



Hartdale House, Mill Lane, Cheadle, Cheshire

Archaeological Investigation

Oxford Archaeology North



June 2009

C & C Estates

Issue No: 2008-09/952

OA North Job No: L10150

NGR: SJ 85502 89006

Document Title: HARTDALE HOUSE, MILL LANE, CHEADLE, CHESHIRE

Document Type: Archaeological Investigation

Client Name: C & C Estates

Issue Number: 2008-09/952

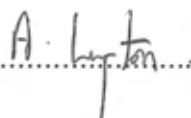
OA North Job Number: L10150

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SUMMARY

C & C Estates has recently submitted a planning application to Stockport Metropolitan Borough Council (SMBC) that proposes the conversion and extension of Hartdale House, on Mill Lane in Cheadle (NGR SJ 85502 89006). Hartdale House is a Grade II Listed Building, and is entered on the Greater Manchester Sites and Monument Record (GM SMR 11395.1.0). The development proposal is to provide four self-contained dwellings, car parking, landscaping and ancillary development, which will necessitate some alterations to the building.

In order to secure archaeological interests, SMBC requested that a programme of archaeological investigation was carried out to support and inform the planning application. It was recommended that the scope of archaeological investigation should comprise an English Heritage Level I / II-type survey of the building, coupled with an appropriate level of historical research.

The building survey has provided an archaeological record of the building prior to any future development, and has identified a number of fixtures and fittings that are of historical interest and merit preservation *in-situ*. This was coupled with desk-based research, which has concluded that the study area has some potential to contain *in-situ* buried remains of archaeological interest; buried remains dating to the prehistoric, Roman and medieval periods have been recovered from the immediate vicinity of the study area.

The construction of the proposed new building immediately to the north of Hartdale House is likely to necessitate some earth-moving works. As there is no evidence for this part of the study area to have been subject to any serious level of disturbance previously, it is likely that any buried remains that are present will survive *in-situ*. The damage or destruction of any such remains will require appropriate mitigation, although in the first instance any further archaeological investigation should be intended to establish the presence or absence of any such remains so that an appropriate scheme of mitigation can be devised.

ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to express its thanks to Dave Clark of C & C Estates, and John Lee of Arca Architects, for commissioning and supporting the project. OA North is also grateful to Norman Redhead, the Greater Manchester County Archaeologist, Crispin Edwards, the Conservation Officer with Stockport Metropolitan Borough Council, and Rebecca Coley, the Planning Officer with Stockport Metropolitan Borough Council, for their advice and support. Thanks are also expressed to the staff of Cheadle Library and the Local Studies Unit at Stockport Library for their assistance with the documentary research. Especial thanks are expressed to Dan Elsworth and Sam Whitehead of Greenlane Archaeology, who carried out the building survey on behalf of OA North.

The desk-based assessment was carried out by Ian Miller, who also compiled the report. The building survey element of the report was written by Dan Elsworth and Steve Clarke, and the illustrations were produced by Anne Stewardson. 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 C & C Estates has recently submitted a planning application that proposes the conversion and extension of Hartdale House, on Mill Lane in Cheadle (NGR SJ 85502 89006), to provide four self-contained dwellings, car parking, landscaping and ancillary development. The house is an early nineteenth-century residence, with a two-storey, flat-roofed extension of a late nineteenth-century date, and was designated a Grade II Listed Building (LBS 441041) in 1985. The house is also entered on the Greater Manchester Sites and Monument Record (GM SMR 11395.1.0).
- 1.1.2 In order to secure archaeological interests, Stockport Metropolitan Borough Council (SMBC) requested that a programme of archaeological investigation was carried out to support and inform the planning application. Following consultation with the Greater Manchester County Archaeologist, who provides archaeological advice to SMBC, it was recommended that in the first instance the scope of archaeological investigation should comprise an English Heritage Level I / II-type survey of the building, coupled with an appropriate level of historical research. It was intended that the historical research would aid an interpretation of the results obtained from the building survey, and also inform a decision as to the extent of any further archaeological investigation that would be required in advance of development. The precise scope of works was specified in a Project Design that was devised by Oxford Archaeology North (OA North) in May 2009 (*Appendix 1*).

1.2 SITE LOCATION AND GEOLOGY

- 1.2.1 The application site lies c 0.7km to the north of Cheadle village, at the western end of Mill Lane (NGR SJ 855 890). The site lies on the eastern bank of the Micker Brook, some 0.8km to the south of its confluence with the river Mersey. Whilst being on the southern fringe of a region defined as the Manchester Conurbation (Countryside Commission 1998, 126), the site lies within the administrative district of Stockport Metropolitan Borough, which forms part of the county of Cheshire.
- 1.2.2 The solid geology of the area comprises Carboniferous sedimentary material and a series of Permo-Triassic rocks, consisting mainly of New Red Sandstone (Hall *et al* 1995, 8). The overlying drift incorporates Pleistocene boulder clays of glacial origin, and sands, gravels, and clays of fluvial/lacustrine origin (Ordnance Survey Geological Survey 1970).

2. METHODOLOGY

2.1 DESK-BASED RESEARCH

- 2.1.1 The desk-based research was carried out in accordance with the relevant IFA and English Heritage guidelines (Institute of Field Archaeologists 2001, *Standard and Guidance for archaeological Desk-based Assessments*; English Heritage 2006a, *Management of Research Projects in the Historic Environment* (MoRPHE)).
- 2.1.2 Several sources of information were consulted as part of the assessment, to provide an understanding of the developmental history of the study area. The principal sources of information consulted were historical and modern maps, although published and unpublished secondary sources were also reviewed. The study has focused on the proposed development area, whilst information from the immediate environs has been summarised in order to place the results of the assessment into context. The results were analysed using the Secretary of State's criteria for the scheduling of ancient monuments, outlined in Annex 4 of *Planning Policy Guidance 16: Archaeology and Planning* (DoE 1990).
- 2.1.3 Archive sources that were consulted include:
- ***Stockport Historic Environment Database (SHED)***: the Stockport Historic Environment Database was consulted to ascertain information on statutory and locally listed buildings, conservation areas, Scheduled Monuments and Registered Historic Parks and Gardens in the vicinity of the study area;
 - ***Greater Manchester Historic Environment Record (HER)***: the Greater Manchester Historic Environment Record (HER), maintained by the Greater Manchester Archaeological Unit (GMAU), was consulted to establish the sites of archaeological interest already known within the study area;
 - ***Cheshire Record Office, Preston (CRO)***: the catalogue of the Cheshire Record Office was searched for information relating to the study area;
 - ***Greater Manchester Record Office, Manchester (GMRO(M))***: the catalogue of the Greater Manchester Record Office was searched for information relating to the study area;
 - ***Stockport Archives, Stockport Local Heritage Library (SKL)***: the catalogue of the Stockport Archives was searched for information relating to the study area;
 - ***Oxford Archaeology North***: OA North has an extensive archive of secondary sources relevant to the study area, as well as numerous unpublished client reports on work carried out in the vicinity. These were consulted where necessary.

2.2 BUILDING SURVEY

- 2.2.1 The building survey aimed to provide an understanding of the historic fabric and key architectural features of the building, and to provide an archive record of the structure prior to redevelopment. It has provided a drawn, photographic and textual record of the building to English Heritage (2006b) Level I and II standard, entailing a Level II recording of the exterior to provide an archive record of the structure prior to redevelopment. The interior received a Level I-type survey, which aimed to identify any historic fabric and key architectural features that are worthy of sympathetic treatment within the scheme. 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 of Field Archaeologists (IFA), and generally accepted best practice.
- 2.2.2 **Photographic Survey:** a photographic archive of the building was compiled, consisting of both general and detailed interior photographs, which were captured using both digital and colour slide 35mm formats. General photographs of the exterior elevations were also taken in digital and 35mm format.
- 2.2.3 **Site Drawings:** several architect's drawings have been annotated to show archaeological detail. These drawings include a plan of the house, showing the form and location of any structural features of historic significance. Elevation drawings of the exterior have also been annotated to show the form and location of any structural features of historic significance
- 2.2.4 **Interpretation and Analysis:** a visual inspection of the exterior of the building was undertaken and a description maintained to English Heritage (2006b) Level II. These records are essentially descriptive, and provide a systematic account of the origin, development and use of the building.

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 Sites and Monuments Record (SMR), and a summary sent to the National Monuments Record (NMR).

3. BACKGROUND

3.1 HISTORICAL BACKGROUND

- 3.1.1 The following section presents a summary historical and archaeological background of the general area. This is presented by archaeological period (Table 1), and is intended to place the study area into a wider archaeological context.

Period	Date Range
Palaeolithic	30,000 – 10,000 BC
Mesolithic	10,000 – 3,500 BC
Neolithic	3,500 – 2,200 BC
Bronze Age	2,200 – 700 BC
Iron Age	700 BC – AD 43
Romano-British	AD 43 – AD 410
Early Medieval	AD 410 – AD 1066
Late Medieval	AD 1066 – AD 1540
Post-medieval	AD 1540 – c1750
Industrial Period	cAD1750 – 1901
Modern	Post-1901

Table 1: Summary of British archaeological periods and date ranges

- 3.1.2 **Prehistoric period:** the earliest firm evidence for human activity in the Cheadle area dates from the Neolithic period, and is represented by chance finds. These include two polished stone axes, one found in Cheadle, and the second at nearby Gatley (Arrowsmith 1997, 11). More recently, a fragment of worked flint of a probable Neolithic or Mesolithic date was recovered from an archaeological excavation of the former bleach works, immediately adjacent to Hartdale House (OA North 2008), raising the possibility that further artefacts of prehistoric date may survive in the present study area. In addition, three Bronze Age ceramic urns were also found in Cheadle, during the excavation of foundations for new houses off Massie Street in 1872 (Arrowsmith 1997, 11).
- 3.1.3 **Roman period:** firm evidence for the nature of Roman activity in the area is lacking, and represents an archaeological research objective of high local importance. Physical evidence for activity during this period has been provided by clusters of Roman finds that have been discovered in the immediate vicinity of Hartdale House. In particular, two Roman coins were found in 1972 at Red Rocks, a short distance to the north of Hartdale House, on the western bank of the Micker Brook. The coins are thought to have dated to the fourth century, and were probably issues of Constantius II (GM SMR 790.1.0). These findspots lie close to a shallow point on the Micker Brook, raising the possibility that this had been an ancient ford, or crossing point.
- 3.1.4 In addition, five other Roman coins were discovered to the south-west of the Barnes Hospital in 1948; these coins were all dated to the reign of Galerius (AD 305-11). Another four coins have also been found to the east of the Barnes Hospital, and three Roman coins dating the third and fourth centuries have been recovered from Cheadle village.

- 3.1.5 There is also some indication that Cheadle lies on the route of a Roman road to Buxton (GM SMR 15461.1.0). The existence of this road was inferred in the nineteenth century from 'Street Lane', which is known presently as Cheadle Road. Some weight to this interpretation was provided by the discovery in the 1880s of a surface composed of compacted gravel. The surface was discovered on Ack Lane East in Bramhall, situated to the south-east of Cheadle, and on the same alignment as Cheadle Road. Further to the south-east, recent excavation at Walnut Tree Farm in Woodford revealed another section of a gravel road, which had a width of 7.5m and a cambered surface, typical of Roman construction. In addition, it is possible that a second Roman road, running south of the Mersey and perhaps linking with the Manchester to Chester Road, also passed through Cheadle (Arrowsmith 1997, 15).
- 3.1.6 In 2005, two possible sherds of Roman pottery were recovered from an archaeological evaluation of land to the rear of the White Hart pub in Cheadle. Whilst the evaluation did not provide any direct evidence for Roman activity in the area, it was concluded that the site may have been used as agricultural land since the Roman period (UMAU 2005, 13).
- 3.1.7 **Medieval Period:** Cheadle is recorded in the Domesday Survey of 1086 as 'Cedde', which may be translated as 'clearing in a wood'. The detail of the survey indicates that there were only about ten households in the area. Physical remains from this period in the area are best represented by fragments of a stone cross that were discovered during the construction of the Barnes Hospital in the 1870s. The cross is thought to date to the later part of the tenth or eleventh century, although it could possibly be even earlier, and may indicate the former presence of an Anglo-Saxon church. Only the top half of the cross survives, which comprises fan-shaped arms, central bars, and a carved shaft.
- 3.1.8 By the mid-twelfth century, the manor of Cheadle was held by a family of that name; in 1326, the manor was divided into Cheadle Bulkeley and Cheadle Moseley. The manor was situated in the Hundred of Macclesfield, and comprised the townships of Cheadle Bulkeley, Cheadle Moseley, and Handforth, incorporating a cumulative total of 6230 acres; the township of Cheadle Bulkeley comprised 2100 acres, whilst Cheadle Moseley occupied 2350 acres (Bagshaw 1850, 168). The medieval economy of Cheadle was based firmly on agriculture, and particularly the raising of beef and dairy cattle, and other livestock including sheep, pigs and poultry (Hilton nd, 127).
- 3.1.9 The earliest reference to a corn mill in Cheadle is provided by a charter dated c 1185-1200, which refers to land held by Durandus 'neare the mill' (Barracough 1957, 31). The location of the twelfth-century mill is not entirely certain, although it is believed to have occupied the same site as the later Higher Mill (Arrowsmith 1997, 55). Cheadle Lower Mill was the manorial mill of Cheadle Bulkeley; Lower Mill was 'doubtless on the site of the old mill of the Bulkeley's mentioned in 1349 as being worth 13s 4d per annum' (Moss 1970, 139-40). Whilst this mill was almost certainly situated on the Micker Brook in the immediate vicinity of the present study area, its exact location remains uncertain. The recent excavation of the former bleach works revealed structural remains that could be identified firmly with the documented post-medieval corn mill, although no evidence for its medieval predecessor was

encountered (OA North 2008); it is likely that this was largely a wooden structure, possibly with stone foundations, and may have occupied a slightly different site to its stone- and brick-built replacement.

