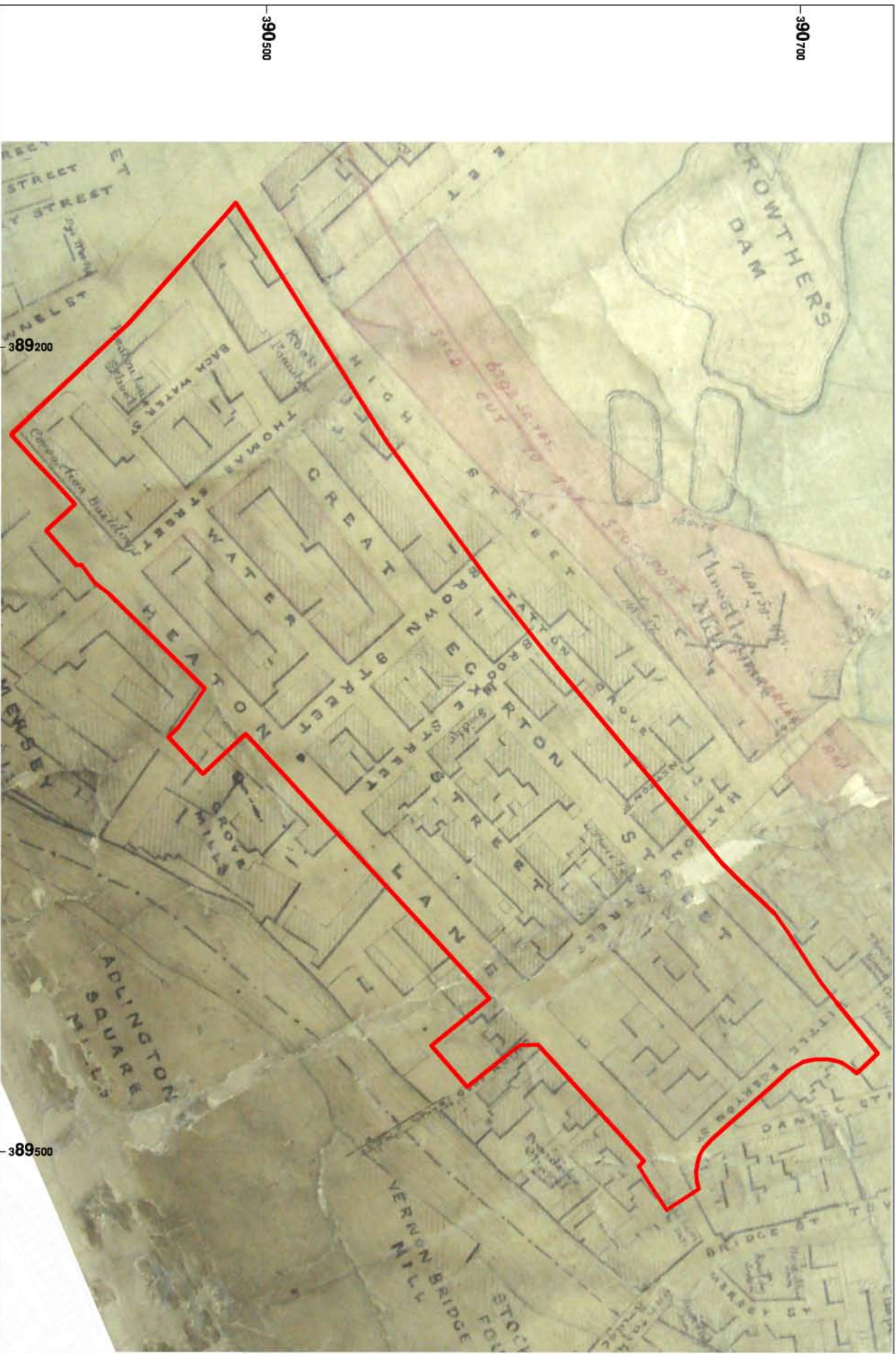


Figure 7: Extract from Ordnance Survey 6in to 1 mile mapping, surveyed 1845, with the study area outlined.



