



Hopes Carr, Stockport

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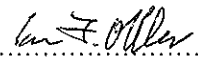
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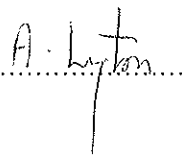
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SUMMARY

Seddon Construction Ltd is to carry out the redevelopment of land at Hopes Carr in Stockport (centred on NGR SJ 8912 90262). The site was occupied formerly by a number of industrial premises, the archaeological importance of which has been highlighted in a desk-based assessment of the site that was produced by the University of Manchester Archaeological Unit in 2004.

In order to secure archaeological interests, the County Archaeologist for Greater Manchester, who provides planning advice for Stockport Metropolitan Borough Council, recommended that a programme of archaeological investigation was carried out in advance of development. In particular, it was recommended that the footprint of an eighteenth-century textile factory that is listed in a document of 1785 as forming part of the Carr Mill complex was targeted for intrusive investigation, and the remains of extant walls and associated structures were subject to measured survey. In March 2011, Oxford Archaeology North (OA North) was commissioned by Seddon Construction Ltd to carry out the required scheme of works. The precise scope of works was specified in a Project Design that was devised by OA North, and approved by the County Archaeologist for Greater Manchester.

The results obtained from the evaluation trench demonstrated that some buried remains of archaeological interest do survive on the site at a depth of approximately 1m beneath the modern ground surface. In particular, structural remains that are likely to represent part of a late eighteenth-century building were encountered, although these were rather fragmentary and there was no surviving evidence for internal features, fixtures or fittings. Nevertheless, it is likely that any deep earth-moving works associated with the proposed development would have a negative impact on the buried archaeological resource, which would need to be mitigated by an appropriate scheme of further archaeological investigation. However, current design proposals do not require deep earth-moving works in this part of the site, and thus any buried remains would remain preserved *in-situ*.

The evaluation trenching was coupled with a measured survey of the above-ground structural remains that survive across the site. These represent several phases in the development of the site, although they are dominated by twentieth-century fabric. The structural remains are again fragmentary, and restricted largely to external walls with little evidence for internal features or for industrial processes that were carried out in the buildings. It is considered that the measured survey has provided an adequate record of the structural remains to mitigate their ultimate loss if necessitated by the proposed development of the site.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) is grateful to Will Paul of Seddon Construction Ltd for commissioning and supporting the project. OA North is also grateful to Norman Redhead, the County Archaeologist for Greater Manchester, for his advice and consultation.

The building survey and evaluation was undertaken by Graham Mottershead and Phil Cooke. The report was written by Graham Mottershead, and the drawings were prepared by Mark Tidmarsh. The report was edited by Ian Miller, who was also responsible for project management.

1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

- 1.1.1 Seddon Construction Ltd is to carry out the redevelopment of land at Hopes Carr in Stockport. The site was occupied formerly by a number of industrial premises, the archaeological importance of which has been highlighted in a desk-based assessment of the site that was produced in 2004 by the University of Manchester Archaeological Unit (UMAU 2004). This report concluded that the site merited further archaeological investigation in advance of development.
- 1.1.2 In order to secure archaeological interests, the County Archaeologist for Greater Manchester, who provides planning advice for Stockport Metropolitan Borough Council, recommended that an archaeological investigation should be focused in the north-western part of the development area prior to development. In particular, it was recommended that the footprint of an eighteenth-century textile factory that is listed in a document of 1785 as forming part of the Carr Mill complex was targeted for intrusive investigation, and the remains of extant walls and associated structures that have been made accessible by recent demolition activity should be subject to a measured survey.
- 1.1.3 In March 2011, Oxford Archaeology North (OA North) was commissioned by Seddon Construction Ltd to carry out the required scheme of works. The precise scope of works was specified in a Project Design that was devised by OA North in April 2011 (*Appendix 1*), and approved by the County Archaeologist for Greater Manchester.

1.2 SITE LOCATION

- 1.2.1 The site (centred on NGR SJ 89812 90262) lies on the south-eastern fringe of Stockport town centre (Fig 1). It is bounded to the north by Wellington Street, to the east by Hopes Carr, to the south by Lower Carrs, and to the east by the Hempshaw Brook (Plate 1).
- 1.2.2 Until recently, the study area was of mixed use, comprising industrial and commercial premises, offices and housing, together with areas of car-parking. However, a series of devastating fires on the site in 2006 rendered many of the buildings unsafe, necessitating their demolition in 2007. In 2009, another devastating fire resulted in the demolition of Lower Carr Mill (Plate 2).



Plate 1: Aerial view of the study area in 2008, following the demolition necessitated by fires in 2006



Plate 2: Lower Carr Mill immediately after a fire but prior to demolition in 2009

2. METHODOLOGY

2.1 BUILDING SURVEY

- 2.1.1 A survey of the extant walls and features in the north-western part of the development site was carried out. This comprised the compilation of measured plan drawings and elevations, together with a photographic and a written descriptive record, consistent with an English Heritage Level II-type survey. The survey was focussed on identifying and recording evidence of phasing, or which related to past mill activity, such as evidence for blocking, repair, joints, fittings and fixtures, power and processing, and key architectural features.
- 2.1.2 All work was carried out in accordance with the Project Design (*Appendix 1*), and was consistent with the relevant standards and procedures provided by the Institute for Archaeologists (IfA), and generally accepted best practice.
- 2.1.3 **Photographic Survey:** a photographic archive of all the buildings was compiled, consisting of both general and detailed exterior photographs, which were captured using both digital and black and white 35mm formats. General photographs of the interior elevations were also taken where possible in digital and 35mm format.
- 2.1.4 **Site Drawings:** measured survey drawings were produced by REDM survey. These drawings include a plan of the surviving structural elements in the north-western part of the Scheme Area. These have been annotated to show the form and location of any structural features of historic significance
- 2.1.5 **Interpretation and Analysis:** a visual inspection of the exterior of the building was undertaken and a description maintained to English Heritage (2006) Level II. These records are essentially descriptive, and provide a systematic account of the origin, development and use of the building.

2.2 EVALUATION TRENCHING

- 2.2.1 A single trench, measuring 13.8 x 1.8m, was excavated across the north-western end of the early factory block, as depicted as Plot 1b in the Archaeological Desk-based Assessment (UMAU 2004), and annotated as a warehouse on the Ordnance Survey map of 1849.
- 2.2.2 The trench was aligned broadly north-east/south-west, and was placed at the lowest point of the existing ground level, adjacent to the culvert that channels the Carr Brook (Fig 2). Excavation of the modern ground surface was undertaken by a machine of appropriate power using a toothless ditching bucket to the top of the first significant archaeological level. The work was supervised closely by a suitably experienced archaeologist. Thereafter, all archaeological deposits were cleaned manually to define their extent, nature, form and, where possible, date.

2.3 ARCHIVE

- 2.3.1 A full archive of the work has been prepared to a professional standard in accordance with current English Heritage guidelines (1991) and the *Guidelines for the Preparation of Excavation Archives for Long Term Storage* (UKIC 1990). The archive will be deposited with the Stockport Museum on completion of the project. In addition, a copy of the report will be forwarded to the County Historic Environment Record (HER).

3. BACKGROUND

3.1 INTRODUCTION

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

3.2 THE DEVELOPMENT OF HOPES CARR

3.2.1 Hopes Carr was the second place in Stockport to see the establishment of a silk mill, with a factory being built on the site shortly after 1759 and expanded in 1765 (Hadfield 1934-5). The mill changed hands several of times between 1759 and 1781, at which time the decline of the silk industry led to the conversion of the mill for cotton production (Ashmore 1975). By 1799, the property was in the hands of Thomas Hope, giving rise to the name Hopes Carr, by which time three mills had been established on the site, the Lower, Middle and Upper Carr Mills (UMAU 2004).

3.2.2 One of the earliest detailed maps of the area is that produced by Thornton in 1824 (Plate 3). This shows a small L-shaped building on the western bank of the Hempsshaw Brook that may have been the original silk mill complex (UMAU 2004), and the larger Lower, Middle and Upper Carr Mills situated a short distance to the south. Of these mills, only the site of the L-shaped building lies within the present study area.



Plate 3: Extract from Thornton's map of 1824, with arrow marking the original silk mill

- 3.2.3 It is considered likely that the L-shaped building was of a late eighteenth-century date, as a list from 1785 describes a five-storey warehouse with a single-storey factory block that formed part of the original Carr Mills (UMAU 2004). A building annotated as a warehouse is depicted in the same location on the Ordnance Survey map of 1851 (Plate 4). This accurate map shows the building as a north-west/south-east-aligned linear range, rather than an L-shaped building, seemingly comprising two blocks of unequal size with a narrower structure linking the two. A detached square structure close to the north-western corner of the building may represent a chimney, although it is not labelled. It is uncertain whether this is the same building that was surveyed by Thornton in 1824, or a complete replacement.



Plate 4: Extract from the Ordnance Survey map of 1851

- 3.2.4 By 1872 the warehouse shown on the Ordnance Survey map of 1851 had been replaced by a larger hat manufactory, listed as belonging to F Woodhams and then taken over in 1874 by MacQueen, Battersby and Mead, who held the property until the 1880s (UMAU 2004). The layout of the new factory complex is shown on the Ordnance Survey map of 1895, which shows a dense group of buildings occupying the site (Plate 5). The principal block lies in the centre of the group and, in contrast to the earlier building, is aligned north-east/south-west, suggesting that it is represented a complete redevelopment of this part of the site. A similar configuration of buildings is shown on the subsequent edition of Ordnance Survey mapping, which was surveyed in 1907 and published in 1910. This map annotates the position of a chimney, occupying the north-western corner of the main factory block.