- 3.1.10 Physical evidence for medieval activity in close proximity to the study area is provided by a bronze ring of a probable fourteenth-century date (GM SMR 13080.1.0), which was discovered in a field on the west side of the Micker Brook at the end of Mill Lane in 1980. The study area is thus considered to have some potential to contain buried remains of medieval origin.
- 3.1.11 **Post-medieval and Industrial Period:** the economy of Cheadle continued to be based largely on agriculture through the post-medieval period, although handloom silk weaving emerged as an important industry locally during the eighteenth century (Hilton nd, 129). The parish church of St Mary was largely erected during the early sixteenth century, although it is known to have been situated on a medieval site. The church was largely rebuilt in 1813-17, with only the chancel from the medieval church surviving (Chivers 1993, 3).
- 3.1.12 After the death of James Viscount Bulkeley, the manor was sold under an Act of Parliament in 1756 to the Rev Thomas Egerton and, in 1806, it was conveyed to John Worthington (Pigot and Co 1828, 13-4). Burdett's *Map of Cheshire*, published in 1777, shows that Cheadle was the second largest settlement in the borough after Stockport. The detail of the map appears to show a pattern of settlement based largely on scattered farmhouses and hamlets (Arrowsmith 1997).
- 3.1.13 By 1733, Cheadle Lower Mill (GM SMR 14118.1.0) had 'three watertorne milne and milnes...the kiln...sluices, dam and ware. A record dated 1753 indicates that the mill changed ownership at that date, and it was sold again some three years later to a John Renshaw, who also purchased other manorial lands and Cheadle Hall; Renshaw is the earliest known occupant of the mill. Around 1780, it was enlarged and, by 1784, had been equipped with five pairs of grinding stones (Reid 1979, 24). The position of the mill is shown on a small-scale plan of the area produced by William Stopford in c 1800, although the actual buildings are not depicted.
- 3.1.14 Cheadle Lower Mill was occupied during the early nineteenth century by Daniel Handforth, who is listed in trade directories for the 1820s as a corn miller in Cheadle (Pigot and Dean 1821, 334; Pigot and Co 1828, 14). Whilst Handforth is not listed specifically in association with Lower Mill, he is identified as one of two corn millers in Cheadle, the second being Charles Bostock. Handforth is not listed in directories subsequently, although Bostock is identified as the miller at Cheadle Higher Mill (eg Bagshaw 1850, 170), implying that Handforth had operated Lower Mill, and presumably occupied Hartdale House.
- 3.1.15 By 1834, Lower Mill was occupied by Elizabeth Jowett, who is recorded as a corn miller (Hayes 2004, 13). Elizabeth was succeeded by her son, William Jowett, who is named as the owner and occupier of Cheadle Lower Mill in numerous documents. The earliest of these is a tithe apportionment for Cheadle Bulkeley of 1844 (SK/2/K/19), which also identifies him as the owner of the

adjoining messuage, garden and buildings, yard stables and coach house, a small plantation, and the road to the mill, which is presently Mill Lane. Unfortunately, the actual tithe map was produced at a very small scale, and cannot be relied upon for analysing the detail of individual buildings. However, another tithe map, dated c 1846, does provide a useful survey of Hartdale House and the adjacent corn mill (Plate 1), and represents the earliest accurate survey of the study area. The map clearly shows that Hartdale House (Plot 74) occupied a site on the southern bank of a meander of the Micker Brook. The corn mill (Plot 75) lay immediately to the west, with the mill yard, stables and coach house (Plot 76) at the western end. The apportionment that accompanied the tithe map (CRO EDT 90/2) provides the details of the landowners and occupiers of the land holdings shown on the map (Table 2).

- 3.1.16 The Census Returns for 1851 similarly record William Jowett as residing at Cheadle Lower Mill, together with his wife, mother, and two servant girls, and also states that William Jowett employed four men at the mill. However, it seems that William Jowett took an active interest in politics during this period, as in 1847 he was elected as a committee member representing Cheadle for the Anti-Corn Law League (*Manchester Times* 11 June 1847). This suggests that he was not necessarily engaged full time in the operation of the mill, a suggestion that is supported to an extent by Jowett's apparent desire to rent the mill out from the early 1850s onwards (*Section 3.1.17 below*). Nevertheless, he is listed in trade directories as a corn miller at Cheadle Lower Mill until the 1870s (eg Post Office Directory 1864, 441).



Plate 1: Extract from the Cheadle Bulkeley tithe map of c 1846

Plot	Landowner	Occupier	Land Name	Land Use
73	William Jowett	William Jowett	Croft	Meadow
74	William Jowett	William Jowett	Messuage, garden and building	Building and garden
75	William Jowett	William Jowett	Corn mill and yard	Building
76	William Jowett	William Jowett	Yard, stables and coach house	Building
77	William Jowett	William Jowett	Croft	Meadow
78	William Jowett	William Jowett	Site of Micker Brook	
79	William Jowett	William Jowett	Plantation	Woodland
80	Henry Harrison	William Worthington	Plantation	Woodland
81	William Jowett	William Jowett	Road	Thoroughfare
82	Henry Harrison	Thomas Rae	Lawn and shubbery	Garden
83	Henry Harrison	Thomas Rae	Messuage, garden and building	Building and garden

Table 2: Apportionment to accompany the Cheadle Bulkeley tithe map of c 1846

- 3.1.17 William Jowett advertised the mill ‘to be let’ in October 1852. Curiously, the advertisement was aimed at ‘calico printers’ bleachers, cotton manufacturers and others requiring power and pure water’ rather than at corn millers, and the property was described as containing about 20 statute acres of land, two waterwheels of 25hp each, and a steam engine of 20hp (*Manchester Times* 16 October 1852). Jowett re-advertised the property for let in the following year, the advertisement giving some additional details, and also offered to let the property in two parcels (*Manchester Times* 12 March 1853). Lot 1 comprised the actual mill, two waterwheels, steam engine and boiler, and the two-storey principal building that measured some 35 yards long. Lot 2 comprised some three statute acres. There is no mention of Hartdale House, so it is presumed that Jowett intended to retain this property as his residence.
- 3.1.18 The principal building is depicted on a photograph taken in c 1864 (SLS 22345), which also shows the mill yard at the end of Mill Lane (Plate 2). The photograph confirms that the mill was a two-storey structure, whilst its layout and component materials is consistent with an eighteenth- or nineteenth-century structure. A small part of another building is visible to the right of the mill, and it seems possible that this is Hartdale House.



Plate 2: The south-facing elevation of Cheadle Lower Mill in c 1864 (SLS 22345)

- 3.1.19 The layout of the Hartdale House and the corn mill during the early 1870s is depicted on the Ordnance Survey first edition 6": 1 mile map, which was surveyed in 1872 (Fig 2). This shows the same layout as that depicted on the tithe map of c 1846, comprising a linear range of buildings, marked as a corn mill, situated along the southern bank of a meander of the Micker Brook. There is some evidence to suggest, however, that the mill had actually ceased to operate as a corn mill by 1872, and may even have been derelict at that date (Section 3.1.20 below).
- 3.1.20 *Cheadle Bleach Works (GM SMR 2515.1.0)*: in 1874, the mill was sold to William Mosley junior, a bleacher from Salford. The deed of 12th January 1874 releasing the rights was between William Jowett, who is described as a cotton broker in Liverpool, and William Mosley the younger (CRO D1931/31). The detail provided by this document implies that William Jowett had ceased milling corn at Cheadle by the early 1870s, and that the mill may have been vacant at the time of his negotiations with William Mosley; W Jowett is listed as 'Esquire' in a trade directory for 1874, and is not mentioned specifically as a miller (Morris and Co 1874).
- 3.1.21 By 1875, William Mosley had redeveloped the site as a bleach works (Sykes 1926, 35). It seems that he had also taken up residence at Hartdale House before the end of the nineteenth century (Kelly 1896, 182; Kelly 1902, 195). William Mosley appears to have maintained a presence in Manchester following his purchase of Cheadle Lower Mill, and occupied premises at 28 Brown Street during the 1870s (Post Office Directory 1878, 473). Within five years, he appears to have relocated his Manchester office to 85 Mosley Street (Slater 1883, 69), once described as being 'without exception, the most elegant street in Manchester' (Butterworth 1823, 258). Despite his evident business connections with Manchester, however, Mosley is listed in commercial directories as residing at Springfield House, which appears to have been another name for Hartdale House; the extant stone gate posts at the entrance to Hartdale House still bear the name 'Springfield House'.

- 3.1.22 In order to extend the premises for his bleach works at Cheadle, William Mosley diverted the natural route of the Micker Brook and built over the original watercourse. This arrangement is shown clearly on a map produced in 1886 (Fig 3), which depicts a large and irregular building complex, a large part of which corresponds broadly to the configuration of the corn mill, suggesting that elements of the building had been incorporated into the bleach works. Unfortunately, Hartdale House is largely omitted from the survey.
- 3.1.23 The next available map of the area is the Ordnance Survey first edition 25": 1 mile map, which appears to show that Hartdale House had been remodelled slightly (Fig 4). In particular, an extension appears to have been added to the south-western corner, and a boundary wall erected between the house and the newly erected bleach works. Comparison of the Ordnance Survey 25": 1 mile map of 1898 (Fig 4) with the subsequent revision, published in 1910 (Fig 5), implies that Hartdale House had been little altered. The next edition of Ordnance Survey mapping, published in 1935 (Fig 6), similarly shows the layout of Hartdale House as unaltered, although the adjacent works had been subject to some remodelling. In particular, the building forming the northern part of the complex had been expanded with a large addition to the western elevation, and a new structure erected immediately to the north of the chimney in the south-western part of the site.
- 3.1.24 The site closed as a bleach works in the late 1930s and, in 1939, part of the premises was leased to James and Albert Horsfield, who established the Standard Chemical Co. The Horsfields had been associated closely with the textile chemical industry, and started the manufacture of specialised materials for local textile markets in Lancashire, Yorkshire and the Midlands (Hilton *nd*, 146). During the Second World War, the Standard Chemical Co was concerned largely in supplying textile firms engaged in equipping the armed forces. This lucrative market placed the Standard Chemical Co in a good position to capitalise on the post-war boom in textiles, and the company opened new laboratories in the early 1950s to answer demands for more scientific methods of processing textile goods.
- 3.1.25 In 1991, the firm was taken over by Thor Chemicals Ltd, which thereby inherited Cheadle Lower Mill. The following year, the chimney was reduced in height. The factory closed in 1995, and the buildings, although extant, have since deteriorated considerably.

4. BUILDING SURVEY RESULTS

4.1 ARRANGEMENT AND FABRIC

- 4.1.1 Hartdale House has a complex arrangement, despite a seemingly regular and symmetrical façade to the south, reflecting that the building is the product of several developmental phases. It comprises four main sections: the main house, situated largely to the south-east, which is regular and decorative (Plate 3); a two-storey wing set back and to the west; a smaller two-storey section to the north-east; and an irregular grouping of structures to the north-west. The elements forming the western part of the building are on an irregular alignment, the rationale for which remains unclear. It seems possible, however, that the building's alignment was dictated in part by the water-management system of the adjacent corn mill; a probable by-wash channel runs underneath the western part of the building (*Section 4.2.5 below*).
- 4.1.2 The entire building is constructed from brick, of various types and in various bonds, with some detailing such as lintels and a plinth in neatly dressed yellow sandstone. For the most part, the bricks are set in a lime-based mortar, although there are some small areas of localised repair and patching that utilised cement-based mortar. In addition, the bricks forming the western part of the south-facing elevation have been tuck pointed. The roof is finished with grey slate, capped with ceramic bonnet ridge tiles, and there are several chimneys, typically with ceramic pots.



Plate 3: Front (south) external elevation of the main house, showing the polite symmetrical building style and decorative doorway

4.2 EXTERNAL DETAIL

- 4.2.1 **North elevation:** this is a large and complex elevation, with several phases of addition and alteration evident (Plate 4). The elevation extends to a considerable height because of the steep slope down to the former course of the Micker Brook, with the ground on this side of the building dropping down from the east, exposing the elevation to basement level (Fig 7). The west end of the elevation is at a slight angle to the west elevation for some 2m before turning south. At this point there is a large flying arch over a recess with the top 0.5m or so open, above which the wall has evidently been raised in height. The rationale for the flying arch remains uncertain, although it seemingly represents an original feature, and the blocking wall in the associated recess is a later addition. The wall within the recess has been roofed with slate, below which is a window with a sandstone sill with a two-light timber frame.



Plate 4: General view of the north-facing external elevation

- 4.2.2 To the west of the arch is a ground floor and first floor window slightly staggered with sandstone sills and shallow brick arches and a six-light hinged casement (Plate 5). Against the boundary wall at the far west end there is a blocked doorway, which appears to be truncated partially by the boundary wall. The remaining first floor windows also have sandstone sills and shallow brick arches, the two central windows being similar in size containing a four-light sash timber frame. The east window is smaller with a four-light casement timber frame. On the ground floor to the east of the flying arch is a large window with sandstone sill and shallow brick arch containing a six-light timber casement frame. Below this window is a small window to the basement, shallow arched with sandstone sill, the window frame is missing. To the east of these windows the elevation returns south for approximately 1m before returning to the east. This end of the north elevation appears to have a chimney breast situated centrally, which is obscured by ivy, to the west of which is a projecting buttress.
- 4.2.3 The ground floor has four small single light windows of varying sizes, also shallow arched with sandstone sills, one of which is situated within the chimney breast. There is a single first floor window adjacent to the return at

the west end. This is a tall narrow window with a timber frame consisting of a two-light sash window with a casement light above.



Plate 5: West end of north-facing external elevation

- 4.2.4 At the foot of the west end of the elevation is a brick-arched aperture, forming a north/south-aligned tunnel beneath Hartdale House (Plate 6). The position of the aperture corresponds with the southern bank of the former river course, as shown on historical mapping (eg Fig 4). The aperture is approximately 2m wide at its northern end, although it is of a reduced size a little way in (Plate 7); the full depth of the aperture is obscured by stagnant water and river silt.
- 4.2.5 The aperture almost certainly represents an element of the water-management system of the former mill. The mechanics of this system are presently poorly understood, not least because the exact position of the mill's waterwheel remains uncertain, although it would seem likely that the aperture was part of a by-wash system, providing a conduit for excess water entering the head-race to the waterwheel chamber.



Plate 6: Brick-arched aperture at foot of north-facing elevation



Plate 7: View inside the brick-arched aperture

- 4.2.6 **East elevation:** the south side of the east-facing elevation is constructed of bright orange, mould-thrown brick in Flemish bond with a corbelled section midway up (Plate 8). There are two projecting asymmetrical bays. The south bay is three-sided with a large central four-light timber window frame with sandstone sill and flat arch of brick voussoirs, the first floor window is of similar dimension and construction (Fig 8). The north bay has a window in each elevation; a 12-light timber sash window in the central elevation, and eight-light sash framed widows in the side elevations. The first floor windows are of similar design and construction. The ground floor sills are concrete while those of the first floor windows are sandstone.



Plate 8: East-facing external elevation, showing the bay windows and raised height of the north-east end

- 4.2.7 The north side of the elevation is constructed of a dark red brick, typically 0.23m long by 0.11m wide and 0.07m thick, and laid in a slightly random bond largely comprising stretchers, with a rough face and wide bonding. There is a wide doorway with a four-point arch of brick voussoirs. The door is centrally placed and panelled either side, each side inset with a small two-light window. Above the door and situated centrally is a very large window, also with a four-point brick arch and sandstone sill. The window has a ten-light timber casement frame. The upper part of this wall, above a height of about 1.8-1.9m, has been raised; it is also constructed from a dark red brick, but of much better quality with narrower joints and typically 0.23m long by 0.11m wide and 0.08m thick and laid in Flemish bond (Plate 9). This raised section incorporates both the large window on the first floor and the arch of the lower doorway. The top of the wall has also been repaired in a more modern brick, attached to which is a barge board with projecting brackets.



Plate 9: North end of the east-facing external elevation, showing the raised height

- 4.2.8 **South elevation:** the elevation comprises mould-thrown brick in neat Flemish bond on a sandstone plinth, and the roof is hipped. The bricks are a brick-orange colour, and typically 0.23m long by 0.11m wide and 0.07m thick. There is a central doorway with a window either side, and three windows on the first floor in line with the ground floor window and doorway (Plate 3). The doorway has fluted Ionic columns supporting a denticulate entablature, and a rounded arch with ornate fanlight (Fig 9). The windows are uniform and appear to have concrete sills and the lintels are fronted with brick voussoirs. The timber sash windows have 12 lights. The west end returns to the north to form the west side of the main house (Plate 10). The ground floor window has a timber eight-light sash frame, and there is a blind window above, below which there are three or four courses of earlier brickwork.