Study Area

Figure 8: Extract from Ordnance Survey 5ft to 1 mile mapping, surveyed 1849, with the study area outlined.



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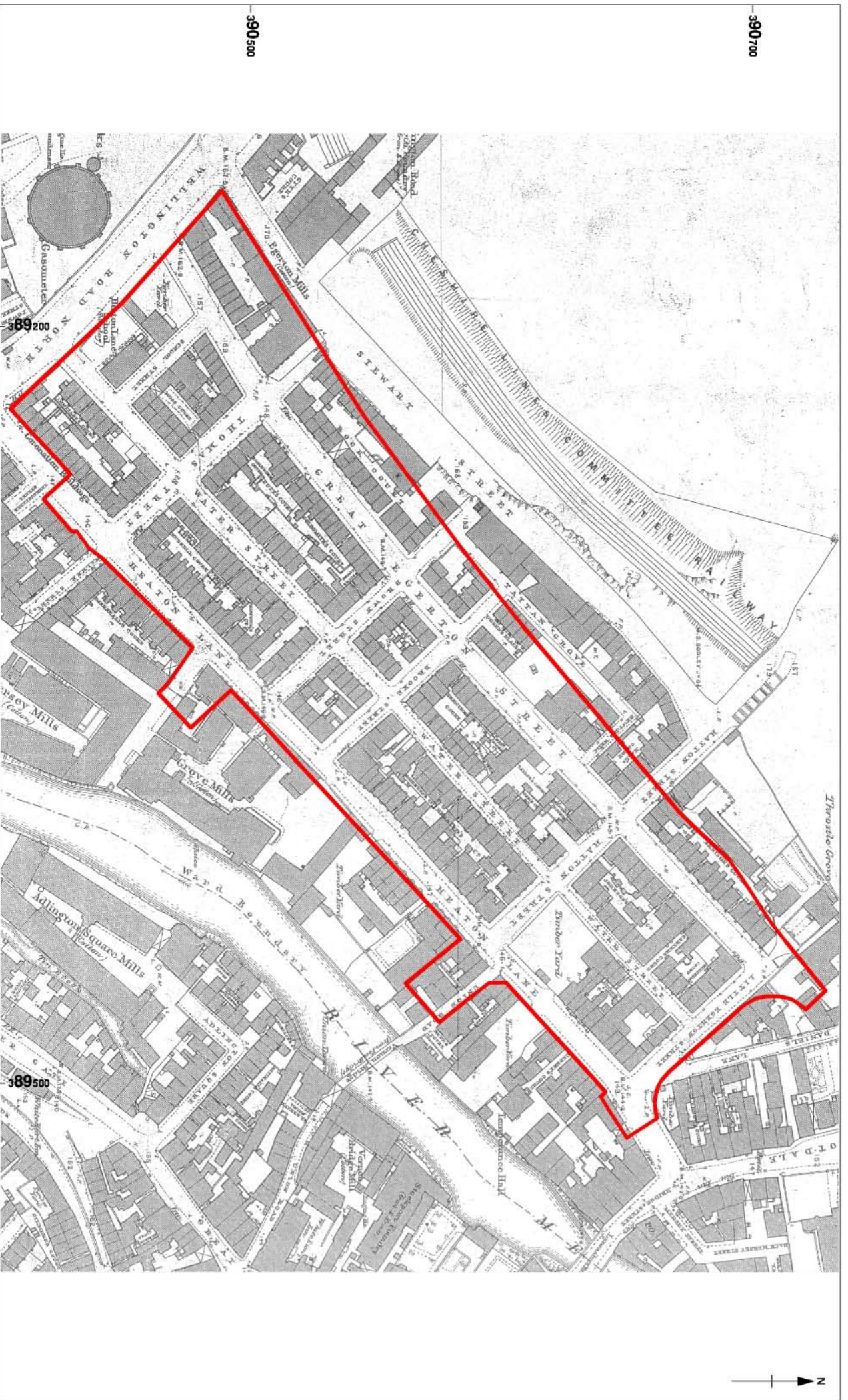
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Study Area