Plate 5: Extract from the Ordnance Survey map of 1895

- 3.2.5 The next edition of Ordnance Survey mapping, surveyed in 1917 and published in 1922, shows the south-western range to have been modified and extended, with some of the smaller ancillary structures having seemingly been demolished (Fig 5). Further remodelling had been carried out by the time of the next edition of Ordnance Survey mapping, published in 1934, which principally involved the addition of a new rectangular range adjacent and parallel to Hopes Carr.
- 3.2.6 The site had been extensively remodelled for use as an engineering works by 1960. It appears that the works had gone out of use by 1975, and was described at that date as a three-storey mill, built in brick, with a square-section chimney at the south and a two-storey building to the east (Ashmore 1975). The two-storey building was described by McKnight in 1996 as a range for hat finishing and trimming, and was said to have single-storey sheds to the rear (McKnight 1996). The 'L'-shaped block on the west and south sides of the complex was described in 2004 as having a two-storey elevation on Hopes Carr and a three-storey elevation on Lower Carrs. A three-storey east/west-aligned range descended to Hemphshaw Brook, and on the south-east was a single-storey range with a four ridge saw-tooth roof (Arrowsmith 2004). The complex was demolished between 2004 and 2009 with a few fragmentary standing walls left *in situ* around the boundary of the complex.

4. SUMMARY OF RESULTS

4.1 INTRODUCTION

4.1.1 The archaeological investigation of Hopes Carr comprised the excavation of a single evaluation trench, and a measured survey of all the surviving structural remains. The following section summarises the results obtained from the work.

4.2 EVALUATION TRENCHING

4.2.1 A 13.98m long trench was excavated across the footprint of the north-western end of the original eighteenth-century warehouse/factory building. The trench was aligned north-east/south-west, and was excavated to a maximum depth of 2.7m. A layer (7) of red clay, almost certainly representing the natural geology, was exposed at a depth of *c* 2.1m below the modern ground surface. The natural clay was overlain in the central part of the trench by a deposit of sand and gravel (6), which is also likely to have been of natural origin.

4.2.2 The natural geology was cut by a wall (10), which was aligned north-north-west/south-south-east across the central part of the trench. Wall 10 was two brick-courses wide, and survived to a height of 1.3m, with the upper course being exposed at a depth of *c* 1.5m below the modern ground surface. The base of the wall comprised a single offset foundation course (Plate 6). The wall was composed of hand-made bricks, which were laid in stretcher bond and set in a lime-based mortar, indicative of an eighteenth- or early nineteenth-century construction date. The wall appeared to have been terraced into the natural slope, as excavation revealed the natural ground level to be at a lower level on the northern side of the wall.



Plate 6: The south-west-facing elevation of wall 10

- 4.2.3 The remains of a structure (8) of similar fabric were exposed at the south-western end of the excavated trench. This comprised two courses of hand-made bricks, bonded with a lime-based mortar, forming a circular structure with an estimated diameter of 2.4m (Fig 4). Structure 8 survived to a maximum height of 1.8m, and was filled with a loose deposit of rubble in a dark grey ash matrix (11). The form of structure 8, and the nature of its fill, was reminiscent of a chimney.
- 4.2.4 Situated 2.77m to the south-west of wall 10, and 2.2m to the north-east of the putative chimney, were the remains of a 1.07m wide, brick-built structure (9). The fabric of structure 9 comprised two courses of hand-made bricks, bonded with dark grey mortar, and a single flagstone (Plate 7). It seems likely that structure 9 represented the remodelling of the site in the 1860-70s, and had formed an internal partition within the hat works, with the flagstone forming a solid foundation for a column.



Plate 7: Structure 9, with wall 10 visible to the rear

- 4.2.5 Situated between chimney 8 and structure 9, and abutting both, was a thick deposit of mixed light yellowish-brown sand (3). Lying on the northern side of structure 9 was a 0.75m thick deposit (4) of black ash and cinders (Fig 4).
- 4.2.6 The uppermost deposits in the trench comprised 0.5m to 0.85m of mixed overburden (1) resulting from the recent demolition work on the site. This sealed a 1.2m thick layer of mixed light grey sand and rubble (2), which probably derived from the demolition of the hat works and the construction of the replacement building between 1934 and 1960. A further layer of demolition rubble (5) was exposed to the north of wall 10. This comprised brick rubble in a mixed clay matrix, which directly overlay natural geology 7.

4.3 BUILDING SURVEY

- 4.3.1 **Wall 101:** this structure comprised a brick revetment wall within the north-eastern part of the study area (Fig 3). It was aligned north-west/south-east, and survived extant for a distance of 30.21m, with a 6.43m return to the south-west at its north-western end and an 18.06m return to the south-west at its south-eastern end. Wall **101** survived to a maximum height of *c* 6m in the north-western corner, stepping down to the south-west to a height of *c* 3m and to a height of *c* 2.6m to the south-east.
- 4.3.2 The fabric of wall **101** comprised hand-made bricks with stone capping on top of the north-west/south-east-aligned section (Plate 8). The lower 3m of the northern return were also of hand-made bricks, with machine-pressed bricks forming the upper section. A modern brick wall had been added at the top of the north-west/south-east-aligned section, set back slightly from the original wall, along the edge of an alleyway to the north-east which ascended from the top of ramp **102**. At the south-eastern end of the wall was a slight indent and the stubs of two walls composed of hand-made bricks, one running south-west and the second aligned north-west, forming a room that measured 8.7 x 3.5m. This room was plastered internally, and retained a roof scar that sloped downwards from south-east to north-west on the north-eastern elevation.
- 4.3.3 The earliest elements of wall **101**, represented by the hand-made bricks, were the remains of the engineering works built between 1872 and 1893. It seems likely that these bricks had probably been re-used from elsewhere, possibly the demolition of the original mill complex to the south-west. The roof scar visible on the north-east elevation suggests that at some point part of this area was an open yard containing one or more single-storey ancillary buildings.



Plate 8: Wall **101**, looking north

- 4.3.4 **Ramp 102:** a 17.7m long and 8.2m wide ramp rising from the south-west to the north-east between the engineering works (represented by wall **101**) and the site of the Lavender Brow houses (building **103**). It comprises 3.6m wide steps made of concrete and stone with concrete kerbs (Plate 9), and is probably contemporary with the partially demolished twentieth-century structure situated immediately to the south-east. It is likely that this is a replacement for steps or a ramp affording access from Wellington Street to the nineteenth-century engineering works.

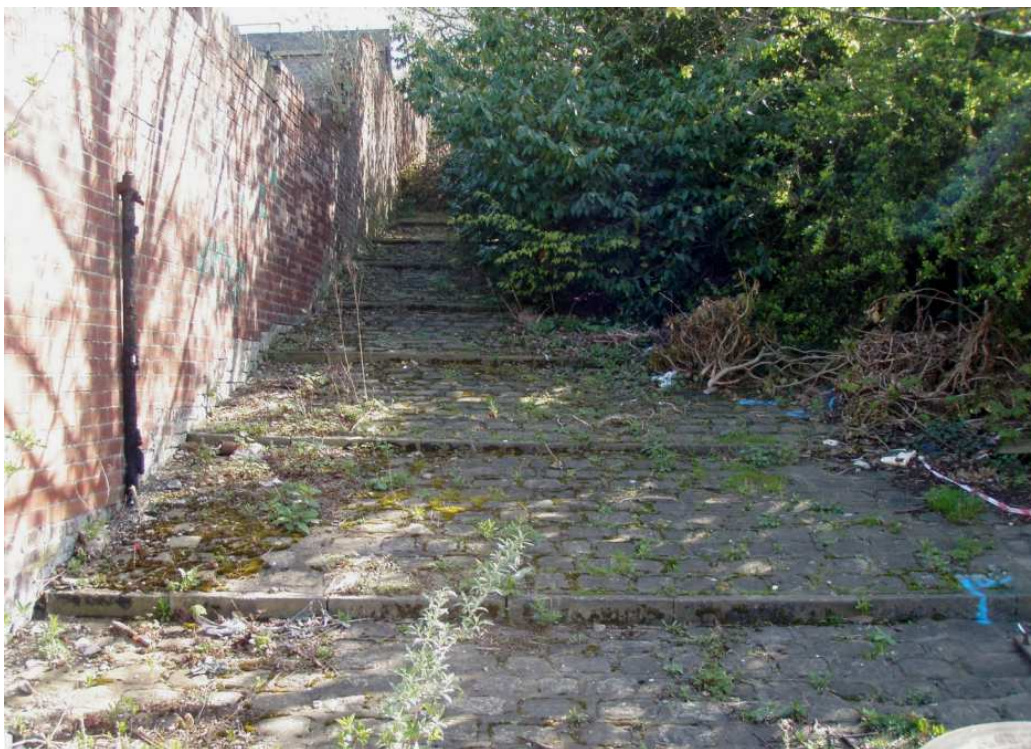


Plate 9: Ramp 102, looking east

- 4.3.5 **Building 103:** the remains of a rectangular building that was erected between 1934 and 1960, and replaced the demolished Lavender Brow houses. The extant elements of the building measure 14 x 7.6m, and survive to a maximum height of *c* 4.5m (Plate 10). The fabric of the building comprised modern machine-pressed bricks with concrete lintels above the door and window apertures.
- 4.3.6 Only the external walls of this building survive, with the roof and all of the internal features having been removed. A 1.16m wide window aperture and a blocked 2.1m wide window aperture exist in the south-western elevation of the building, whilst the south-eastern elevation contains a small 1.36m wide window aperture at the top of the wall and a 3m wide main entrance with a sliding door.