Plate 10: West wing of front (south) external elevation showing the later extension

- 4.2.9 The large chimney on the north side of the windows is constructed from slightly darker bricks to the main building, but seems to be contemporary. On the north side of the chimney there is a low wall some 2m in height capped with stone flags, which runs across a former opening of some type, the brick-arched top of which is visible although it is blocked (Plate 11).



Plate 11: Junction of the main house (Phase 3) and earlier walling (Phase 2). The blocked arched aperture in the north return of the south-facing elevation is just visible below the pipe

- 4.2.10 To the north of this there is a large window with a four-light hinged casement. The elevation returns to the south, then again to the west creating a recess with an arch below the first floor forming a large entrance. Within this recess there is a doorway to the north, covered by a modern roller shutter, and a doorway to the west (to Room **G11**), which has a relatively modern doorway with bull-nosed bricks forming the south jamb. The elevation continues to the west beyond this recess, with two storeys, each with two windows with four-light sash casements on the first floor and two or three-light fixed casements on the ground floor. The bricks in this section are typically a mid-reddish-orange or yellow colour, 0.23m long, by 0.11m wide, and 0.07m thick and laid in English Garden bond (at a ratio of three rows of stretchers to one row of headers). The windows have neatly dressed yellow sandstone sills and voussoir arches and there is a central doorway in a similar style with a modern door. The wall butted by the boundary wall to the west although the junction has been repointed in concrete and so is partially obscured. The eaves are finished with a crenellated or denticulate barge board and the boundary wall has a blocked window within it and there is a large pit against it covered by a concrete slab, but with an access hatch (the interior of this was not examined).
- 4.2.11 **West elevation:** although it was possible to access this elevation, it is largely obscured by structures relating to the adjoining former industrial site. The lower part is covered by what appears to be a later wall, although this is evidently of two phases, the earliest built in a bright orange, mould-thrown brick laid in English Garden bond (at a ratio of three rows of stretchers to one row of headers). There is a blocked window at the east end, within what is the wall adjoining the south-west corner of the building with a flat brick arch. The wall has been extended to the north with evidently more recent bricks, of a pale pinkish-orange and laid in English Garden bond (at a ratio of five rows of stretchers to one row of headers) incorporating large buttresses that evidently originally supported the roof of this part of the site. In addition, the top of the earlier part of the wall has been raised with the same type of brick, and buttresses have also been added.
- 4.2.12 The wall of Hartdale House itself is concealed behind this additional wall, so only the upper part of it is visible. It comprises a gable and is constructed from bricks of varying colour, ranging from a light orange to dark red and yellow, laid in English Garden bond (at a ratio of three rows of stretchers to one row of headers). Just north of centre at first floor level there is a blocked window with a flat brick arch, above which there is some modern rebuild around an inserted vent. At attic level, beneath the apex, there is a small narrow single-light window. The south end of the west elevation evidently butts the south elevation, which projects slightly beyond the line of this wall, and has part of the denticulate barge board continuing around it. The north end is obscured by ivy.

4.3 INTERNAL DETAIL – CELLAR

- 4.3.1 **Room C1:** this room is almost square with buttresses in the north-east and south-east corners (Fig 11). The walls are brick in stretcher bond and whitewashed. The south elevation has an access hole at the west end to allow access to the crawl space below the floor of the house. The west elevation is plain. The north elevation has a doorway to Room C2 in the west corner which has a timber lintel; the jambs are angled with some evidence of rebuild. At the east end of this elevation is an aperture, measuring approximately 1m in depth and width, the sides of which have an extra course of later bricks supporting a stone slab. There is a slight plinth at head height along alcove wall. The floor is laid with brick.
- 4.3.2 **Room C2:** the floor and walls are brick as above and the ceiling is the exposed floor above. Two beams are aligned east/west, which are hand finished and chamfered. The supporting joists running north/south have had their sides boxed, above which are original floor boards. The south beam has been stop-chamfered. The south elevation has a doorway to Room C1 which has remnants of a door frame and lock-plate. The west elevation has a door in the west corner to Room C3. This doorway is 0.5m deep with angled jambs and a concrete lintel. The north elevation is plain except for a plywood plate housing a vent. The east elevation has two alcoves in brick with stone lintels and sills.
- 4.3.3 **Room C3:** this room acts as a corridor from the stairwell to Room C2 (Fig 11). The floor is brick and there is no ceiling leaving the joists of the floor above exposed. The walls are brick and whitewashed as above. The south elevation is plain with evidence of repair to the west end. The west elevation has a doorway on the north side to the stairwell. The doorway has remains of a timber surround and has also been partially blocked with concrete blocks apart from the top which has been fitted with a hatch.

4.4 INTERNAL DETAIL – GROUND FLOOR

- 4.4.1 **Room G1:** this forms a large reception room with elaborate decoration. The south elevation has a tall window with a 12-light sliding sash casement (apparently a modern replica) with a moulded surround and entablature and modern shutters. The west elevation has an elaborately decorated doorway with fluted pilasters and an entablature on scrolled brackets decorated with denticulate decoration, roundels, and triglyphs (Plate 12). The door is heavily moulded with eight raised and fielded panels. The east elevation has two more windows, one of which is a three-part canted bay, the largest with 12-light sliding sash casements (modern replicas) and the smaller ones with eight-lights. The decorative scheme continues into a wide cornice also with applied plaster decoration, including floral swags, roundels, denticular brackets, and moulded rails, with circular fittings for former gas lights regularly spaced along the wall (Plate 13). The ceiling is decorated with interlinked applied plaster panels with floral motifs and Lancashire(?) roses (Plate 14).



Plate 12: Decorative doorway in west elevation of Room G1



Plate 13: Detail of cornice in Room G1



Plate 14: Detail of ceiling in Room G1

- 4.4.2 **Room G2:** the ceiling is plaster, with a roll-moulded cornice. The staircase is situated at the north end of the corridor on the west side (Plate 15). The stairs handrail is turned and scrolled supported by plain stick balusters, except every third one which is decorated with a flower motif, below which is a moulded tread end. The staircase is enclosed with the space below the stairs being panelled with moulded surrounds.



Plate 15: Staircase in Room G2

- 4.4.3 There is a raised six-panel three-quarter door giving access to the under-stair space. Below the return of the staircase in the north elevation is the doorway to Room G6. This door is six-panelled and moulded, probably original (Plate 16).



Plate 16: Doorway at north end of Room G2

- 4.4.4 On the east elevation is the doorway to Room **G1** to the north of which the wall steps out to create a pillar. The eight-panel door, with moulded surrounds, is also probably original. The door surround is heavily moulded with roundels. The middle of the west elevation has a doorway to Room **G3**. This door is set into what was a larger opening some 1.7m wide, which has been partially blocked. This opening has a moulded surround with roundels of a similar design to the door surround in the east elevation. The doorway in the south elevation is the main entrance, the door being of a six-panel design, the middle panels being glazed. The floor of Room **G2** is laid with decorative tiles (Plate 17).



Plate 17: Tiled floor in G2

- 4.4.5 **Room G3:** this forms a large reception area with storage to the north and south. The store room to the north has an inserted modern stud wall (with a doorway to Room **G4**) forming its west elevation, and an original doorway to the south into the reception area with a moulded six-panel door and moulded surround. The room to the south was originally one large space, but has been sub-divided by a glazed modern partition.
- 4.4.6 The ceiling is decorated with a deep roll-moulded cornice, and there is a large opening in the east elevation with a moulded surround with roundels that has been partially filled to provide a smaller modern doorway. The west elevation has a large alcove, evidently originally a fireplace, with a stop-chamfer moulding along the south edge, and a moulded skirting board within. The room to the south formed by the partition has a window in the south elevation with a 12-light sliding sash casement, which appears to be a modern facsimile, although the moulded surround is original. There is a smaller window to the west, which also has its moulded surround remaining, as well as its original shutters (Plate 18), panelling below the window, and an area of attached

beaded and stop-chamfered panelling. The wall returns slightly to form a shallow alcove beyond this, the edge of which is also finished with a stop chamfer.



Plate 18: Original shuttering remaining the south-west corner of Room G3

4.4.7 **Room G4:** this forms a modern kitchen, its floor level considerably raised relative to the corridor to the north, from which it is accessed (part of Room G7). It is relatively plain, although there is a window with a four-light casement to the west and a modern door to the east. The doorway to the north has its original surround.

4.4.8 **Room G5:** this forms a small room with a smaller cubicle in the north-east corner (Plate 19). It has a plaster ceiling with a cornice applied around the tops of the walls to the north-east, which are painted brick. There is a small and plain single-light window to the north, and a large doorway with an arched

lintel to the east, which has been partially in-filled with beaded tongue and groove boards leaving a pair of two-light windows.



Plate 19: Thick internal walls in the north-east corner of Room G5

- 4.4.9 The west elevation has a doorway with a deep moulded surround, and what appears to be concrete forming its step. The cubicle in the north-east corner is currently a toilet, the door of which has a deep moulded and beaded surround and the door has six raised and fielded ovolo-moulded panels. There is a small single-light window inside in the north elevation.

4.4.10 **Room G6:** this is made up of three parts: a small room to the west forming an office; a short access corridor to the south; and a small toilet to the east. The small office is unremarkable, except for a small single-light window in the north elevation, and a large set of built-in cupboards in the west elevation (Plate 20). The southern part of these has lost its original fittings, but the rest has retained its original draws, doors, handles and mouldings. The eastern part is plain with a single-light window to the north and a small aperture to the east with a moulded surround. The doorway between the toilet and the linking corridor to the south has an original doorway with a moulded surround, while the doorway between the corridor and the office is modern. There is another door to the south with a moulded surround and six-panel door and an applied chamfered decorative panel on the wall to the east. There is a large safe stood against the south elevation with a label reading 'Withy Grove Stores, Manchester, Established 1850'.



Plate 20: Early cupboards in the west elevation of Room G6

- 4.4.11 **Room G7:** this has a plaster ceiling with a moulded cornice, which extends into the corridor to the south beyond the partition that forms it. It is relatively plain apart from a large six-light window to the north with an ogee-moulded surround. The east elevation has a large built-in-cupboard on the north side, with even wider shelves above, again with a moulded surround (Plate 21). There is also a moulded dado rail but as this extends onto the inserted partition wall to the south it is presumably modern. This inserted wall has a glazed top section and a modern doorway on the west side with a six-panel door. The corridor formed within the southern part of the room is very plain. There are doorways to the east, west and south with moulded surrounds.



Plate 21: Built-in cupboards in the east elevation of Room G7

- 4.4.12 **Room G8:** this room is asymmetrical with the north elevation wider than the south, and only the north and west elevations at right-angles. The ceiling slopes from the north and is mostly boarded with tongue and groove, with the south side exposed. A heavy beam, possibly an early feature, runs east/west. Several slightly later joists are exposed on the south side of the ceiling, and a boxed beam is at the north end. The walls, where exposed are brick, the bond obscured by paint.
- 4.4.13 The south elevation is plain; the door on the west side gives access to the small lobby between Rooms **G7** and **G9**. The doorway is arched with a modern door, the arch above the door boarded. The west elevation is plain but for a projecting chimney breast, the opening for which has a flat arch that has been blocked. The north elevation is also plain, with a large two-light hinged casement window.
- 4.4.14 The east elevation has a door at the north end of the basement stairwell to Room **G7**. The door is constructed using beaded tongue and groove planks and chamfered battens within a plain door frame, and hung by early strap hinges. There is a possible scar to stub wall to the south within the stairwell to the basement. The stairs to the basement are at the south end of the east elevation orientated north/south, with stone treads on brick. The sides of the stairs are clad with tongue and groove boards. There is a chamfered newel post at the south end. The floor is carpeted.
- 4.4.15 The lobby to the south of Room **G8** is also carpeted. Some of the boards above are exposed on the south side. There are doors in all four elevations; the south elevation has an early six-panel door, moulded, with later bolts, lock and letter box, the door surround is similarly moulded and beaded (Plate 22). There are two steps up to the doorway in the west elevation which has a beaded surround. The door is four-panelled of which the top two are long, the lower two short, with beaded moulding, probably original. The doorway in the south elevation has a round brick arch with a modern door frame. The doorway in the east elevation has a moulded surround, each side stop-chamfered on plinths.
- 4.4.16 **Room G9:** this large room is asymmetrical with the south elevation over 3m larger than the north and only the south and east elevations at right-angles. The floor is carpeted. The ceiling is plaster with modern cornice to east and west.
- 4.4.17 **Room G10:** this is a small store room with a stone flag floor and modern panel ceiling. The east elevation butts the north, which in turn appears to butt the west. There is a window and a doorway on the south side, both with relatively modern surrounds.
- 4.4.18 **Room G11:** this forms the boiler room and has a concrete floor. The walls are largely plain except for a blocked doorway in the north elevation with a flat brick arch, and a plain two-light window to the south. There is a doorway on the north side of the east elevation with bull-nosed bricks forming the south-jamb.



Plate 22: Decorative doorway with fanlight in the south side of the vestibule to the south of Room G8

4.5 INTERNAL DETAIL – FIRST FLOOR

- 4.5.1 **Room F1:** this is a large room, the ceiling of which is decorated with a basic roll-moulded cornice. There is a doorway to the west with a moulded surround and one to the north, which is probably inserted and has a plain modern surround. There are windows to the south and east; the southern one has a six-light sliding sash casement, perhaps original, while the one to the east has a four-light hinged casement. Both have a moulded surround.
- 4.5.2 **Room F2:** this forms the upper part of the corridor and staircase. The stairs are as per the ground floor, and have a large skylight comprising several rhomboid panels with a moulded surround (Plate 23). The ceiling is also decorated with a moulded cornice. There are doorways in every elevation, most with original ogee moulded surrounds and modern doors. One to the north, on the landing midway up the stairs, is an original six-panel door with more heavily moulded surround (Plate 24), and there is another on the west side of the north elevation, also with what is probably an original surround and six-panel door. At the north end of the room there is a tall cupboard built into the return of the wall with original panelled and moulded doors. There is also a small vestibule forming a toilet at the far north end, which has an entirely modern finish except for a moulded cornice that respects the size of the room. There is a modern wall at the north end forming a cubicle and a small four-light hinged casement window in the north wall.



Plate 23: Skylight in Room F2



Plate 24: Staircase in Room F2

- 4.5.3 **Room F3:** this room has a plaster ceiling with roll-moulded cornice, moulded dado and skirting. There is a beam orientated north/south in the south-east corner. The two 12-light sash windows in the south elevation have splayed plain timber-panelled jambs with moulded surrounds. The west elevation has a recess with fireplace, the recess having moulded jambs and plain moulding (Plate 25). The doorway is in the north-east corner, and has the original surround but a modern door.



Plate 25: Fireplace in west elevation of Room F3

- 4.5.4 **Room F4:** the ceiling is plain with no cornice, and the skirting board is moulded. The door is in the west elevation and has a moulded surround. The east elevation contains a bay window which has moulded sash windows on all three sides. The windows are fitted with half-height iron railings. There is a fireplace situated at the east end of the north elevation with a stone surround and an iron insert and grate (Plate 26). The surround is decorated with raised geometric roundels and columns.