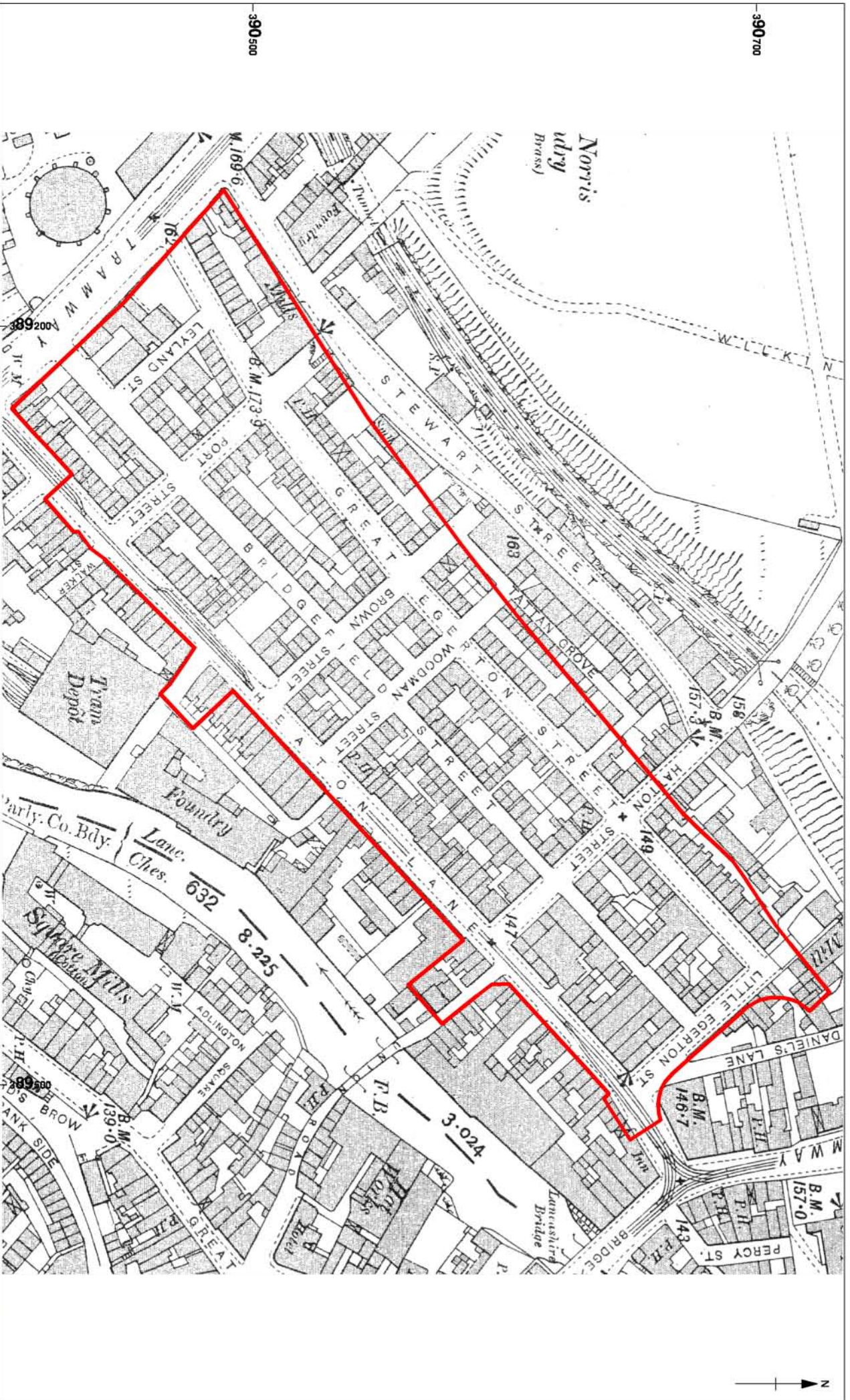
Figure 9: Extract from William Egerton's estate plan of Heaton Norris, 1852 (Stockport Local Heritage Library), with the study area outlined.