Plate 10: Building 102, looking north-east

- 4.3.7 **Wall 104:** a north-west/south-east-aligned revetment wall situated in the north-eastern part of the study area, to the south-east of building (103). The wall survives to a maximum height of c 6m high, and comprises hand-made bricks
- 4.3.8 Wall 104 is likely to be the revetment wall for the mill yard shown on historical mapping between 1840 and 1849. The elevation has the scar of a roof from a single-storey building sloping downwards from building 103. As this building does not appear on any mapping, it seems likely that there were several alterations between map publications.
- 4.3.9 **Building 105:** the remains of a rectangular building measuring 13.3 x 6m in the south-eastern part of the study area. The south-eastern and south-western walls of the building survive to a maximum height of 1.7m (Plate 11), whilst the north-eastern and north-western walls have been demolished to foundation level. All of the walls are 0.28m thick, and their fabric comprises machine-pressed bricks
- 4.3.10 A modern, square brick column, standing to a height of 2.5m, had been added to the northern corner of the building. This is probably the remains of the smaller building added to the machine shop between 1872 and 1893, and demolished between 2004 and 2009; the main building, was demolished between 2009 and 2011 in order to accommodate the demolition contractor's compound.



Plate 11: Building 105, looking east

4.3.11 **Building 106:** the remains of an irregularly shaped structure, measuring 17.6m long and 7.6m wide at the north-western end and 3.6m wide at the south-eastern end, situated on the eastern boundary of the study area. Building 106 lies on top of the original brook culvert walling, which it overhangs by *c* 0.5m with four square brick columns inserted through the culvert walling for support. A smaller room, measuring 5.8 x 2.5m and surviving to a height of *c* 3m, is attached to the north-western end of the building (Plate 12). The fabric of all the walls comprise machine-pressed bricks. The building incorporates a lintel that bears a date of 1922.



Plate 12: Building 106, looking east

- 4.3.12 **Wall 107:** a 7.7m long retaining wall of cinder-block construction, which sits *c* 2m above the culvert walling on the eastern bank of the Hempshaw Brook. It supports the raised ground above the culvert and to the north-west of building **106**, with which it is probably contemporary.



Plate 13: Wall 107, looking north-east

- 4.3.13 **Culvert 108:** an open culvert containing the Hempshaw Brook as it flows north-west/south-east across the study area (Plate 14). The walls of the culvert are up to *c* 2.5m high in places, and are composed largely of stone blocks with some small sections of hand-made brick and concrete representing various phases of repair. The repair work is especially visible below building **106**, and was probably necessitated as a result of the insertion of the brick columns associated with that building. At both ends of the culvert is an arched tunnel through which the brook flows.
- 4.3.14 A wall surviving to a height of 2.5m sits above the arch at the south-eastern end of the culvert, with a small barred window and a drainage/ventilation grate, both looking along the brook to the north-west. This wall extends across the brook from the southern corner of building **106**, and continues south-west for a distance of 6.6m, beyond which it has been demolished. The fabric of the wall comprises hand-made bricks, and is likely to have formed part of the south-east wall of the former hat works.
- 4.3.15 At the north-west end of the open culvert, where it continues into the arched tunnel, there are small rectangular openings in the wall with stone lintels that flank the sides of the tunnel. These are too low to be windows, and their intended function remains uncertain. The brook is first shown as culverted on the Ordnance Survey map of 1893, although the construction of the culvert walls suggests an earlier date and it seems possible that the culvert was contemporary with the silk mill described in the list of 1785.



Plate 14: Culvert **108**, looking north-east

- 4.3.16 **Wall 109**: a north-east/south-west-aligned wall extending 26.2m from the north-western end of culvert **108** to the north-west end of wall **111** (Plate 15). The wall survives to a maximum height of 6.5m at its south-western end, reducing to a height of 0.3m at its north-eastern end, where it adjoins culvert **108**. The fabric of the wall comprises hand-made bricks bonded in a lime-based mortar, suggesting a late eighteenth- or early nineteenth-century construction date, although there is a possibility that the bricks were re-used from an earlier demolished structure.
- 4.3.17 The central section of wall **109** was supported by a 3.4m high retaining wall of cinder-block construction (Fig 6). The stub of the upper level of wall **112** is visible in its elevation. Three rectangular apertures survive to the south-west of this wall stub (Fig 6). The western opening aperture is 1.68m high, 0.8m wide at the top and 0.73m wide at the base, and has been blocked with brick. The central aperture is 1.9m high and 0.5m wide, with a wooden beam situated 0.35m above the base. This aperture has not been purposefully blocked, but infilled with rubble. The eastern aperture is 1.05m high and 0.53m wide, blocked with brick and had a 0.8m wide wooden beam above it. To the north-east of the wall stub the elevation retains a 0.11m diameter hole, probably a drain, and three rectangular voids which appeared to be slots for wooden beams. Above these, and offset slightly to the north-east, is a 0.47m wide wooden beam set into the wall. This wall was most likely the remains of walling from the hat factory, which had replaced the original warehouse/factory by 1872. Wall **111** is keyed into, and probably contemporary with, wall **109**.



Plate 15: Wall 109, looking north-east

4.3.18 **Wall 110:** a north-west/south-east-aligned wall extending 3.7m from wall 109, with which it was contemporary. It survives to a maximum height of 3.1m (Plate 16), and was probably part of the walling from the hat factory that had replaced the original warehouse/factory by 1872.



Plate 16: Wall 110, looking south-east

4.3.19 **Wall 111:** a wall surviving for a length of 18.3m along the western boundary of the study area, parallel and adjacent to Hopes Carr road. The fabric of the wall comprises hand-made bricks, with a curved brick capping. The south-eastern end of the wall is keyed into wall **114**, suggesting that the two walls are of a contemporary build. The only surviving feature in the wall is a brick-blocked doorway with bull-nosed bricks forming the surround, which facilitated access from Hopes Carr.



Plate 17: Wall 111, looking north-west

4.3.20 **Wall 112:** a wall extending south-eastwards for a distance of 8.5m from the cinder-block component wall **109**, and surviving to a maximum height of 2.7m. A wall scar visible in the elevation of wall **109** suggests that the two walls were originally of the same height. At its southern end, wall **112** steps out by 0.75m and then continues south-east for a further 2.25m. This section of the wall retained evidence for at least two phases of construction. The earliest fabric, forming the lower section of the wall to a height of 0.81m, is of random rubble construction, suggesting a late eighteenth-century construction date. The upper portion of the wall comprises hand-made bricks bonded in a lime-based mortar. A cast-iron bearing box, measuring 1.25 x 1.2m (Fig 7), is set within the north-western section of the wall (Plate 18).



Plate 18: Wall 112, looking north-west

- 4.3.21 **Wall 113:** a north-west/south-east aligned wall situated in the central part of the study area, and broadly parallel to wall **112**. The gap between the brick-built section of wall **113** and the south-east end of wall **112** was filled with rubble in an ash matrix, and may possibly represent the heavily truncated remains of a flue that had been inserted through the original stone wall.
- 4.3.22 Wall **113** survived to a maximum height of 2.2m. The fabric of wall **113** also comprised a mixture of random stone rubble and hand-made bricks, which occurred in separate sections (Plate 19).



Plate 19: Wall **113**, looking south-west

- 4.3.23 It is likely that these walls, together with walls **109** and **112**, formed a basement within the late nineteenth-century hat factory. Those sections of walls **112** and **113** that are of rubble stone construction may represent elements of the late eighteenth-century warehouse that were remodelled subsequently as part of the hat factory.
- 4.3.24 **Wall 114:** the continuation of the boundary wall between the mill complex and Hopes Carr, this wall extended to the south-east for a distance of 7.9m from the south-eastern end of wall **111** to a flight of 15 stone-built steps that afforded pedestrian access to Lower Carrs from Hopes Carr (Plate 20). Each of the steps measured 3.8 x 1.9m. Wall **114** continued to the south-east of the steps for a distance of 34.5m (Plate 21) The wall survived to a maximum height of 3.6m, and its fabric comprised sandstone blocks with capping stones. This boundary wall is likely to be contemporary with the construction of the Carr Mills complex in the first half of the nineteenth century.