Plate 26: Fireplace in the north elevation of Room F4

- 4.5.5 **Room F5:** this is relatively plain, except for a cornice decorating the ceiling, which respects the shape of the room. There are original panelled doors to the east and west, although the eastern one is obscured by a roller shutter.
- 4.5.6 **Room F6:** this is a large room with an elaborate ceiling, although it has been heavily modernised. There is an original plaster cornice decorated with egg and dart and floral motifs and mouldings (Plate 27). A modern suspended ceiling has been added in the central part of the ceiling beyond this cornice. There is a boxed radiator against the north elevation and one below the east window and boxing (presumably for pipes) at floor level on the south wall. There is a narrow three-light window at west end of the north elevation, the top light of which has a round arch. In the east elevation there is a large 10-light window, also with an arched top and both windows have moulded surrounds. There is modern board cladding the west elevation and a large chimneybreast at the east end of the south elevation. At the west end of the south elevation there is a doorway to the landing (Room F2), which has its original moulded surround and six-panel door.



Plate 27: Decorative cornice in Room F6

4.5.7 **Room F7:** this has a very modern finish, although there is a moulded skirting board. The moulded cornice has remained, however, and there is a fireplace in the west elevation with a very plain square surround and iron insert and grate (Plate 28). There are two four-light sash windows in the north elevation with moulded surrounds, and a large cupboard built into a recess on the west side of the south elevation with original beaded and moulded doors (Plate 29). There is a narrow inserted doorway on the south side of the west elevation.



Plate 28: Fireplace in the west elevation of Room F7



Plate 29: Built-in cupboard at the south-west corner of Room F7

- 4.5.8 **Room F8:** this too has a largely modern finish and is relatively plain. There is a window with a six-light fixed casement to the north with no surviving surround and a timber staircase on the south side, enclosed in timber boxing and with a beaded plank door on the east and west ends. There are plain doorways in the south-west and south-east corners and a rounded buttress in the south-east corner. A lightly chamfered timber beam runs south-east/north-west across the south-west corner.

- 4.5.9 **Room F9:** this is a long narrow asymmetrical room with an original partition west of midway. The ceiling slopes from the north and is plastered, at the east end is an asymmetrical skylight the width of the ceiling. The doorway within the partition has an ogee surround with a moulded six-panel door. The south elevation has two timber four-light sash windows. The east elevation is an original stud wall partition, with modern single light windows fitted. There is a doorway at the south end to Room F5. The door is an original six-panelled door. The north elevation is plain with a doorway at the west end through to Room F8; there is no surround or door.
- 4.5.10 **Room F10:** this is an attic room situated above and accessed from Room F8 on the first floor. The walls have been clad with modern boarding, except for the south elevation which has been clad with tongue and grooved boards. The floor has also been laid with tongue and groove boards. The north elevation is low and partitions a small roof space accessed by a small hatch. At the west end is a three-light skylight. In the south-west corner is a roof space holding a water tank. The roof slopes down to a machine-cut beam, as are the joists, and the roof is clad in slate. The west elevation has a small four-light window at the south end. The stairwell is situated on the south elevation running east/west and is boxed in with partition walls on the east and north sides. The roof space on the south side reveals a machine-cut beam running east/west and joists north/south with a stub in the centre.

4.6 INTERNAL DETAIL – ROOF SPACES

- 4.6.1 **Roof space over Room F7 and F8:** this is very plain, with no trusses just beams and rafters. The timbers are of all hand-sawn red pine, one purling per pitch.
- 4.6.2 **Roof space over Room F6:** this roof space reveals a basic construction of one purling per pitch with a truss at the east end and simple tie beam, utilising similar timber to that mentioned above.
- 4.6.3 **Roof space over Rooms F1-F5:** this roof is more complex, with two king posts slope-joggled for angled braces with carpenter's marks, in form of Roman numerals 'I' and 'II'. The king post is secured to the tie beam by a bolt from beneath. The timbers are also red pine and hand sawn and there are two purlins per pitch (Plate 31). There are Baltic timber marks on the east face on the eastern truss in the form of inscribed curvilinear lines (Plate 32).



Plate 31: King-post truss in the roof space above Rooms F1-F5



Plate 32: Baltic timber marks on one of the king post trusses

5. DISCUSSION

5.1 DESK-BASED RESEARCH

- 5.1.1 The desk-based research has confirmed that the study area does not contain any Scheduled Monuments, does not lie in a designated Conservation Area, nor is it a Registered Historic Park and/or Garden. However, Hartdale House is of regional/national importance, reflected in its designation as a Grade II listed building, and the immediate vicinity is of considerable archaeological interest. There are several different methodologies used to assess the archaeological significance or importance of sites; that to be used here is the 'Secretary of State's criteria for scheduling ancient monuments' which is included as Annex 4 of PPG 16 (DoE 1990).
- 5.1.2 **Period:** the environs of the study area have yielded the physical remains of all archaeological periods. The recovery of a single worked flint of Neolithic or Mesolithic date from the archaeological excavation of the adjacent site provides some evidence for prehistoric activity in the immediate vicinity (OA North 2008). The Roman period is well represented by the cluster of coin finds in the local area, and whilst there have been fewer medieval finds, those that have been made are of considerable importance. Moreover, there is strong documentary evidence for medieval activity on the site. The post-medieval period is well represented by Hartdale House itself.
- 5.1.3 **Rarity:** evidence for prehistoric activity in the region as a whole is very rare, and whilst only a single artefact was discovered during the recent excavation, this adds considerably to the corpus of prehistoric material known from the area. Any additional remains of prehistoric date would be considered to be of regional rarity. Similarly, whilst there are numerous findspots of Roman date in the vicinity, any remains that provide an indication of the nature of Roman activity in the area would be considered to be of regional importance.
- 5.1.4 **Documentation:** the historical development of the study area from the nineteenth century can be traced reasonably well from cartographic sources, census returns, and the available commercial directories. Further documentary research may furnish additional evidence, including more precise dating of the construction of the relevant buildings, although this is unlikely to alter the outline presented in this assessment.
- 5.1.5 **Survival/Condition:** the extent to which any buried archaeological remains survive beneath the modern ground surface is unknown. However, the area to the north of Hartdale House does not appear to have been subject to any major development, offering some potential for any buried remains to survive *in-situ*.
- 5.1.6 **Fragility:** any surviving buried remains may be adversely affected by development.
- 5.1.7 **Potential:** the site has the potential to contain *in-situ* archaeological remains of all periods.

5.2 BUILDING RECORDING

- 5.2.1 The phasing of the different elements at Hartdale House is difficult to understand in detail, and there are elements that seem at odds with a purely domestic function. It is apparent, however, that there were several additions made over a relatively short period of time and that the available documentary and cartographic evidence relating to site, while of some use in understanding its development, is not detailed enough to explain the function and date of any single section in detail.
- 5.2.2 There are a total of six major phases of alteration to the building evident within its fabric, plus evidence for earlier structures on or near the site not directly represented in the surviving structures; the dating of these is difficult and can largely only be considered relative to each other. There is nothing in the fabric of the building, however, that can be attributed firmly to an earlier structure on the same site.
- 5.2.3 **Phase 0:** the stop-chamfered beams in the cellar (Room C2) appear to be re-used; the chamfer decoration does not respect the position of the walls and does not suit the style of the rest of the building. These were presumably taken from an earlier building, and while that need not have been present on the site of the current house, the recorded history of the adjoining mill (and converted subsequently to a bleach works) with its origins in the fourteenth century, would mean that earlier buildings were undoubtedly present on the site that could have had materials taken from them. There was at least one other piece of early-looking timber, in the ceiling of Room G8, which might also be re-used. It is also possible that the lowest courses of the adjoining boundary wall, immediately north-west of the north elevation of the house and built in yellow sandstone, also represents the remains of an earlier structure.
- 5.2.4 **Phase 1:** the earliest surviving elements of the site seem to comprise a small, perhaps only single-storey structure on the north-east side of the building (Fig 14). This seems to have formed a small rectangular enclosure with a large doorway on the east side and probably a large fireplace at the west. Internally, it may have been sub-divided into several small rooms, although it is likely that these were added at a later date (most likely in Phase 4).
- 5.2.5 The dating of this phase is uncertain but as it pre-dates Phases 2 and 3, it is most likely to be at least eighteenth-century in date, and perhaps earlier eighteenth, in which case the chamfered beams in the Room C2 (Phase 0), which corresponds to this part of the building, might be original. This phase appears to be shown on the tithe map of c 1846, which shows a partially open enclosure at the north-east corner, with some roofed structures to the west.
- 5.2.6 **Phase 2:** it is evident that there were additional structures to the west of the Phase 1 building from an early date, and that these pre-dated the main house that presently forms the south-facing elevation (Phase 3). The form and purpose of these is not clear however, and neither is the dating. They are quite likely to have been broadly contemporary with Phase 1, and seem to have had an at least partially industrial function, most probably associated with the early use of the bleach works site to the west. It is apparent that this comprised

further single-storey structures (although much of this extended below the level of the cellar on account of the steep slope to the north), and a two-storey structure at the north-west corner. It is possible that the two-storey element originally extended westward beyond the boundary with what became the bleach works, as the current plan of this section forms a curiously angled and asymmetrical structure.

- 5.2.7 There was apparently at least one wall running south; what this related to is uncertain but it may have been for an earlier house, which is likely to be what is being depicted on the tithe map of c 1846. It was utilised subsequently in the construction of the Phase 3 house, and the presence of early bricks at almost first-floor level indicates that it was quite tall.
- 5.2.8 Again, the dating of this phase can only be established relative to the most readily datable phase, Phase 3, and so must pre-date the early nineteenth century. The only dateable feature is perhaps the fanlight window in the vestibule of Room G8, but this is again only likely to be broadly dateable to the eighteenth or early nineteenth century. The curious position of this doorway might suggest that it was originally a more important entrance, but what form the corresponding building might have taken is uncertain.
- 5.2.9 **Phase 3:** the main part of the house forming the south-eastern part of the structure was apparently built onto the earlier Phase 1 and Phase 2 buildings, utilising part of an earlier wall on the west side, blocking an arched opening in the process, and butting against the Phase 1 building at its north-east corner. This phase of construction formed a large and approximately symmetrical house with classical decoration and organised plan. The east end projected slightly from this arrangement to provide a pair of large windows, and while this might be a later addition, there is no particular evidence to suggest that this is the case. This addition can be dated by its internal decorative style, particularly features such as the staircase and fireplaces, which are indicative of an early nineteenth-century date, although a later eighteenth-century date is possible (Burton 2001; Burton and Porten 2000).
- 5.2.10 It seems likely that many of the buildings to the north were converted to provide services, such as kitchens and stores, although they may already have been largely performing this function. The tithe map of 1846 shows a structure of approximately the right size in this location, but it does not appear to include the longer east side with the bay windows. This is perhaps therefore an earlier house that was demolished in order to construct the new one. This would mean that Phase 3 post-dates 1846, which seems unlikely given the style of the internal fittings. However, these cannot be taken to provide an accurate date and many such features continued to be used into the 1840s (*ibid*) or it is possible that Phase 3 represents largely external additions made to an existing building that retained some earlier internal features, although this seems unlikely.
- 5.2.11 The existence of Baltic timber marks within this part of the building might also be taken to suggest a late eighteenth- or early nineteenth-century date (Greene 1995; Greene 1996), although these cannot be taken to be an accurate indication of date. There is a distinct need for greater understanding of such

marks and the historic context and dating within which they were traded before they can be used as a means of accurate dating (Groves 2000; Tyers 2009, 53).

- 5.2.12 **Phase 4:** several further additions of a later date are evident in the building fabric, particularly the raising of the wall heights of the Phase 1 and 2 sections at the rear (north side). The sub-divisions forming Room **G5** and Room **G6** were probably added at this time. These rooms seem to have provided accommodation for a counting house, presumably that used by the mill; the small hatch was presumably used for paying workers at the mill, the unusually thick internal walls for added security, and the built-in cupboards presumably denote the location of an office. The presence of a large safe dated post-1850 suggests that this area continued to have such a function for some time.
- 5.2.13 In addition, an extension was made to the front of the west wing of the building that had existed from at least Phase 2, adding two storeys of extra rooms. In turn, doorways were knocked through into Room **F8** from **F9** and **F7** to provide additional access, and a large doorway was blocked up that originally ran through the south elevation into Room **G8**, presumably to accommodate a new staircase in Rooms **G8** and **F9**. This extension utilised complex flying arches to bridge over existing structures at the front and rear of the building. It also used bull-nosed bricks, perhaps indicative of a later nineteenth-century date. This is a suggestion also made in the Listed Building description, although this has assumed that the entire west wing is a later addition because of this 'façade'. The more detailed dating of this is uncertain, although it must pre-date Phase 5, which is most likely dated to 1874 and the establishment of the bleach works and would appear not to be shown on the tithe map of c 1846. The different types of brick used in the east end and west ends of the building during this phase might indicate that this phase actually had two different parts but it was not possible to find any direct evidence regarding the relationship between these two sections.
- 5.2.14 **Phase 5:** this seems to represent the truncation of the west end of the west wing in order to provide a new boundary wall between the house and the adjoining bleach works. This would seem to suggest that the west wing was originally a regular rectangular shape and that it was truncated to provide additional room for the bleach works, its original purpose being no longer necessary. This seems to be confirmed by the first edition 6" Ordnance Survey map, surveyed before the bleach works was constructed, which appears to show this part of the building extending much further to the west (Fig 2). This truncation seems likely to have occurred in 1874, when the bleach works was established and new land acquired for the expansion of the site by diverting the existing stream and utilising its former channel as a tail race (OA North 2008). This wall originally had a window in it, which was bricked up subsequently (probably on account of a large addition added immediately to the west within the bleach works, perhaps in the early twentieth century that would have obscured its view). This would also indicate that the 'fireplace' in the south-west corner of Room **G9** is in fact no such thing; it was perhaps added to provide additional support following the massive truncation of this building, and this would perhaps explain why the corbelled canopy over the

‘fireplace’ is mortared with concrete. The beam running across the south-west corner of Room **F8** would appear to be carrying out a similar function; tying these two walls, which are otherwise not keyed into each other, together.

- 5.2.15 **Phase 6:** this phase is represented by modern alterations. In general, these have been relatively minimal, with just the addition of partition walls, blocking of occasional doorways, alterations and repairs to windows and so forth. However, some fireplaces must have been removed, from Room **G1** and Room **F6** for example, and elements of the decorative scheme from other areas.

6. FABRIC TO BE RETAINED

6.1 INTRODUCTION

- 6.1.1 The elements making up Hartdale House are of considerable historic interest, and the connection between it and the adjoining mill and later bleach works has clearly had a great impact on its development. It is evident that the polite architecture at the front of the property has disguised to a large extent what appear to be industrial buildings, or at least service wings to the rear. The curious arrangement and alignment of the buildings seems at least in part to be an illusion caused by the truncation of the west end, and the difficult topography, which has forced the buildings to be aligned along the edge of the original river valley.
- 6.1.2 The original west end of the structure would also have been in very close proximity to a wheel pit exposed during the excavation of the adjoining bleach works (OA North 2008), and it is entirely conceivable that the building in fact originally comprised an early part of the mill, or a very closely associated building, perhaps a warehouse or similar. It is also very close to the other wheelpit situated to the south on the east side of the boundary wall. It is also conceivable, however, that these structures were entirely domestic and the west end formed a stable and/or coach house, one is recorded in the tithe map schedule of c 1846, although this is shown as being some distance to the west (Plot 76). The presence of this sealed basement, the adjoining pits and the arched culvert on the north side all suggest an industrial function.
- 6.1.3 The building has retained a considerable amount of its original or early fabric, despite extensive modernisation, which in most cases has been largely superficial in nature and not particularly destructive. There are features of historic and architectural interest in many rooms and, as the building is Listed Grade II, these should be retained wherever possible.