Study Area

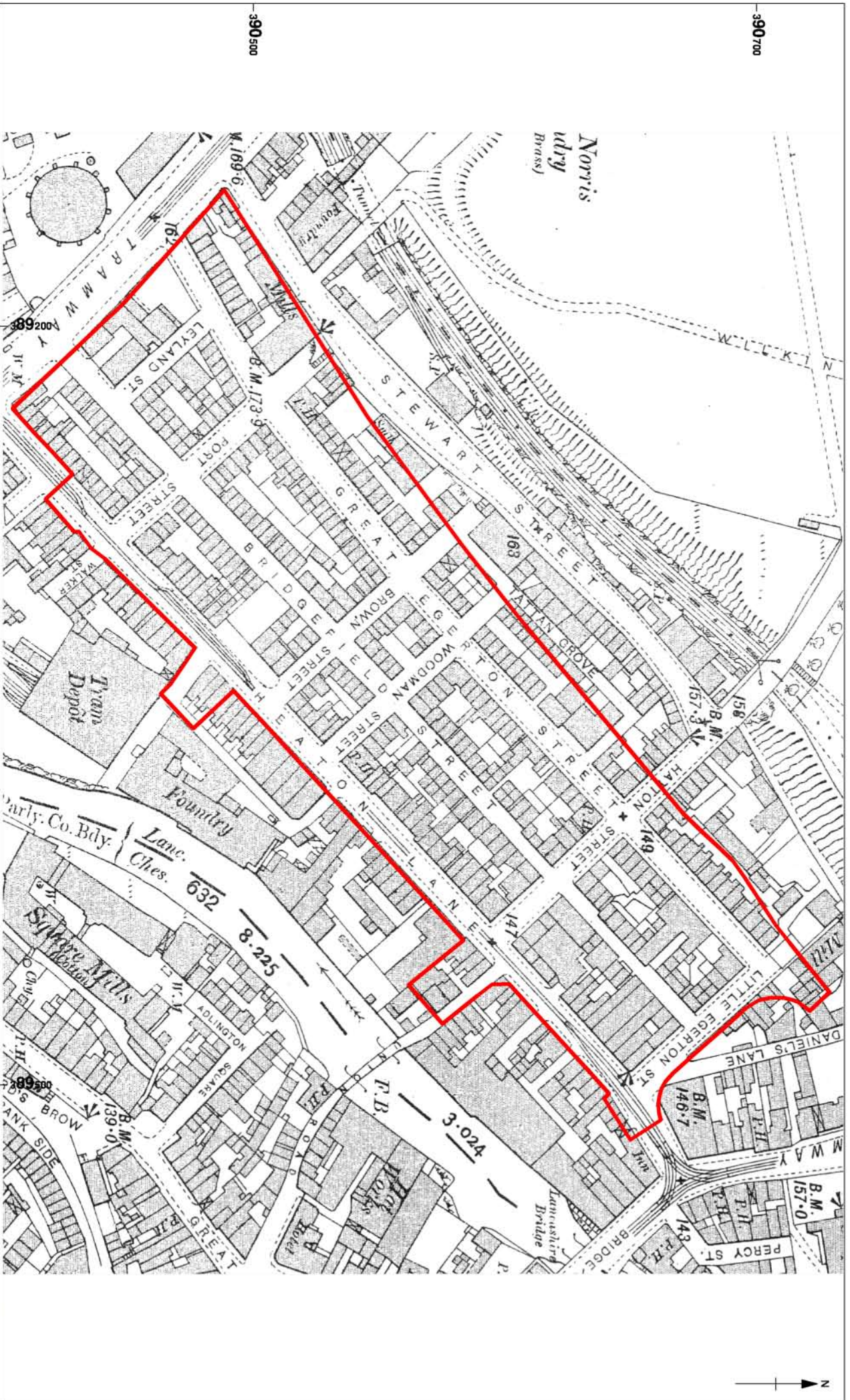


Figure 10: Extract from Ordnance Survey 5ft to 1 mile mapping, surveyed 1873, with the study area outlined.