Plate 20: The stone-built steps between Hopes Carr and Lower Carr



Plate 21: Wall 114 looking north

5. DISCUSSION

5.1 EVALUATION TRENCH

- 5.1.1 The evaluation trench was intended to establish the presence or absence of any buried remains of archaeological interest, and assess the impact of development on the archaeological resource. The trench was targeted in particular on the footprint of the building depicted on Thornton's map of 1824 and the Ordnance Survey map of 1851, and thought to have been constructed originally during the late eighteenth century.
- 5.1.2 It seems possible that the vestiges of this building were represented by wall **10**, which was exposed across the central part of the excavated trench at a depth of *c* 1.5m below the modern ground surface. The position and alignment of this wall corresponded broadly with the western wall of the building shown on Thornton's map and the Ordnance Survey map of 1851, whilst its fabric was indicative of a late eighteenth- or early nineteenth-century construction date. No other internal features, such as floor surfacing, which could be firmly associated with wall **10** or the earliest phase of the building survived. However, at the south-western end of the excavated trench at a depth of *c* 1m below the modern ground surface were the remains of a circular structure (**8**) that may have represented the foundations for a chimney. The location of this structure corresponds broadly with a detached feature situated close to the north-western corner of the warehouse shown on the Ordnance Survey map of 1851. Conversely, structure **8** cannot be identified with any of the detail shown on subsequent editions of Ordnance Survey mapping, further suggesting that it was of an earlier date.
- 5.1.3 Physical evidence for the remodelling of the building in the later nineteenth century was provided by the fragmentary remains of a wall (**9**) and associated stone block that is likely to have been a base for a cast-iron column within the hat factory that occupied the site by 1872. However, no other structural remains that could be firmly associated with this phase of the site's development were identified in the excavated trench.
- 5.1.4 In conclusion, the results obtained from the evaluation trench have demonstrated that some buried remains of archaeological interest do survive at depths in excess of 1m below the modern ground surface. However, these remains are somewhat fragmentary, and whilst exterior walling survived *in-situ* to a considerable height, there was no evidence for any internal fixtures or fittings.

5.2 BUILDING SURVEY

- 5.2.1 The chronology and development of the Hopes Carr factory complexes have been discussed previously as part of a comprehensive desk-based assessment undertaken several years prior to the present survey (UMAU 2004). This identified several principal phases in the development of the site, commencing in the late eighteenth century. The present survey investigated the north-western corner of the wider Hopes Carr site, incorporating the area immediately to the north of Lower Carr Mills, and shown on historical mapping to have been occupied successively from the mid-nineteenth century by a warehouse, a hat factory and an engineering works. This area contained survey elements **108 – 114**.
- 5.2.2 The earliest remains recorded during the survey were almost certainly the stone-built elements of walls **112** and **113**. These could possibly represent the remains of a basement for the eighteenth-century warehouse and factory referred to in historical documents, which were incorporated into later phases of remodelling.
- 5.2.3 The warehouse building depicted on mid-nineteenth-century mapping had been replaced with a hat factory by 1872, which seemingly necessitated a complete redevelopment of the site. The principal surviving fabric of this building was represented by wall **109** and the brick-built elements of walls **111** and **112**, which formed the northern and western parts of the mill. Whilst the fabric of this wall incorporated hand-made bricks, it seems likely that these had been re-used from the demolition material derived from an earlier building.
- 5.2.4 Wall **112** formed the western wall of a basement for the hat factory, which had evidently been terraced into the natural slope below Hopes Carr. This wall retained the only firm evidence for the mill's power transmission system, represented by a cast-iron bearing box. It is likely that this housed the end bearing for a line shaft that powered machinery in the basement.
- 5.2.5 Hempshaw Brook (survey element **108**), also called Carr Brook or Mill Brook, is a natural stream, which had been culverted by 1893 (Plate 22). It flowed southwards into a circular feature depicted on the 1893 mapping as a sluice. This presently lies within the steep overgrown banking at the north side of the study area. The culvert acted as an overflow for Carr Dam Reservoir.



Plate 22: The open culvert for the Hempshaw Brook as it flows across the study area

- 5.2.6 At the eastern end of Lower Carrs, on the south side, was an 'L'-shaped range which included survey elements **104** and **105**. Mid-nineteenth-century mapping shows this area as being a yard adjacent to Lower Carr Mill. The mapping of 1842 and 1872 both show a rectangular, single-storey structure described as a blowing and cap room. This is listed as a mechanics shop in 1880. A smaller building had been added at its eastern side by 1893, and it is listed as wood turners from 1890 to 1910. The small eastern building was demolished between 2004 and 2009, and the main building between 2009 and 2011.
- 5.2.7 Survey element **106**, comprising the remains of a small engineering works, lay on the eastern side of the Hempshaw Brook. This triangular-shaped building incorporated a stone above a lintel on the main southern entrance that bore the lettering 'H.D. 1922', which almost certainly refers to the date of construction.
- 5.2.8 In the north-eastern part of the study area, containing survey element **101**, was an engineering works and saw mill. This was built between 1872 and 1893, and described as an engineering works in 1907. By 1917 it seems to have been converted to a saw mill, and was demolished by 1934 with a new building covering the area by 1960. This new building was demolished between 2004 and 2009.
- 5.2.9 Situated to the immediate south of the engineering works/saw mill, and including survey elements **102** and **103**, was an area that originally contained a row of terraced houses named Lavender Brow. These are shown as a 'U'-shaped range on the 1824 mapping, and as an 'L'-shaped range by 1849. The houses were demolished between 1934 and 1960 and replaced with a new rectangular building, which was partially demolished between 2004 and 2009.

6. SIGNIFICANCE AND IMPACT

5.1 BURIED REMAINS

5.1.1 The results obtained from the evaluation trench demonstrated that some buried remains of archaeological interest do survive on the site at a depth of approximately 1m beneath the modern ground surface. In particular, structural remains that are likely to represent part of a late eighteenth-century building were encountered, although these were rather fragmentary and there was no surviving evidence for internal features, fixtures or fittings. Nevertheless, it is likely that any deep earth-moving works associated with the proposed development would have a negative impact on the buried archaeological resource, which would need to be mitigated by an appropriate scheme of further archaeological investigation. However, current design proposals do not require deep earth-moving works in this part of the site, and thus any buried remains would remain preserved *in-situ*.

5.2 STRUCTURAL REMAINS

5.1.2 The measured survey of the above-ground structural remains that survive across the site have indicated that they represent several phases in the development of the site, although are dominated by twentieth-century fabric. The structural remains are again fragmentary, and restricted largely to external walls with little evidence for internal features or for industrial processes that were carried out in the buildings. It is considered that the measured survey has provided an adequate record of the structural remains to mitigate their ultimate loss if necessitated by the proposed development of the site.

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APPENDIX 1: PROJECT DESIGN



HOPES CARR, STOCKPORT, GREATER MANCHESTER

**Building Survey and
Evaluation**

Project Design



OXFORD ARCHAEOLOGY NORTH

April 2011

Seddon Construction Ltd

OA North Job No: T13131

NGR: SJ 8984 9020

1. INTRODUCTION

1.1 Project Background

- 1.1.1 Seddon Construction Ltd is to carry out the redevelopment of land at Hopes Carr in Stockport (centred on NGR SJ 8984 9020). The site was occupied formerly by a number of industrial premises, the archaeological importance of which has been highlighted in a desk-based assessment of the site that was produced by the University of Manchester Archaeological Unit (UMAU 2004). In order to secure archaeological interests, a condition has been attached to the planning permission that requires an appropriate scheme of investigation to be carried out in advance of development.
- 1.1.2 The County Archaeologist for Greater Manchester, who provides planning advice for Stockport Metropolitan Borough Council, has recommended that the archaeological investigation should be focused in the north-western part of the development area. In particular, the footprint of an eighteenth-century textile factory that is listed in a document of 1785 as forming part of the Carr Mill complex will be targeted for intrusive investigation, and the remains of extant walls and associated structures that have been made accessible by recent demolition activity should be subject to measured survey. The results obtained from the evaluation and measured survey will be enhanced by an archaeological watching brief, which will be maintained during earth-moving works in the north-western part of the development site, including the removal of the spoil bund that is situated adjacent to the culvert.
- 1.1.3 In March 2011, Oxford Archaeology North (OA North) was commissioned by Seddon Construction Ltd to carry out the required scheme of works. This project design provides a written methodology for the required scheme of works.

1.2 Oxford Archaeology North

- 1.2.1 OA North has considerable experience of the interpretation and analysis of buildings of all periods, having undertaken a great number of small and large-scale projects during the past 30 years. Such projects have taken place within the planning process, to fulfil the requirements of clients and planning authorities, to very rigorous timetables. In recent years OA North also has extensive experience of archaeological work in Northern England.
- 1.2.2 OA North has the professional expertise and resources to undertake the project detailed below to a high level of quality and efficiency. OA North is **an Institute for Archaeologists (IfA) registered organisation, registration number 17**, and all its members of staff operate subject to the IfA Code of Conduct.

2 OBJECTIVES

- 2.1 The main research aim of the investigation, given the commercial nature of the development, will be to establish the presence or absence of buried archaeological remains on the site and, if present, characterise the level of preservation and significance, and provide a good understanding of their potential.
- 2.2 The objectives of the initial element of the archaeological investigation will be to:
- to undertake a programme of archaeological intrusive investigation via the excavation of a single trial trench to determine the presence, character, date, and extent of any buried archaeological remains of the eighteenth-century textile mill;
 - to compile an appropriate record of all surviving structural remains in the north-western part of the development site via a measured and photographic survey prior to their ultimate loss.