6.2 FEATURES OF INTEREST - CELLAR

- 6.2.1 **Room C2:** this is the only room in the cellar retaining much of historic interest, although in general the brick floors present throughout are probably original. Room C2 contains some early beams and joists, and whilst these may have been re-used, they are still of historic interest. The two alcoves in the east wall of Room C2 are also original and worth retaining.

6.3 FEATURES OF INTEREST – GROUND FLOOR

- 6.3.1 **Room G1:** this has several features of interest, specifically the elaborate plaster ceiling with broad cornice and the doorway to the west with surround and entablature. The moulded window surrounds are also likely to be original, although the window casements and shutters appear to be modern copies.

- 6.3.2 **Room G2:** this too has several features of interest, specifically the turned staircase, which is a good example of a late Georgian type and is in good condition, and the doorways to the east and west, which are of a similar date and retain good quality moulded surrounds and the cornice. The tiled floor is perhaps more likely to be a little later in date, but is still in good condition and a piece of the historic fabric worth retaining. The main doorway to the south has a number of important decorative features, particularly externally, such as the fan light and columns, and these should all be retained.
- 6.3.3 **Room G3:** this has been more extensively modernised, but still retains an original door to the north and some details around the fireplace to the west such as the stop-chamfer decoration and beaded panelling, and there is an original cornice throughout. Of particular interest is the window in the west elevation, which is the only one in the entire building to have retained its original shutters.
- 6.3.4 **Room G5:** the arrangement of the dividing walls in this area would appear to be of some historical importance in relation to the rest of the site and should be retained as much as possible. The original or early doors to the east and west should also be retained if possible.
- 6.3.5 **Room G6:** the built-in cupboards in the west elevation of the office are clearly early if not necessarily original and ideally should be retained or re-used elsewhere in the building.
- 6.3.6 **Room G7:** again, there are the remains of early built-in cupboards in the east elevation, but these are not in particularly good condition. The cornice present in this room should be retained, but the partition to the south could be removed.
- 6.3.7 **Room G8:** the staircase is probably relatively late, but still of some historical interest, and the beams in the ceiling appear to be quite early and ideally should be retained. The doorways in the vestibule to the south are also of interest, especially the one with the ornate fanlight.
- 6.3.8 **Room G9:** there is some uncertainty about the original purpose of the 'fireplace' in the south-west corner, but without further intrusive investigation it would be difficult to understand it more fully. The staircase against the south wall is evidently quite early and may be original and should be retained if possible.

6.4 FEATURES OF INTEREST - CELLAR

- 6.4.1 **Room F1:** despite originally being one of the main bedrooms this is lacking in any real decorative detail. The cornice, however, is original and should be retained as are the windows and their surrounds.
- 6.4.2 **Room F2:** this is an extension of the staircase below and, as such, contains much of the same historic fabric. In addition, there are original moulded door surrounds in most elevations with surviving original doors to the north. Of

special interest is the built-in cupboard at the north end of the room, and there is also an original cornice in the toilet at the north end.

- 6.4.3 **Room F3:** this contains an original fireplace in good condition on the west side, original windows to the south, and a moulded cornice, all of which should be retained.
- 6.4.4 **Room F4:** this has an original fireplace, also in good condition, in the north-east corner, which should also be retained.
- 6.4.5 **Room F5:** this has an original cornice that should be retained.
- 6.4.6 **Room F6:** this has a very elaborate cornice, which should be repaired and retained. The large window to the east is a significant architectural feature, although the casements within it are probably not original. Ideally, the modern suspended ceiling, wall coverings, and boxing for pipes should be removed.
- 6.4.7 **Room F7:** this has a moulded cornice, large built-in cupboard in the south-west corner and an early, if not original, fireplace in the north-west corner, all of which should be retained.
- 6.4.8 **Room F8:** this has little remaining of historic interest, although the staircase against the south wall is early and, if possible, worth retaining.

7. IMPACT OF DEVELOPMENT AND MITIGATION

7.1 IMPACT

7.1.1 In its Planning Policy Guidance *Note 16*, the Department of the Environment (DoE) advises that archaeological remains are a continually diminishing resource and ‘should be seen as finite, and non-renewable resource, in many cases, highly fragile and vulnerable to destruction. Appropriate management is therefore essential to ensure that they survive in good condition. In particular, care must be taken to ensure that archaeological remains are not needlessly or thoughtlessly destroyed’. It has been the intention of the research carried out for this report to identify the archaeological potential of the study area, and assess the impact of redevelopment, thus allowing the advice of the DoE to be enacted upon. Assessment of impact has been achieved by the following method:

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

7.1.2 The impact is assessed in terms of the sensitivity or importance of the site to the magnitude of change or potential scale of impact during future redevelopment scheme. The magnitude, or scale of an impact is often difficult to define, but will be termed as substantial, moderate slight, or negligible, as shown in Table 3.

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

Table 3: Criteria used to determine Scale of Impact

- 7.1.3 The erection of the proposed new build to the north of the existing structures, and associated landscaping, will necessitate some earth-moving works. Any such work is likely to have a substantial impact on any buried archaeological remains, resulting in their damage or destruction. Any such remains are likely to be of high local or regional/county importance, and their damage or destruction during the course of the proposed development will require mitigation. Similarly, any alteration to Hartdale House will require appropriate mitigation; this will almost certainly be a condition of Listed Building Consent for the proposed development.

7.2 MITIGATION

- 7.2.1 Current legislation draws a distinction between archaeological remains of national importance and other remains considered to be of lesser significance. Those perceived to be of national importance, including Listed Buildings, may require preservation *in-situ*, whilst those of lesser significance may undergo preservation by record, where high local or regional significance can be demonstrated.
- 7.2.2 The study area has a potential to contain *in-situ* buried remains of Local/Borough and Regional/County importance, which would require preservation by record should they be directly affected by future development proposals. The scope and details of any archaeological mitigation required in advance of redevelopment would be devised in close consultation with the County Archaeologist for Greater Manchester, who provides archaeological planning advice for Stockport Metropolitan Borough Council. However, in broad terms, the sub-surface archaeological resource should be investigated via an appropriate programme of archaeological investigation in order to provide sufficient information to fully mitigate the impact of the development. In the first instance, the primary objectives of any such investigation would be to establish the presence, character, date, and extent of any buried remains within the footprint of the new build, and in areas of proposed associated landscaping to the north (Fig 15). The mouth of the tail-race at the foot of the north-facing elevation of Hartdale House also merits some investigation to establish the full height of the brick arch and whether the base of the tunnel is stone-lined.
- 7.2.3 Where areas of original fabric of Hartdale House are likely to be exposed during development work, it might be beneficial to carry out additional recording in order to more fully elucidate the phased development of the building. In particular, the sealed room below Room G9 would certainly be worthy of further investigation, as it was not possible to access this during the building recording. Similarly, further investigation of the roof spaces, particularly those that could not be fully accessed might prove useful. Areas where modern wall coverings and ceilings are likely to be removed might also be of interest, specifically in Room G8 and F6. An appropriate means of facilitating any such archaeological recording may be to maintain a watching brief during any stripping or removal of internal materials.

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APPENDIX 1: PROJECT DESIGN

**HARTDALE HOUSE,
MILL LANE,
CHEADLE,
GREATER
MANCHESTER**

**Archaeological Investigation
Project Design**



Oxford Archaeology North

May 2009

D and S Clark

OA North Job No: 3337

NGR: SJ 85603 88947

1. INTRODUCTION

1.1 PROJECT BACKGROUND

1.1.1 D and S Clark have recently submitted a planning application (DC/041611) that proposes the conversion and extension of Hartdale House, on Mill Lane in Cheadle (NGR SJ 85603 88947), to provide four self-contained dwellings, car parking, landscaping and ancillary development. The house is a substantial Grade II Listed (LBS 441041) early nineteenth-century residence, which is built in Flemish bond with a hipped slate roof featuring a stone modillioned cornice and side wall stacks. The sash windows are detailed with flat-head brick arches, and canted bays of similar style lie to the side elevations, whilst the main entrance is a recessed six-panel door with radial semi-elliptical fanlight and fluted Ionic columns. In addition, a two-storey, flat-roofed extension has been appended to the rear during the late nineteenth century.

1.1.2 In order to support the development proposal, D and S Clark requested Oxford Archaeology North (OA North) to devise a costed project design for an appropriate scheme of archaeological investigation. The archaeological work is intended to inform the planning process, and satisfy the requirements of Listed Building consent. It is proposed that the scheme of archaeological work comprises a desk-based assessment of the application site, and an investigation of the building to English Heritage (2006) Level I and II standard. The specification of archaeological work is presented below, and has been devised following a brief consultation with Norman Redhead, the County Archaeologist for Greater Manchester.

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 24 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 of Field 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 archaeological programme of work aims to provide an historical framework for the application site through a desk-based assessment, coupled with an archaeological survey of Hartdale House.
- 2.2 **Desk-based assessment:** the assessment will identify known and potential features of archaeological interest within the application site and its immediate environs, and make recommendations for archaeological mitigation, as appropriate.
- 2.3 **Building Investigation:** the survey will aim to provide an understanding of the historic fabric and key architectural features of the building, and to provide an archive record of the structure prior to redevelopment. It will provide a drawn, photographic and textual record of the building to English Heritage (2006) Level I and II standard. This will entail a Level II recording of the exterior to provide an archive record of the structure prior to redevelopment. The interior will receive a more cursory Level I-type survey, but will also aim to identify any historic fabric and key architectural features that are worthy of sympathetic treatment within the scheme.
- 2.4 **Report and Archive:** a written report will assess the significance of the data generated by this programme within a local context. It will present the results of the assessment and building investigation, and will include a discussion of the plan, form, function and development of the building under investigation.

3. METHOD STATEMENT

3.1 Desk-based Assessment

- 3.1.1 Carry out the desk-based research that would assess the potential for significant buried archaeological remains on the site. This would include, where appropriate:
 - (i) describe the nature, character, condition, survival, significance and extent of known archaeological or historic features within the site, taking into account any past impacts which may have affected the survival of any archaeology present;
 - (ii) identify any potential cultural heritage constraints to the future development on the site;
 - (iii) provide an assessment of the presence or absence of an archaeological impact of the proposed ground works;
 - (iv) produce an illustrated report that includes a non-technical summary, aims and objectives, methodology, formal assessment of importance, assessment of impact, conclusion;
 - (v) present outline proposals for the most likely strategy for any further evaluation or mitigation of any such impact defined.

3.2 Building Investigation

- 3.2.1 **Prior to commencement of the building investigation the client should remove all moveable materials which obstruct the fabric of the buildings.**
- 3.2.2 **Photographic Archive:** a photographic archive will be produced utilising a 35mm camera to produce colour slides, and black and white prints, which will be supplemented by a photographic index. This archive will comprise the following elements:
- (i) The external appearance and setting of the building, including a mixture of general shots and detailed views taken from perpendicular and oblique angles;
 - (ii) The overall appearance of principal rooms and circulation areas;
 - (iii) Any external or internal detail, structural or architectural, which is relevant to the design, development and use of the buildings, and which does not show adequately on general photographs;
 - (iv) Any internal detailed views of features of especial architectural interest, fixtures and fittings, or fabric detail relevant to phasing the building.
- 3.2.3 **Site Drawings:** the following architect's drawings (**to be supplied by the client**) will be annotated for the building:
- (i) A plan of the house will be annotated to show the form and location of any structural features of historic significance. Given the level of recording required for the interior, this will focus on the exterior/structural walls of the building only (1:100 scale);
 - (ii) Elevation drawings of the exterior will be also be annotated to show the form and location of any structural features of historic significance (1:50);
- 3.2.4 These drawings will be used to illustrate the phasing and development of the building and provide an accurate record of the building in its present condition.
- 3.4.5 **Interpretation and Analysis:** a visual inspection of the exterior of the building will be undertaken utilising the OA North building investigation *pro forma* sheets. A description will be maintained to English Heritage (2006) Level II. These records will be essentially descriptive and provide a systematic account of the origin, development and use of the building. However, the written record will also include:
- (i) An analysis of the plan, form, fabric, function, age and development sequence of the building;
 - (ii) An account of the past and present use of the building;
 - (iii) An account of the fixtures, fittings associated with the building and their purpose;

- (iv) Identification of key architectural features (including fixtures and fittings) which should be preserved *in-situ*;
- (v) A discussion of the relative significance of rooms within the building;
- (vi) A description of the historic context of the building including its relationship with nearby structures in architectural and functional terms and so forth.

3.3 REPORTS

3.3.1 **Report:** the content of the report will comprise the following:

- (i) A site location plan related to the national grid;
- (ii) A front cover to include the planning application number and the NGR;
- (iii) A detailed account of the survey results. This will include a description of the building's layout, as well as a discussion of the building's age, fabric, form and function, sequence of development, and historical and architectural significance. This will include the evidence on which such analysis is based;
- (iv) An explanation to any agreed variations to the brief, including any justification for any analyses not undertaken;
- (v) A description of the methodology employed, work undertaken and results obtained;
- (vi) Copies of plans, photographs, and other illustrations as appropriate;
- (vii) A copy of this project design, and indications of any agreed departure from that design;
- (viii) The report will also include a complete bibliography of sources from which data has been derived.

3.3.2 The report will be in the same basic format as this project design; a copy of the report can be provided on CD, if required. Two copies of the report will be supplied to the client and further digital copies to the Greater Manchester HER.

3.3.3 **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.

3.3.4 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 County or Local Record Office.

3.3.5 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.

3.3.6 **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.

5 PROJECT MONITORING

5.1 **Access:** liaison for basic site access will be undertaken through the client. Whilst the work is undertaken for the client, the 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 archaeological curator in consultation with the client.

6 WORK TIMETABLE

6.1 **Desk-based assessment:** a four-day period will be required to complete the desk-based element of the project

6.2 **Building Investigation:** approximately two days in the field will be required to complete this element.

6.3 **Report/Archive:** the report and archive will be produced within eight weeks of completion of the fieldwork. OA North can execute projects at very short notice once a formal written agreement has been received from the client.

7 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. It is likely that Ian will also carry out the desk-based assessment.

7.2 The fieldwork will be undertaken by a suitably qualified archaeologist experienced in the recording and analysis of historic buildings in the North West. Present timetabling constraints preclude who this will be.