Study Area

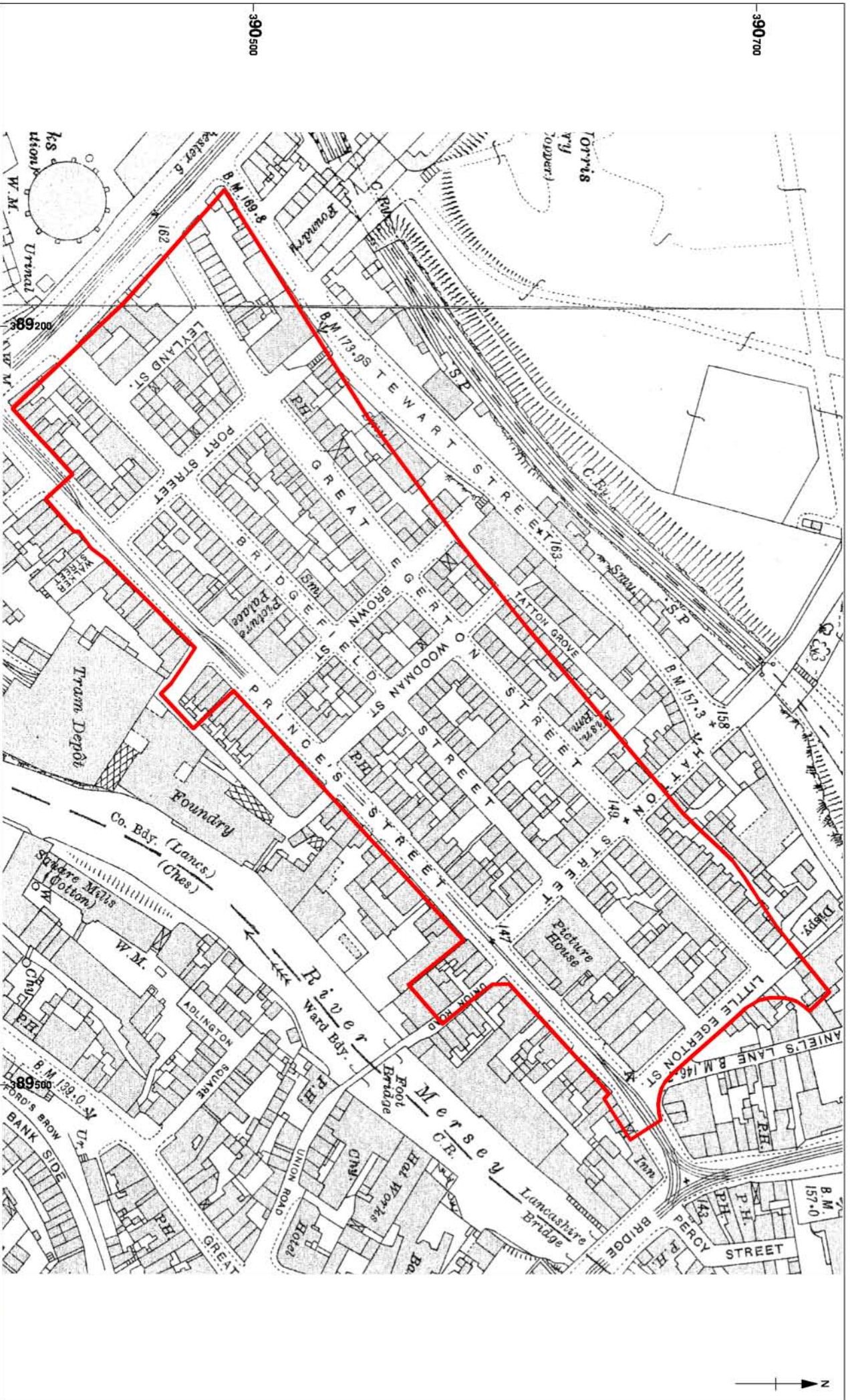
Figure 11: Extract from Ordnance Survey 5ft to 1 mile mapping, surveyed 1893, with the study area outlined.