3. METHOD STATEMENT

3.1 Evaluation Trenching

- 3.1.1 A single trench, measuring some 15 x 1.8m, will be excavated across the north-western end of the early factory block, as depicted as Plot 1b in the Archaeological Desk-based Assessment (UMAU 2004), and annotated as a warehouse on the Ordnance Survey map of 1849.
- 3.1.2 The trench will be aligned broadly north-east/south-west, and will be placed at the lowest point of the existing ground level, adjacent to the culvert that channels the Carr Brook (Plate 1). Excavation of the modern ground surface will be undertaken by a machine of appropriate power using a toothless ditching bucket to the top of the first significant archaeological level. The work will be supervised closely by a suitably experienced archaeologist. Spoil from the excavation will be stored adjacent to the trench, and will be backfilled upon completion of the archaeological works.
- 3.1.3 Thereafter, all archaeological deposits will be cleaned manually to define their extent, nature, form and, where possible, date. It should be noted that no archaeological deposits will be entirely removed from the site. If the excavation is to proceed below a depth of 1.2m, then the trenches will be widened sufficiently to allow the sides to be stepped in.
- 3.1.4 All information identified in the course of the site works will be recorded stratigraphically, using a system adapted from that used by the Centre for Archaeology Service of English Heritage. Results of the evaluation will be recorded on *pro-forma* context sheets, and will be accompanied with sufficient pictorial record (plans, sections and both black and white and colour photographs) to identify and illustrate individual features. Primary records will be available for inspection at all times.



Plate 1: Proposed location of the evaluation trench

- 3.1.5 **Context Recording:** all contexts will be recorded using *pro-forma* sheets, and details will be incorporated into a Harris matrix. Similar object record and photographic record *pro-formas* will be used. All written recording of survey data, contexts, photographs, artefacts and ecofacts will be cross-referenced from *pro-forma* record sheets using sequential numbering.
- 3.1.6 **Photography:** a full and detailed photographic record of individual contexts will be maintained and similarly general views from standard view points of the overall site at all stages of the evaluation will be generated. Photography will be undertaken using 35mm cameras on archivable black and white print film, and all frames will include a visible, graduated metric scale. Extensive use of digital photography will also be undertaken throughout the course of the fieldwork for presentation purposes. Photographs records will be maintained on special photographic *pro-forma* sheets.
- 3.1.7 **Planning:** the precise location of the evaluation trench will be surveyed by EDM tacheometry using a total station linked to a pen computer data logger. This process will generate scaled plans within AutoCAD, which will then be subject to manual survey enhancement. The drawings will be generated at an accuracy appropriate for 1:20 scale, but can be output at any scale required. Sections will be manually drafted as appropriate at a scale of 1:10. All information will be tied in to Ordnance Datum.
- 3.1.8 Human remains are not expected to be present, but if they are found they will, if possible, be left *in-situ* covered and protected. If removal is necessary, then the relevant Home Office permission will be sought, and the removal of such remains will be carried out with due care and sensitivity as required by the *Burials Act 1857*.
- 3.1.9 Any gold and silver artefacts recovered during the course of the excavation will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996.

3.1.10 **Finds policy:** finds recovery and sampling programmes will be in accordance with best practice (following current Institute for Archaeologists guidelines) and subject to expert advice in order to minimise deterioration. OA North employs in-house artefact and palaeoecology specialists, with considerable expertise in the investigation, excavation, and finds management of sites of all periods and types, who are readily available for consultation. Finds storage during fieldwork and any site archive preparation will follow professional guidelines (UKIC). Emergency access to conservation facilities is maintained by OA North with the Department of Archaeology, the University of Durham. OA North employs palaeoecology and soil micromorphology specialists with considerable expertise in the investigation, excavation and analysis of sites of all periods and types, who are readily available for consultation.

3.2 Building Survey

3.2.1 A survey of the existing walls and features in the north-western part of the development site will be carried out. This will comprise measured plan drawings and elevations, together with a photographic and a written descriptive record. The survey will focus on identifying and recording evidence of phasing, or which relates to past mill activity, such as evidence for blocking, repair, joints, fittings and fixtures, power and processing, and key architectural features.

3.2.2 The drawn record will be coupled with a written description, which will include, wherever possible:

- an analysis of building plan, form, fabric, function, age and development sequence, and of the evidence supporting this analysis. Supporting evidence will be derived from the historic map sequence, reduced plans, elevations and photographs;
- an account of the fixtures, fittings, plant or machinery associated with the historic fabric, and their purpose;
- any evidence for the former existence of demolished structures or plant associated with the buildings;
- identification of areas that are currently obscured, which might hold key information to inform an understanding of the buildings' origin and development, and where further investigation should be undertaken during development works.

3.2.3 A detailed, annotated photographic record (35mm film and digital) will also be compiled as part of the building survey. The view point directions of all images will be depicted on a plan, and cross referenced to the image. The photographic record will record:

- the general appearance of the historic fabric;
- any external or internal detail, structural or decorative, which is relevant to the buildings' design, development and use and which does not show adequately on general photographs;

- detailed views of features of special architectural interest, fixtures and fittings, evidence of power systems, blockings or jointing relevant to phasing the building;
- photographs will also be taken of any other buildings, spaces or structures that are linked to the study site

3.3 Watching Brief

- 3.3.1 An archaeological watching brief will be maintained during earth-moving works in the north-western part of the development site, including the removal of the spoil bund that is situated adjacent to the culvert.
- 3.3.2 During the watching brief, the location, extent, and character of any surviving archaeological features and/or deposits will be recorded accurately. This work will comprise observation during excavation, the systematic examination of any subsoil horizons exposed during the course of the groundworks, and the accurate recording of all archaeological features and horizons, and any artefacts, identified during observation.
- 3.3.3 In the event of significant archaeological features being encountered during the watching brief, discussions will take place with the Greater Manchester County Archaeologist, or his representative, as to the extent of further works to be carried out. All further works would be subject to a variation this Project Design.

3.4 Report and Archive

- 3.4.1 **Report:** a report will be produced within four working weeks of the completion of the fieldwork, and will include:
- a summary statement of the survey's findings;
 - the background to the survey, including locational details;
 - an outline of the methodology of the survey;
 - a description of the site's setting including topography and geology;
 - an account of the documented history of the mill complex, derived from the desk-based assessment of the site that was produced previously (UMAU 2004);
 - an account of the complex's past and present use and of the uses of its differing buildings, with the evidence for these interpretations;
 - an account of the fixtures, fittings, plant or machinery associated with the buildings, and their purpose;
 - evidence for the former existence of demolished structures or plant associated with the building;
 - a description of the significance of the site in its local and regional context;
 - a catalogue of archive items, including a list of photographs;

- a CD containing a digital copy of the report (PDF) and separate digital copies of all photographic images.
- 3.4.2 **Archive:** the results of all archaeological work carried out will form the basis for a full archive to professional standards, in accordance with current English Heritage guidelines (*Management of Archaeological Projects*, 2nd edition, 1991). The project archive represents the collation and indexing of all the data and material gathered during the course of the project.
- 3.4.3 The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the IfA in that organisation's code of conduct. OA North conforms to best practice in the preparation of project archives for long-term storage. OA North practice is to deposit the original record archive of projects with the appropriate repository, which in this instance will be Stockport Museum Services.
- 3.4.4 The Arts and Humanities Data Service (AHDS) online database project *Online Access to index of Archaeological Investigations* (OASIS) will be completed as part of the archiving phase of the project.
- 3.4.5 **Confidentiality:** all internal reports to the client are designed as documents for the specific use of the client, for the particular purpose as defined in the project brief and project design, and should be treated as such. They are not suitable for publication as academic documents or otherwise without amendment or revision.

4. HEALTH AND SAFETY

- 4.1 OA North provides a Health and Safety Statement for all projects and maintains a Unit Safety policy. A written risk assessment will be undertaken in advance of project commencement and copies will be made available on request to all interested parties.
- 4.2 Full regard will be given to all constraints during the course of the project. OA North provides a Health and Safety Statement for all projects and maintains a Safety Policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers.
- 4.3 OA North undertakes to safeguard, so far as is reasonably practicable, the health, safety and welfare of its staff and of others who may be affected by our work. This applies in particular to providing and maintaining suitable premises, ensuring the safety of all equipment supplied by the Company, and providing all reasonable safeguards and precautions against accidents. OA North will also take all reasonable steps to ensure the health and safety of all persons not in their employment, such as volunteers, students, visitors, and members of the public (this includes trespassers). OA North will ensure that no one suffers injury because of dangers arising from the state of the premises, or things done, or omitted to be done, on the premises.

- 4.4 OA North is fully familiar with and will comply with all current and relevant legislation, including, but not limited to:
- The Health and Safety at Work Act (1974);
 - Management of Health and Safety at Work Regulations (1999);
 - Manual Handling Operations Regulations 1992 (as amended in 2002);
 - The Construction (Design and Management) Regulations (2007);
 - The Control of Asbestos Regulations (2006);
 - The Workplace (Health, Safety and Welfare) Regulations (1992);
 - Construction (Health, Safety and Welfare) Regulations (1996);
 - The Health and Safety (Miscellaneous Amendments) Regulations (2002);
 - The Work at Height Regulations (2005);
 - The Control of Substances Hazardous to Health Regulations (2002);
 - The Health and Safety (First-Aid) Regulations (1981);
 - The Regulatory Reform (Fire Safety) Order (2005);
 - The Reporting of Injuries, Diseases and Dangerous Occurrences Regulations (1995),
 - The Provision and Use of Work Equipment Regulations (1998);
 - Lifting Operations and Lifting Equipment Regulations (1998).
- 4.5 OA North has professional indemnity to a value of £2,000,000, employer's liability cover to a value of £10,000,000 and public liability to a value of £15,000,000. Written details of insurance cover can be provided if required.
- 4.6 Normal OA North working hours are between 9.00 am and 5.00 pm, Monday to Friday, though adjustments to hours may be made to maximise daylight working time in winter and to meet travel requirements. It is not normal practice for OA North staff to be asked to work weekends or bank holidays and should the Client require such time to be worked during the course of a project a contract variation to cover additional costs will be necessary.