APPENDIX 2: PHOTOGRAPHIC INDEX

Photo ID No.	Area	Description	Black and white	Colour slide	Colour digital
1	Ext.	South elevation, entrance	1: 1, 2	2: 1	3: 1-3
2	Ext	South elevation, west side	1: 3, 4	2: 2	3: 4-8, 22
3	Ext	East elevation	1: 5, 6	2: 3, 4	3: 9-12, 61
4	Ext	North elevation	1: 7-10	2: 5, 6 6: 05-10	3: 13-21, 52-55
5	Ext	West elevation	1: 11, 12 5: 9-12	2: 7 6: 11-13	3: 23, 56-57
6	G1	West door	1: 12, 13	2: 8	3: 25
7	G1	Cornice	1: 14, 15	2: 9	3: 26
8	G1	Ceiling	1: 16, 17	2: 10	3: 51
9	G2	East door	1: 18, 19	2: 11	3: 27
10	G2	Stairs	1: 20, 21	2: 12	3: 28
11	G2	North door under stairs	1: 22, 23	2: 13	3: 29
12	G2	Stair detail, panelling	1: 24, 25	2: 14	3: 30
13	G2	Hallway flooring	1: 26, 27	2: 15	3: 31
14	G3	Western shutters	1: 28, 29	2: 16	3: 32
15	G3	Cornice	1: 30, 31	2: 17	3: 33
16	G5	Toilet block from south/west	1: 32, 33	2: 18	3: 34
17	G6	Cupboards from south/east	4: 01, 02	2: 19	3: 35
18	G7	Cupboards from south/west	4: 03, 04	2: 20	3: 36
19	G8	South door	4: 05, 06	2: 21	3: 37
20	G9	Brace in south/west corner	4: 07, 08	2: 22	3: 38
21	F1	Window in south elevation	4: 09, 10	2: 23	3: 39
22	F3	Fireplace in west elevation	4: 11, 12	2: 24	3: 40
23	F2	Northern doorway on landing	4: 15, 16	2: 26	3: 41
24	F4	Fireplace from the south west	4: 17, 18	2: 27	3: 42
25	F4	Window in east elevation	4: 19, 20	2: 28	3: 43
26	F2	Skylight over stairs	4: 13, 14	2: 25	3: 44
27	F2	Cupboards north/west of stairs	4: 21, 22	2: 29	3: 45
28	F7	Fireplace in west elevation	4: 23, 24	2: 30	3: 46
29	F7	Cupboards in south elevation	5: 01, 02	2: 31	3: 47
30	F5	Cornice	5: 03, 04	2: 32	3: 48
31	F6	Windows in east elevation	5: 05, 06	2: 33, 34 6: 01-03	3: 49
32	F6	Cornice	5: 07, 08	6: 04	3: 50

ILLUSTRATIONS

FIGURES

- Figure 1: Location Map
- Figure 2: Extract from the Ordnance Survey map of 1872, showing study area boundary
- Figure 3: Extract from a plan of the Barnes Convalescent Home, 1886
- Figure 4: Extract from the Ordnance Survey 25": 1 mile map of 1898, showing study area boundary
- Figure 5: Extract from the Ordnance Survey 25": 1 mile map of 1910, showing study area boundary
- Figure 6: Extract from the Ordnance Survey 25": 1 mile map of 1934, showing study area boundary
- Figure 7: Hartdale House, north-facing elevation (Elevation A)
- Figure 8: Hartdale House, east-facing elevation (Elevation B)
- Figure 9: Hartdale House, south-facing elevation (Elevation C)
- Figure 10: Hartdale House, west-facing elevation (Elevation D)
- Figure 11: Cellar plan
- Figure 12: Ground floor plan
- Figure 13: First floor plan
- Figure 14: Hartdale House, phased development plan
- Figure 15: Areas of sub-surface archaeological interest

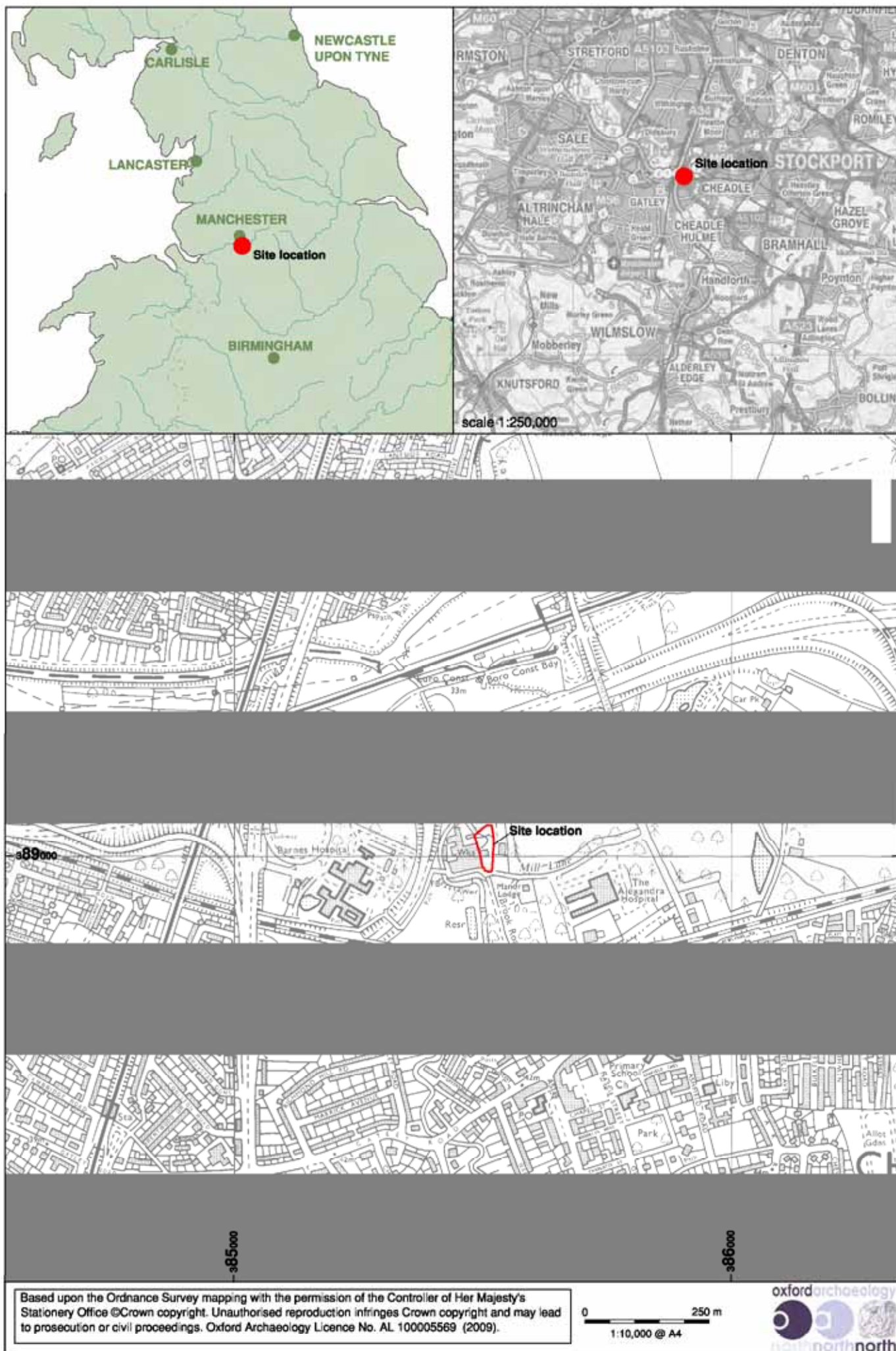


Figure 1: Site location

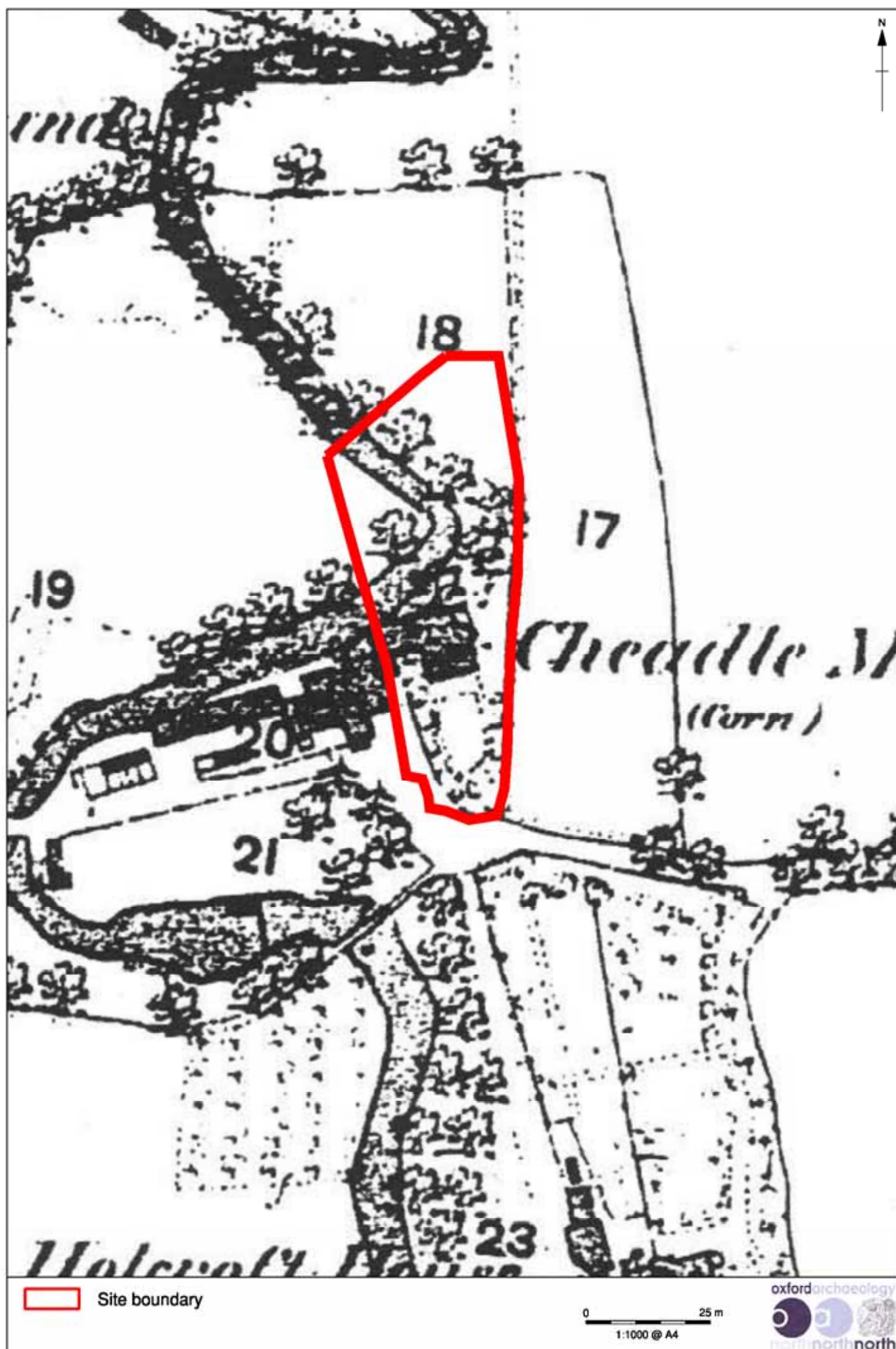


Figure 2: Extract from the Ordnance Survey map of 1872, showing study area boundary