Study Area



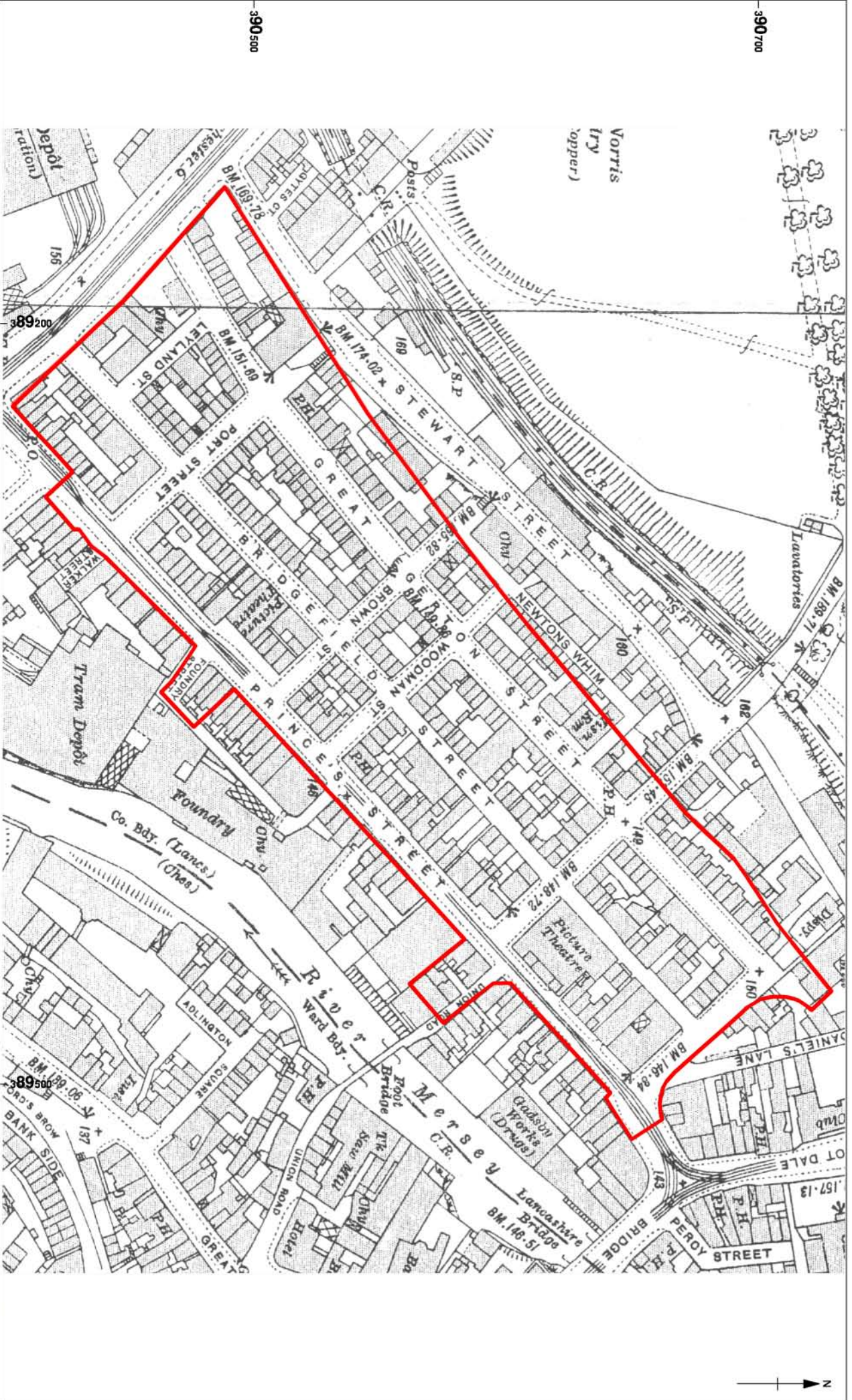
Figure 12: Extract from Ordnance Survey 1:2500 mile mapping, surveyed 1904, with the study area outlined.