5 PROJECT MONITORING

- 5.1 Whilst the work is undertaken for the client, the Greater Manchester County Archaeologist, or his representative, will be kept fully informed of the work and its results, and will be notified a week in advance of the commencement of the fieldwork. Any proposed changes to the project design will be agreed with the County Archaeologist in consultation with the client.

6 STAFFING

- 7.1 The project will be under the direct management of **Ian Miller BA FSA** (OA North senior project manager), to whom all correspondence should be addressed.
- 7.2 The evaluation trenching and measured survey will be undertaken by **Graham Mottershead** (OA North Project Officer), who has considerable experience of the industrial archaeology of Greater Manchester.

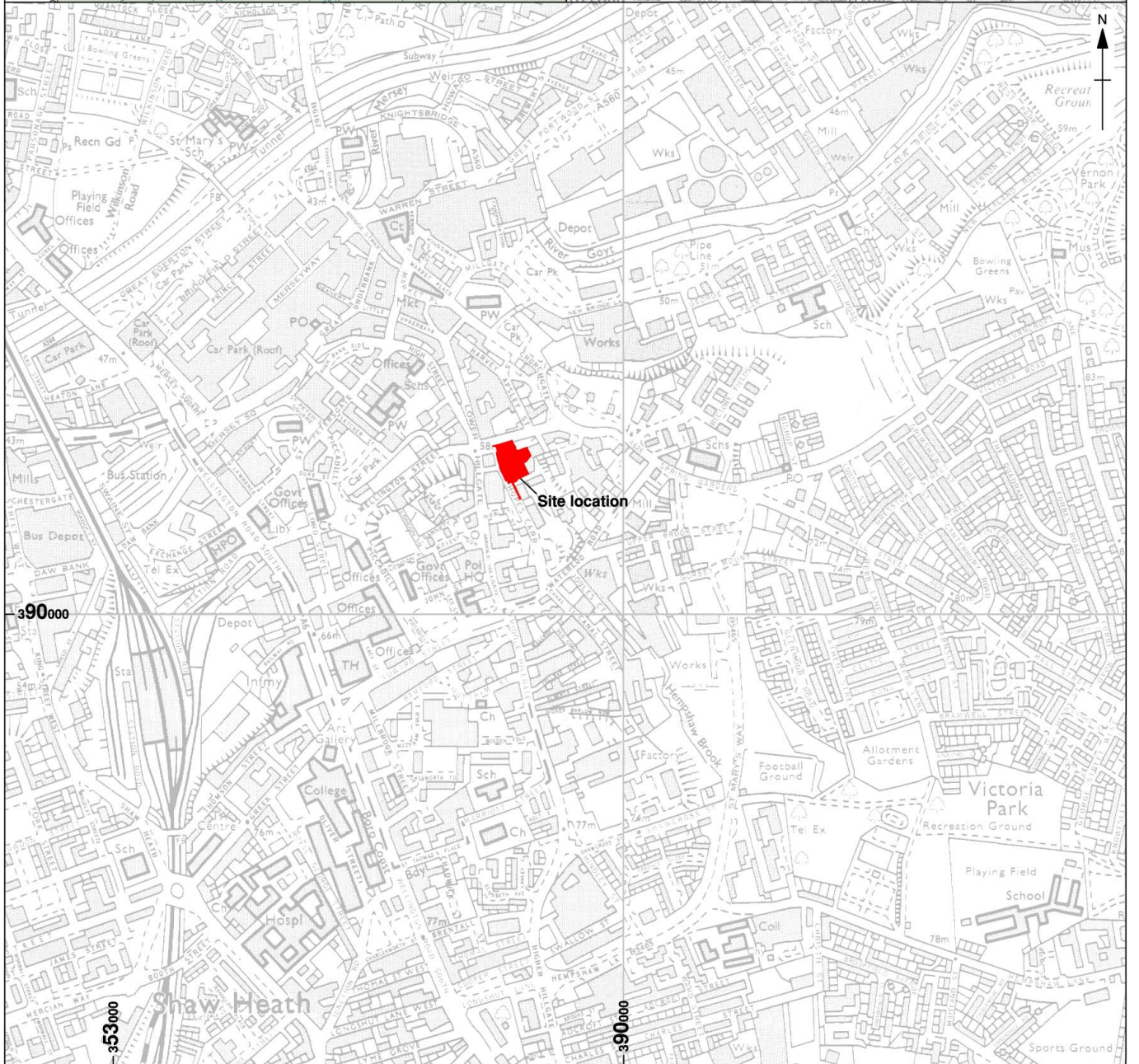
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- Figure 6: South-east-facing elevation of wall **109**
- Figure 7: North-east-facing elevation of wall **112**



scale 1:250,000



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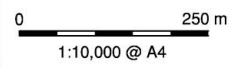