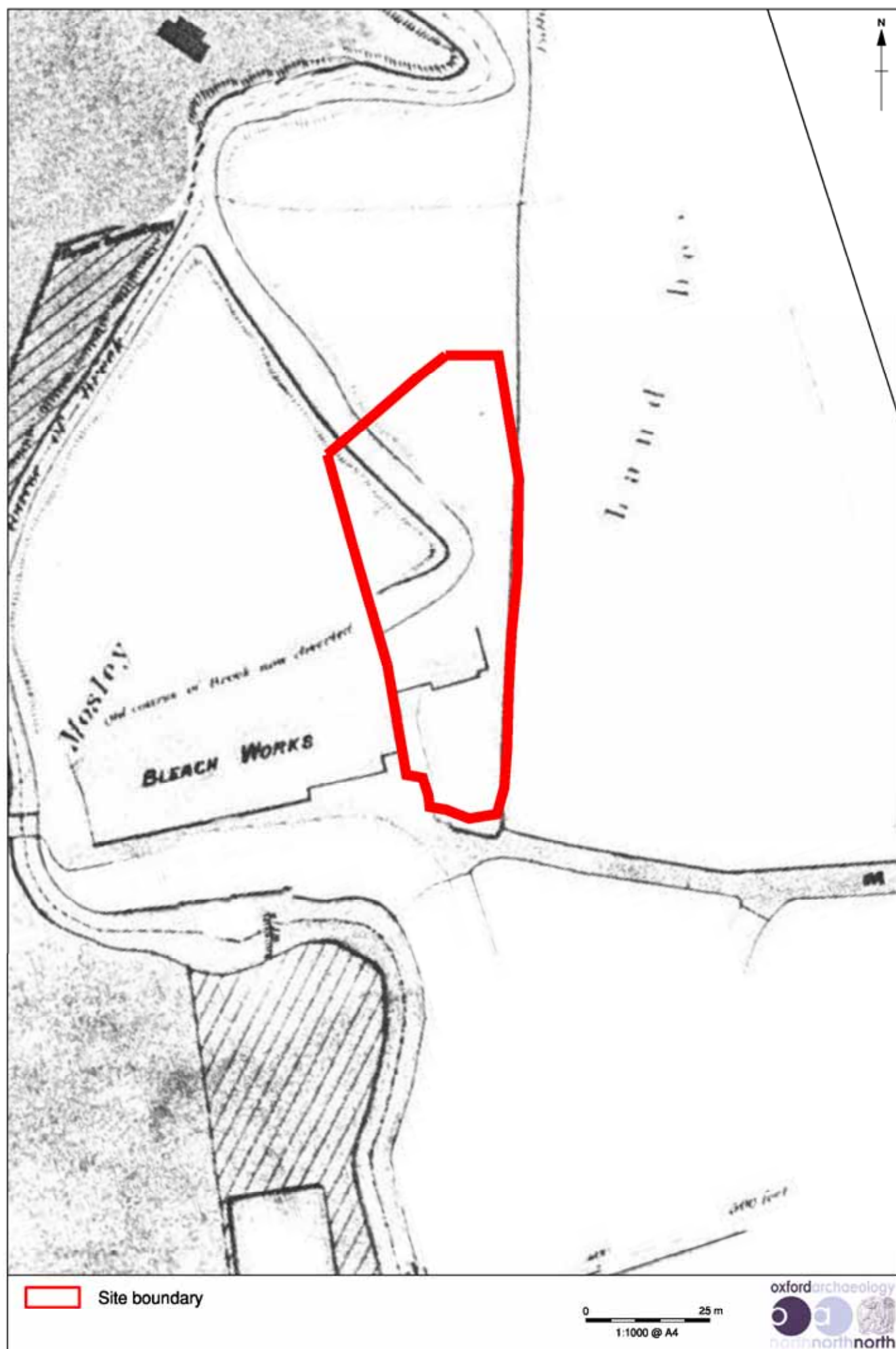


Figure 3: Extract from a plan of the Barnes Convalescent Home, 1886

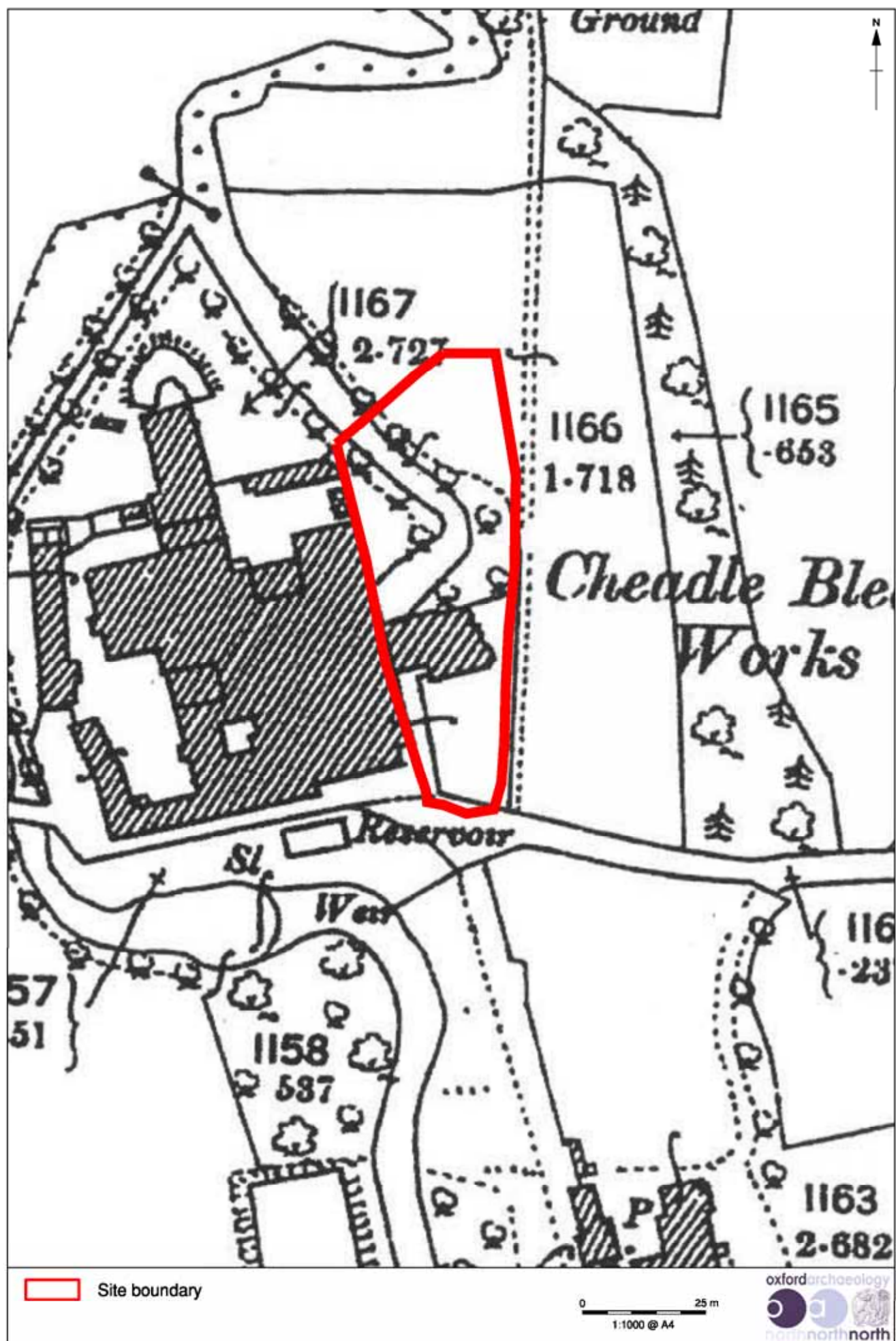


Figure 4: Extract from the Ordnance Survey 25": 1 mile map of 1898, showing study area boundary

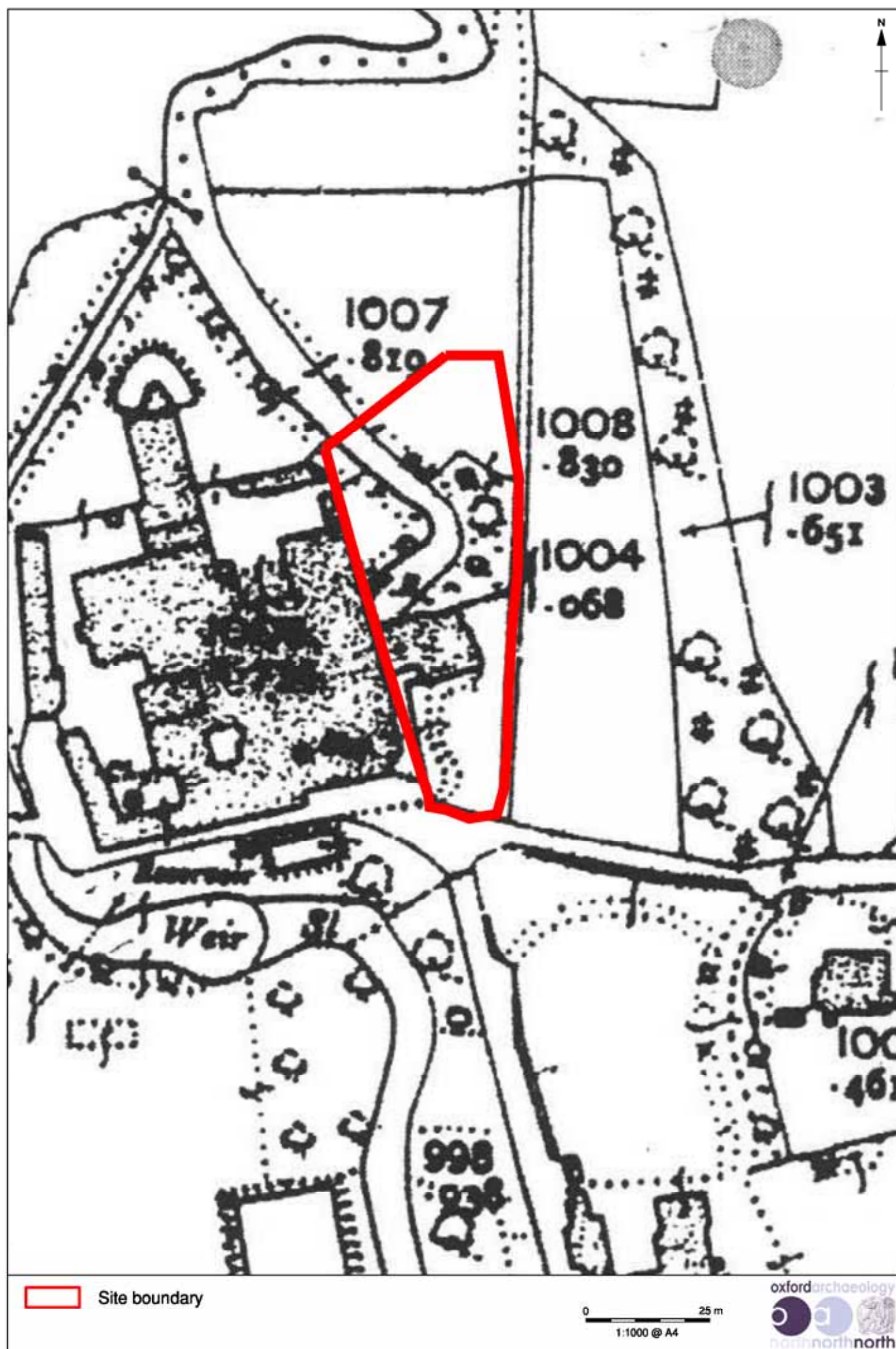


Figure 5: Extract from the Ordnance Survey 25": 1 mile map of 1910, showing study area boundary

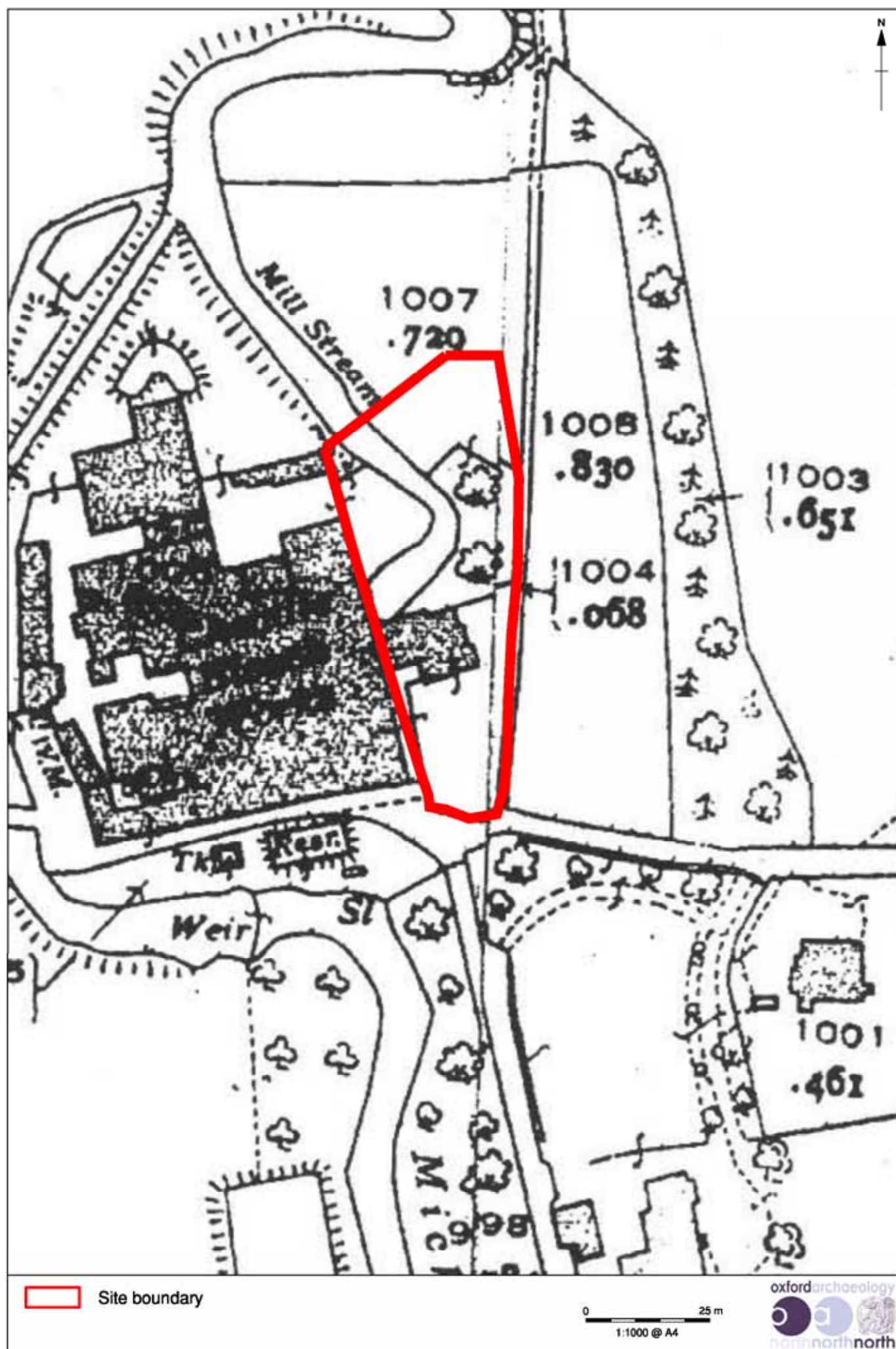
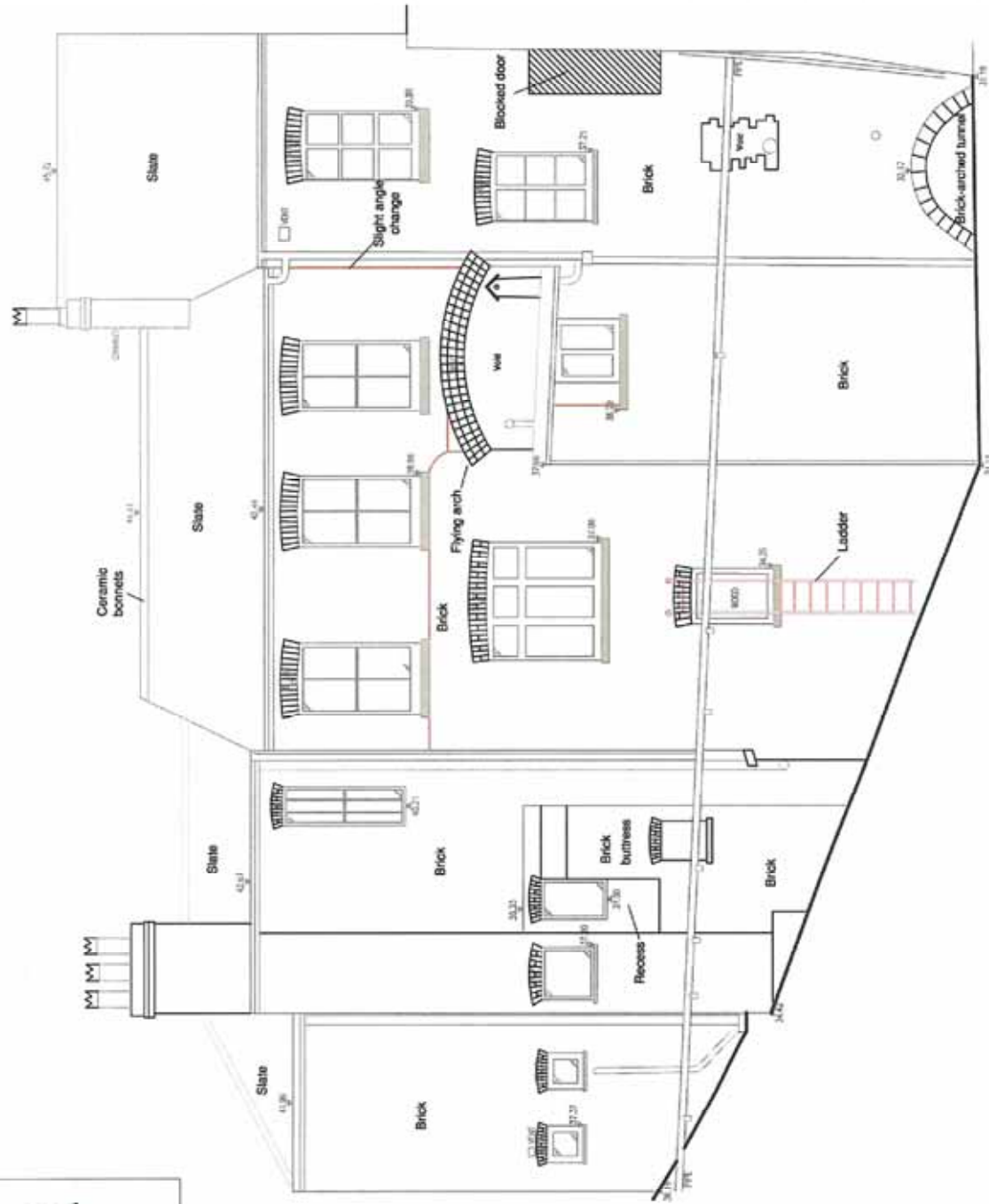
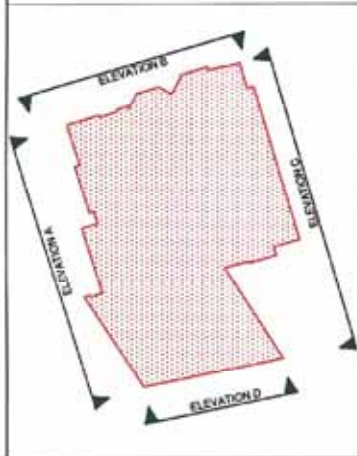