Study Area



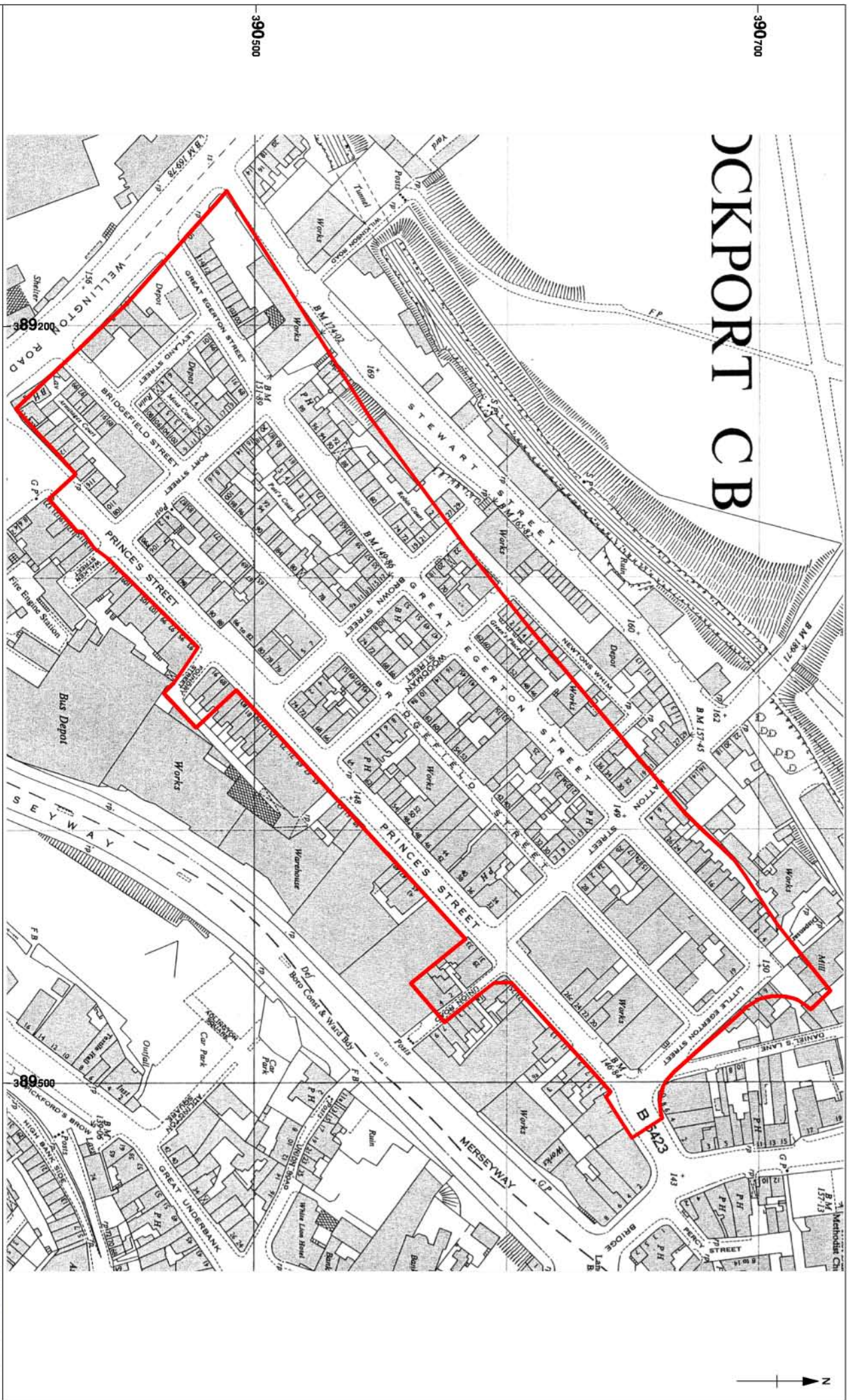
Figure 13: Extract from Ordnance Survey 1:25000 mile mapping, surveyed 1916-17, with the study area outlined.