Figure 1: Site location

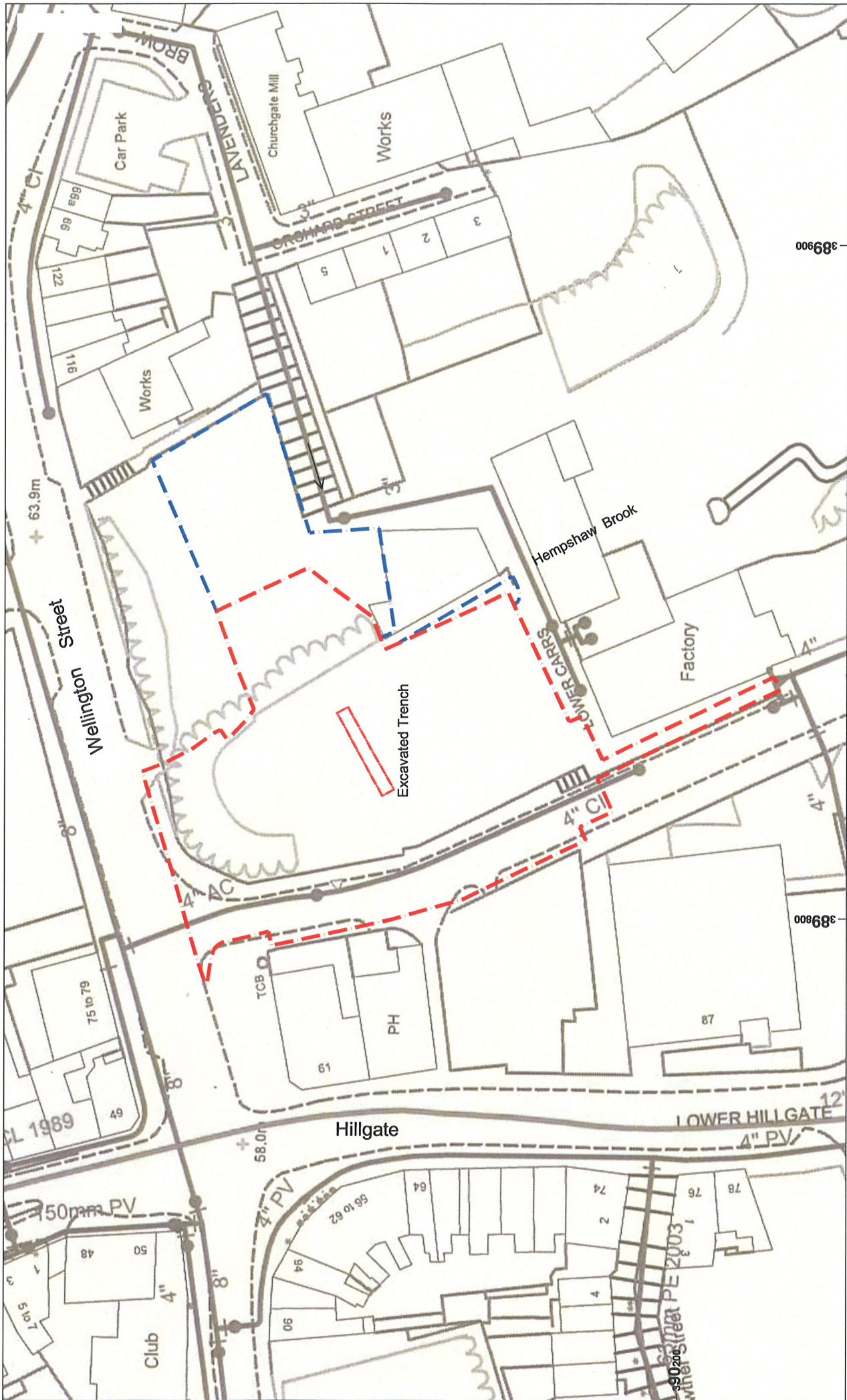


Figure 2: Trench location

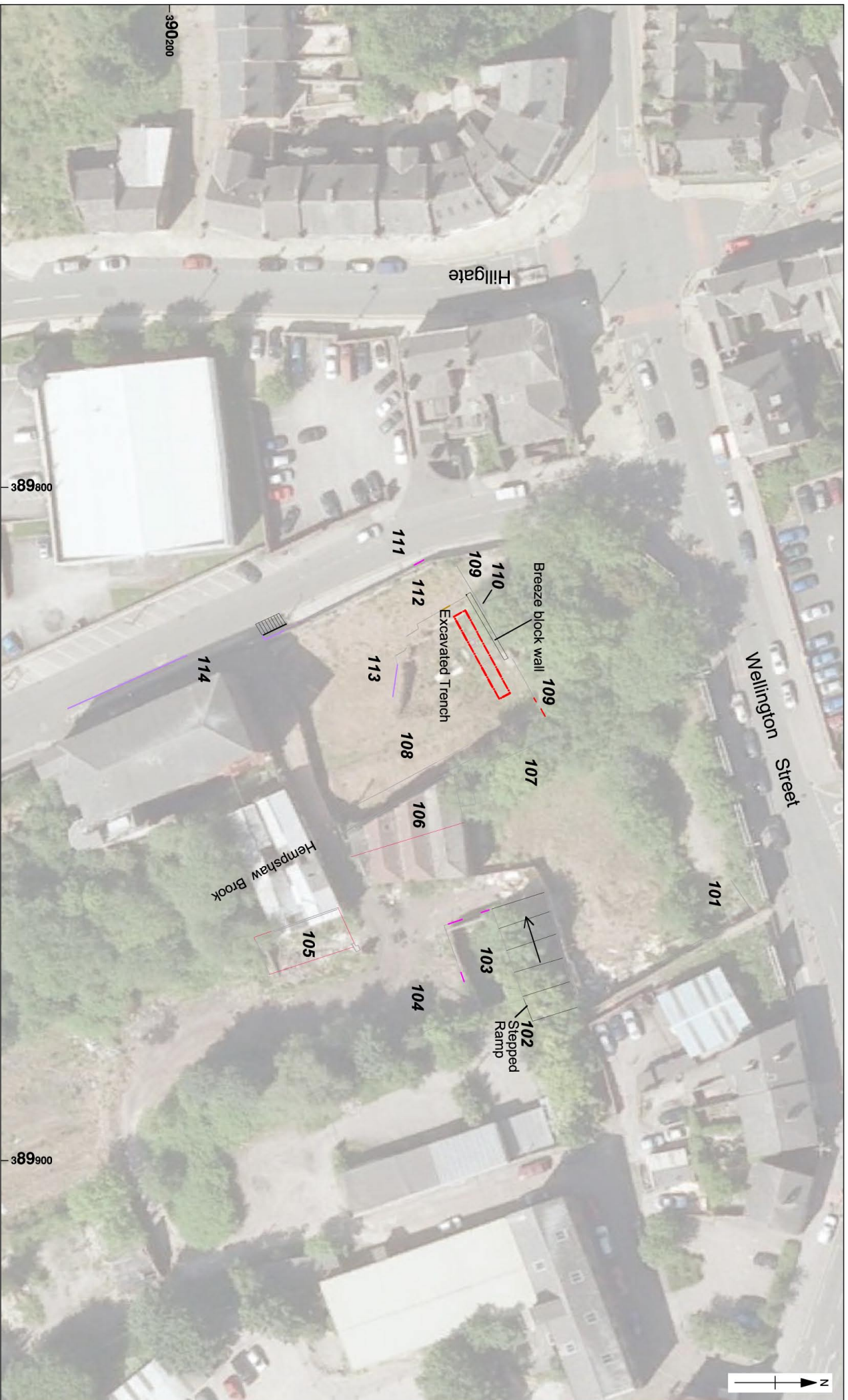
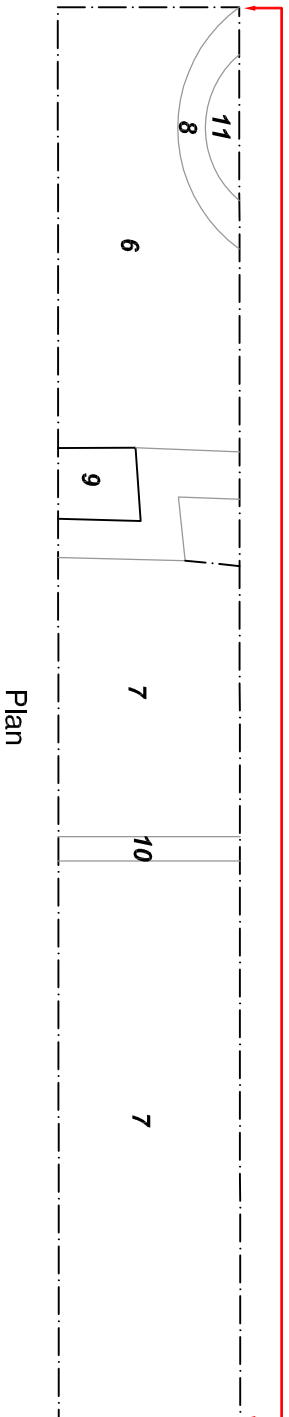
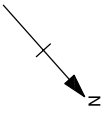
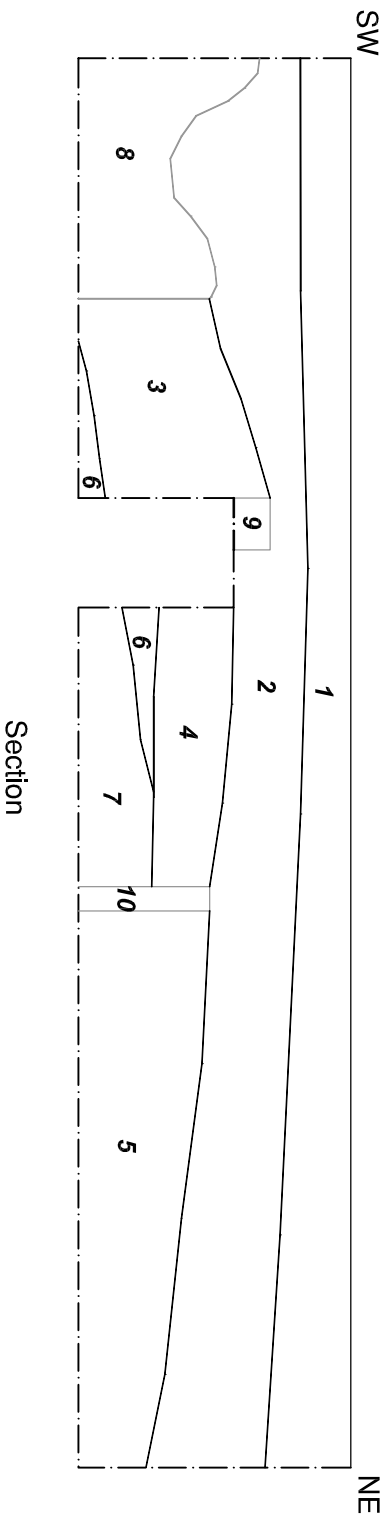


Figure 3: Location of the excavated trench and position of the surveyed historic structures



Plan



Section




-  Limit of excavation
-  Section position
-  Feature



Figure 4: Plan and south-east-facing section of excavated trench

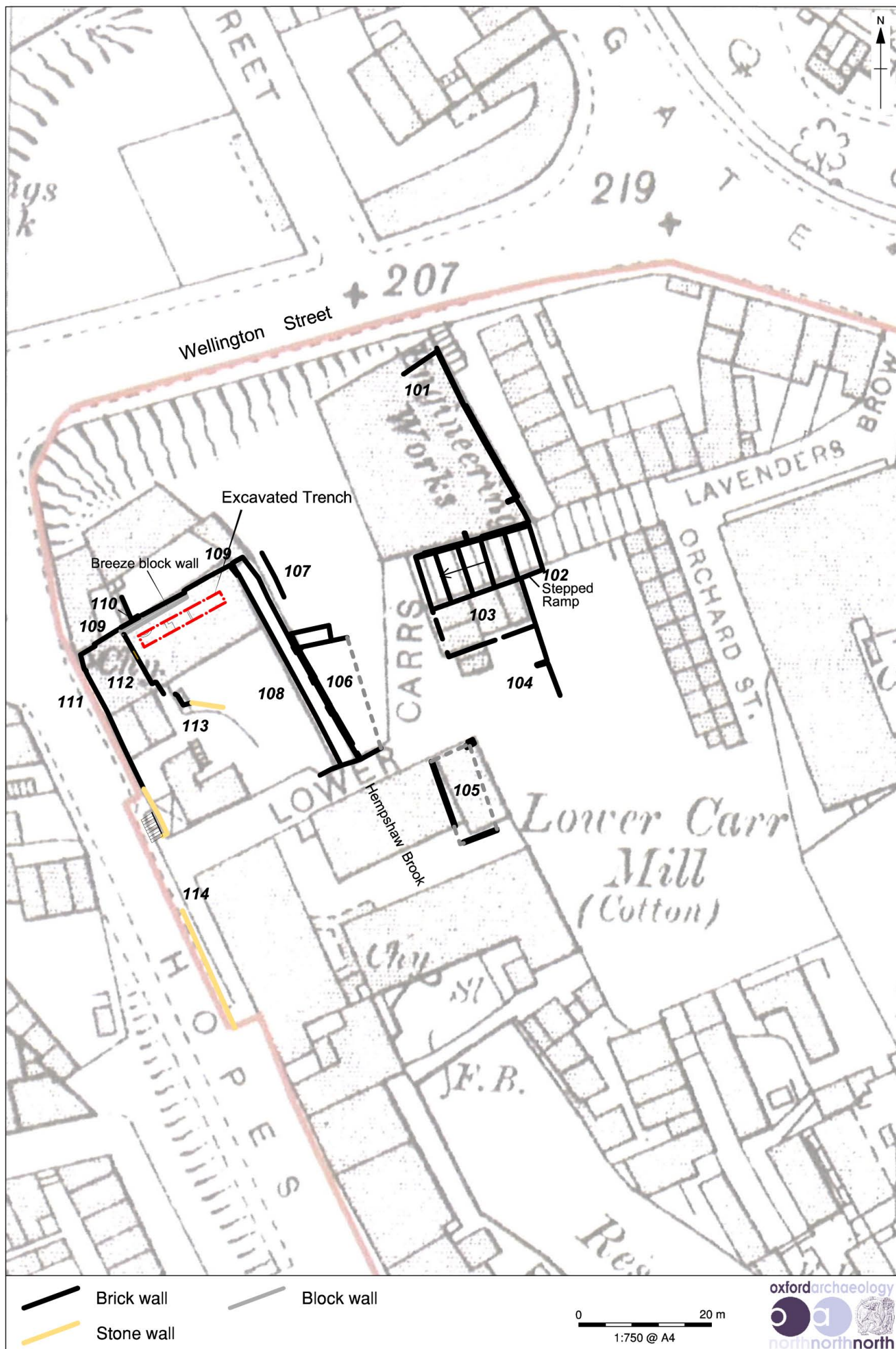


Figure 5: Excavated trench and surveyed walls superimposed on the Ordnance Survey map of 1907

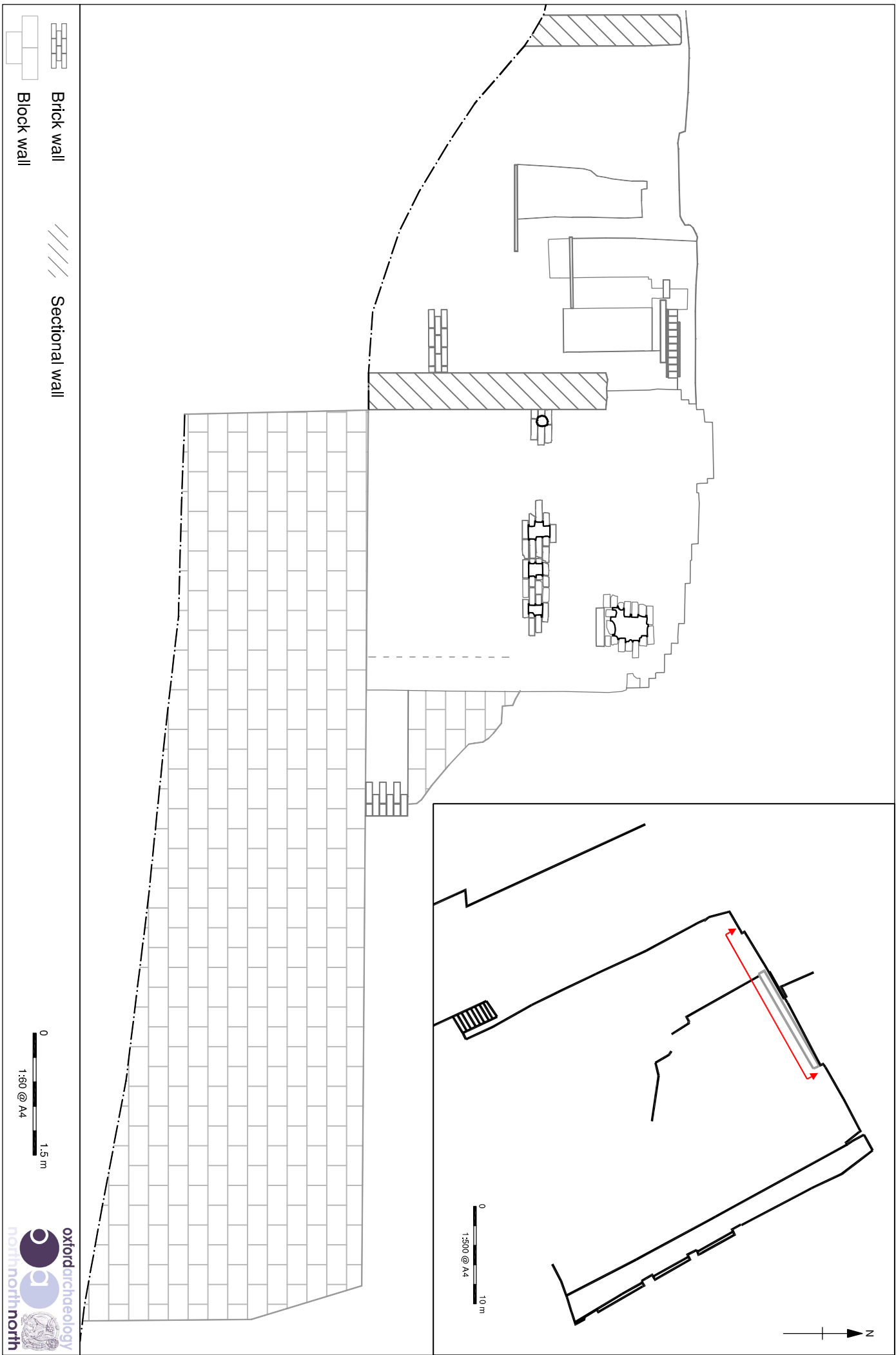
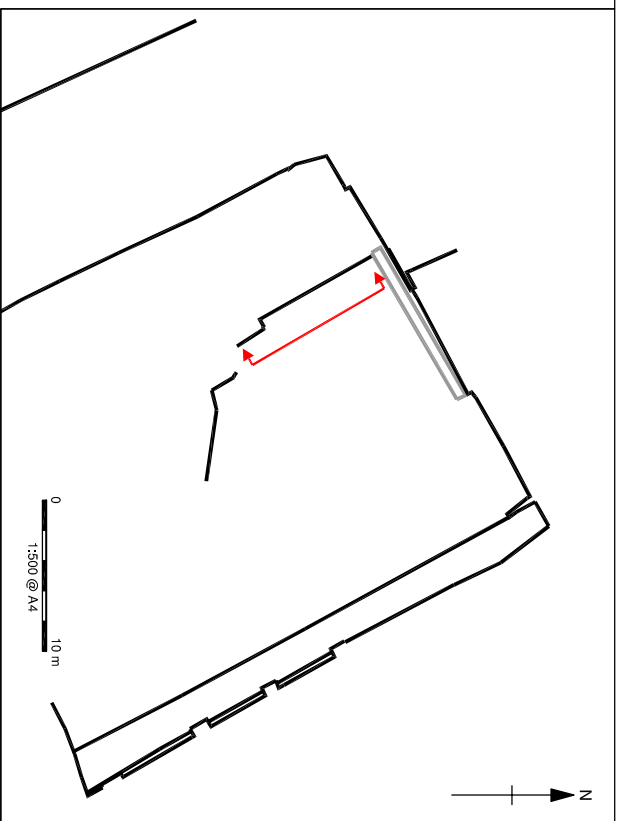
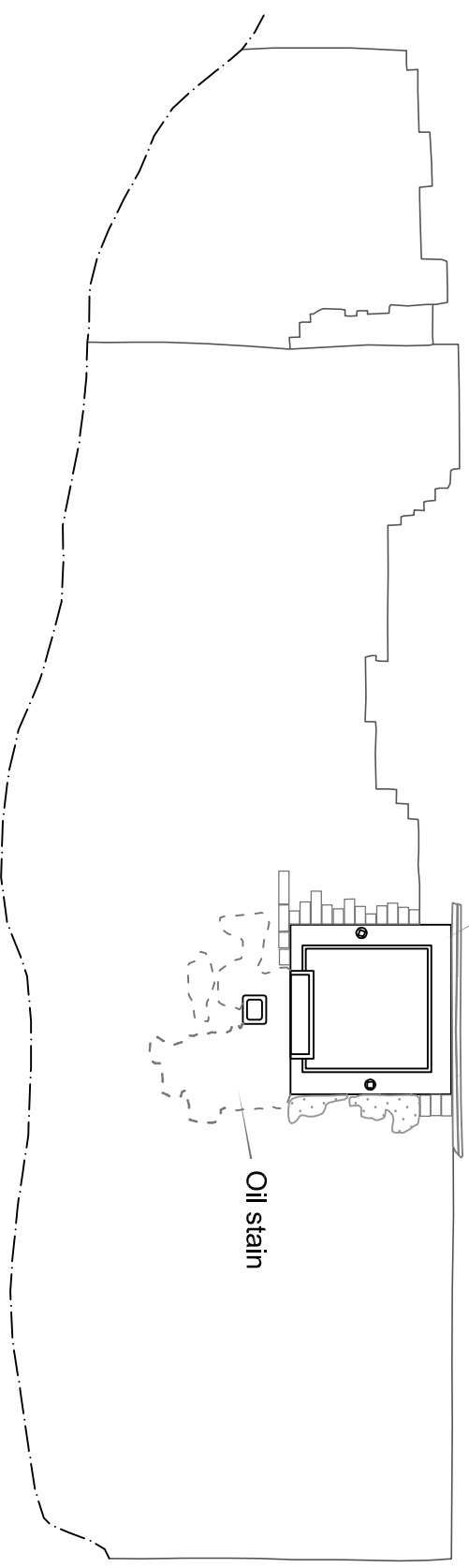


Figure 6: South-east-facing elevation of wall 109



0
1:500 @ A4
10 m

Bearing box



Oil stain

Brick wall
other stuff

0
1:50 @ A4
1.5 m

Figure 7: North-east-facing elevation of wall 112