Study Area

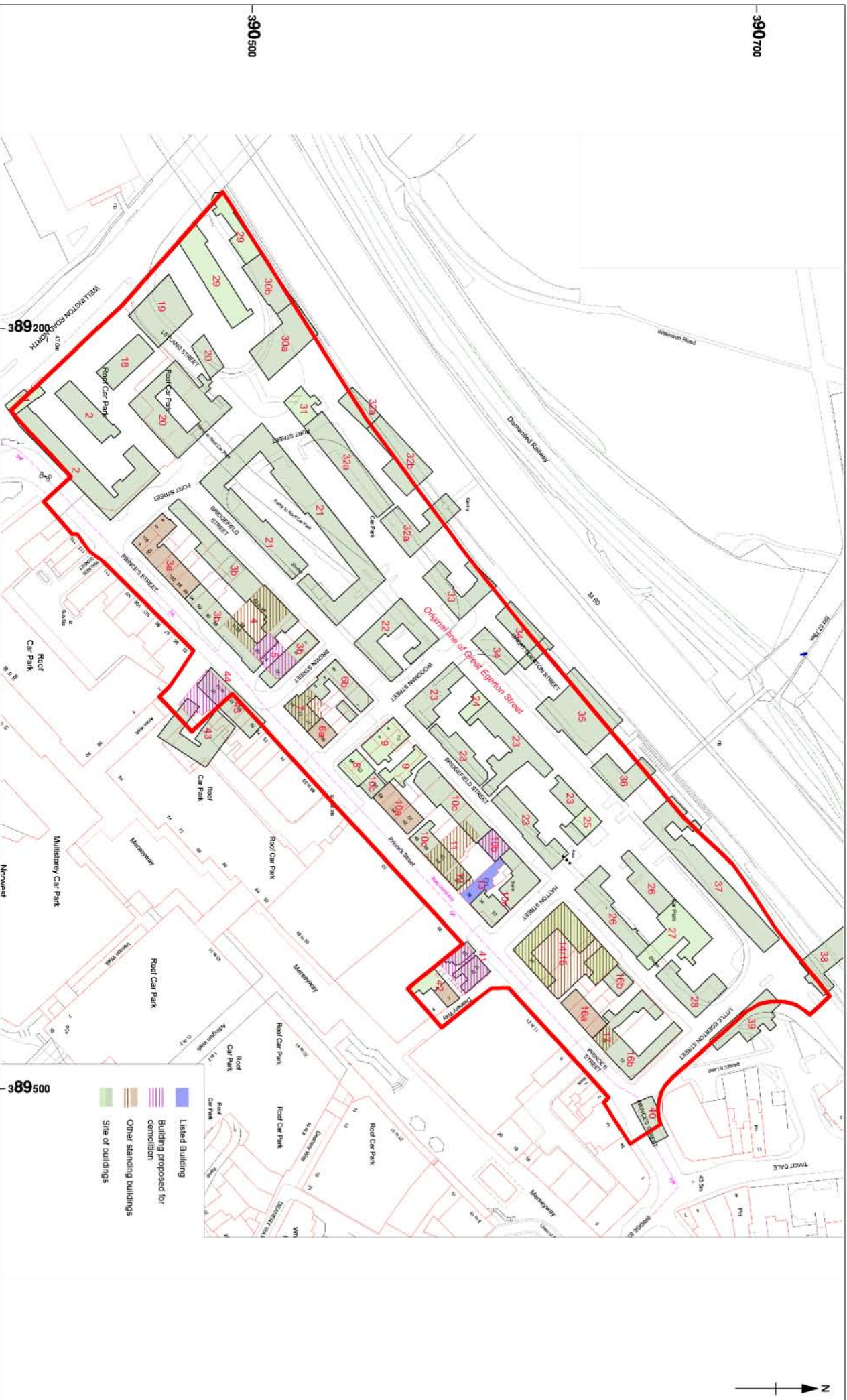
Figure 14: Extract from Ordnance Survey 1:2500 mile mapping, surveyed 1934, with the study area outlined.

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Study Area

Figure 15: Extract from Ordnance Survey 1:2500 mile mapping, 1960, with the study area outlined.



Study Area



- Listed Building
- Building proposed for demolition
- Other standing buildings
- Site of buildings

Figure 16: Modern OS mapping showing the location of the heritage assets identified within the study area.