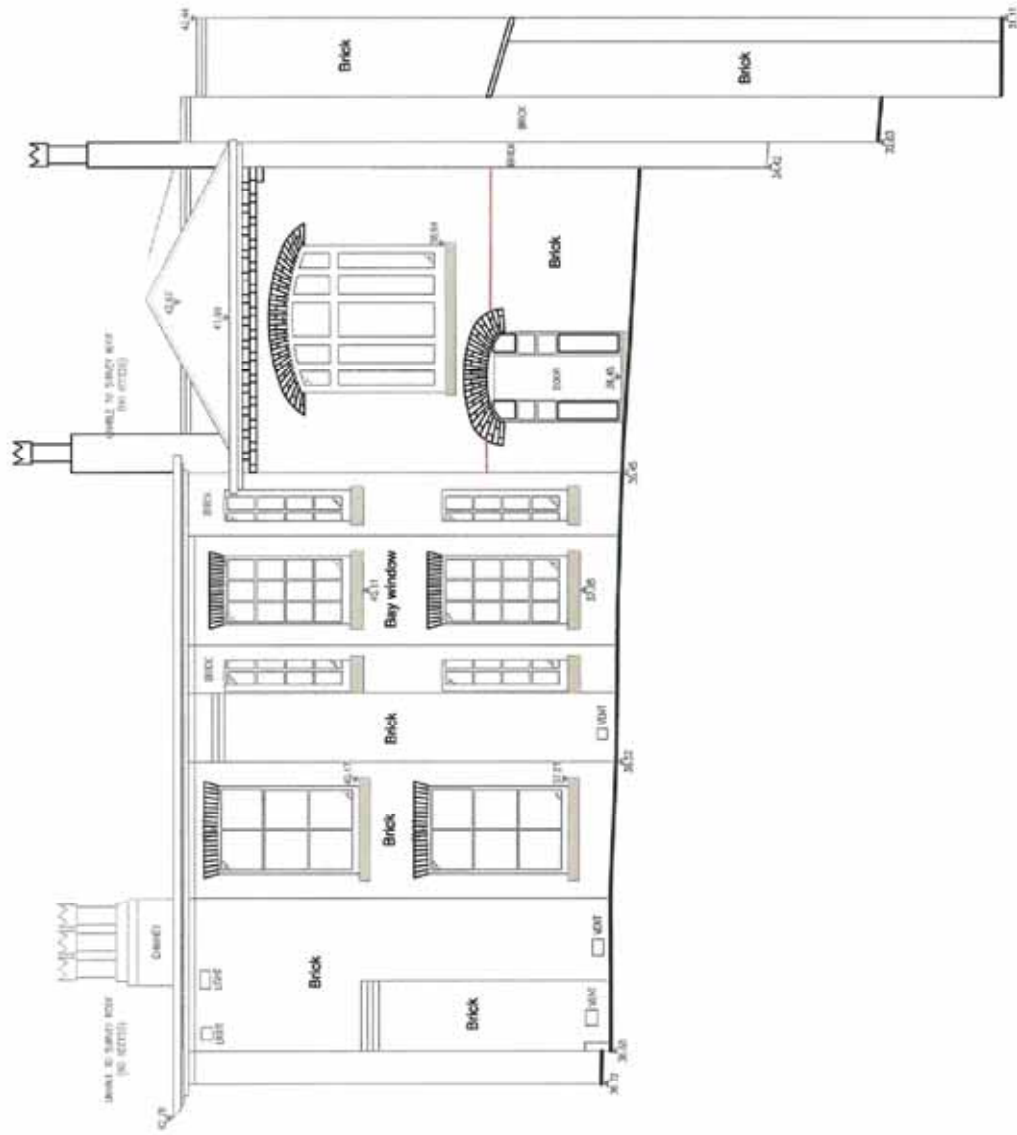
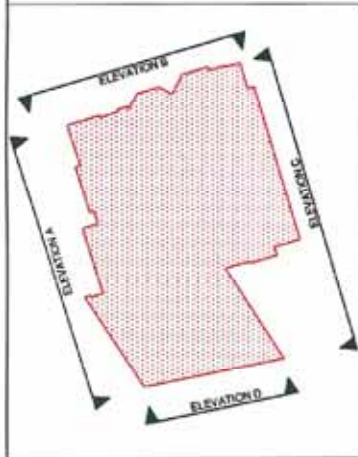
Figure 6: Extract from the Ordnance Survey 25": 1 mile map of 1934, showing study area boundary



- Ground line
- Change in building material
- Additional detail (from archaeological survey)
- Griststone sills



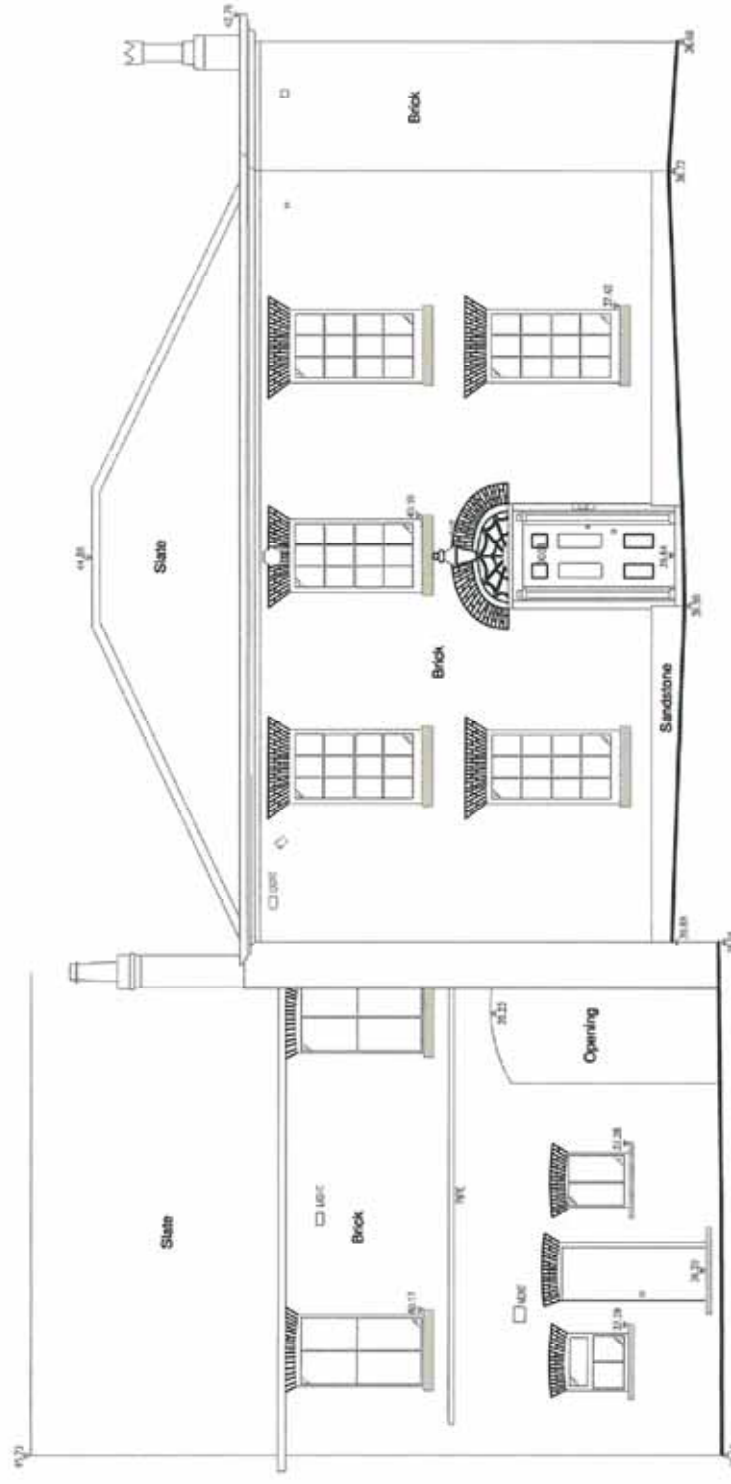
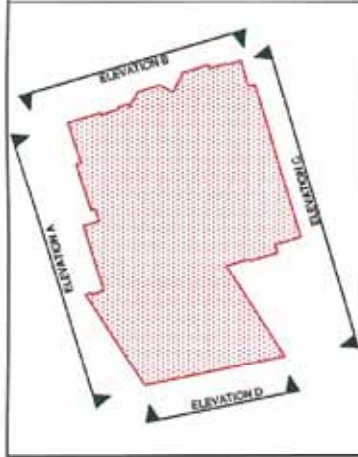
Figure 7: Hartdale House, north-facing elevation (Elevation A), based on a measured survey carried out by Malcolm Hughes Land Surveyors



- Ground line
- Change in building material
- Additional detail (from archaeological survey)
- Gritstone sills



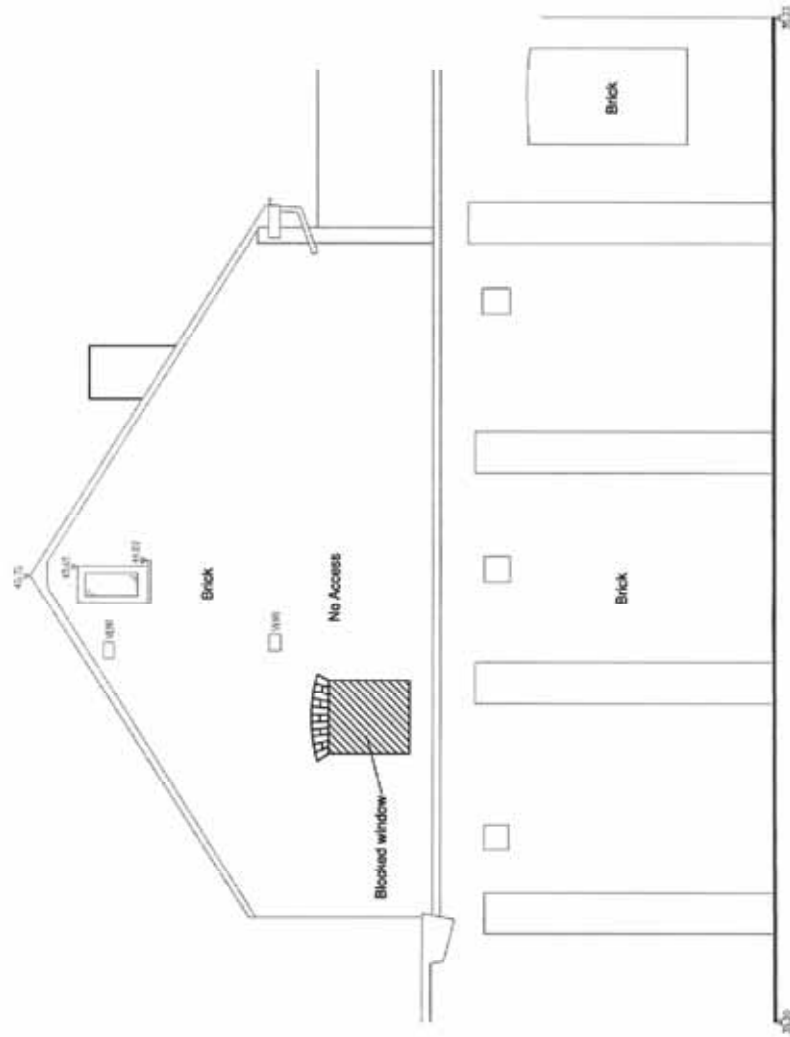
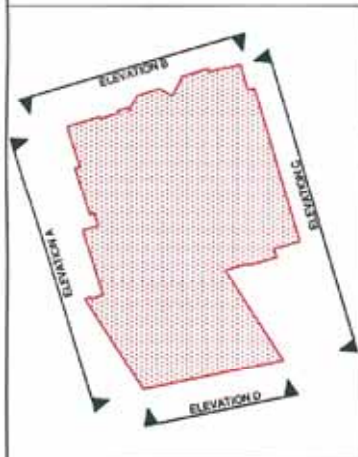
Figure 8: Hartdale House, east-facing elevation (Elevation B), based on measured survey carried out by Malcolm Hughes Land Surveyors



- Ground line
- Additional detail (from archaeological survey)
- Gritstone sills



Figure 9: Hartdale House, south-facing elevation (Elevation C), based on a measured survey carried out by Malcolm Hughes Land Surveyors



- Ground line
- Additional detail (from archaeological survey)
- Gritstone sills

Figure 10: Harddale House, west-facing elevation (Elevation D), based on a measured survey carried out by Malcolm Hughes Land Surveyors

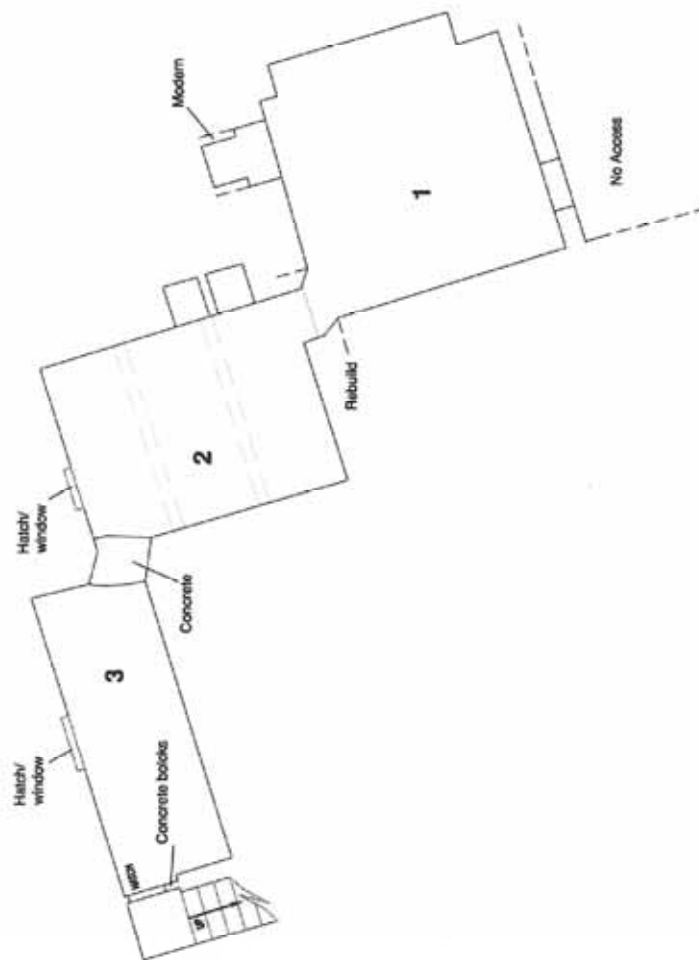


Figure 11: Cellar plan, based on a measured survey carried out by Malcolm Hughes Land Surveyors

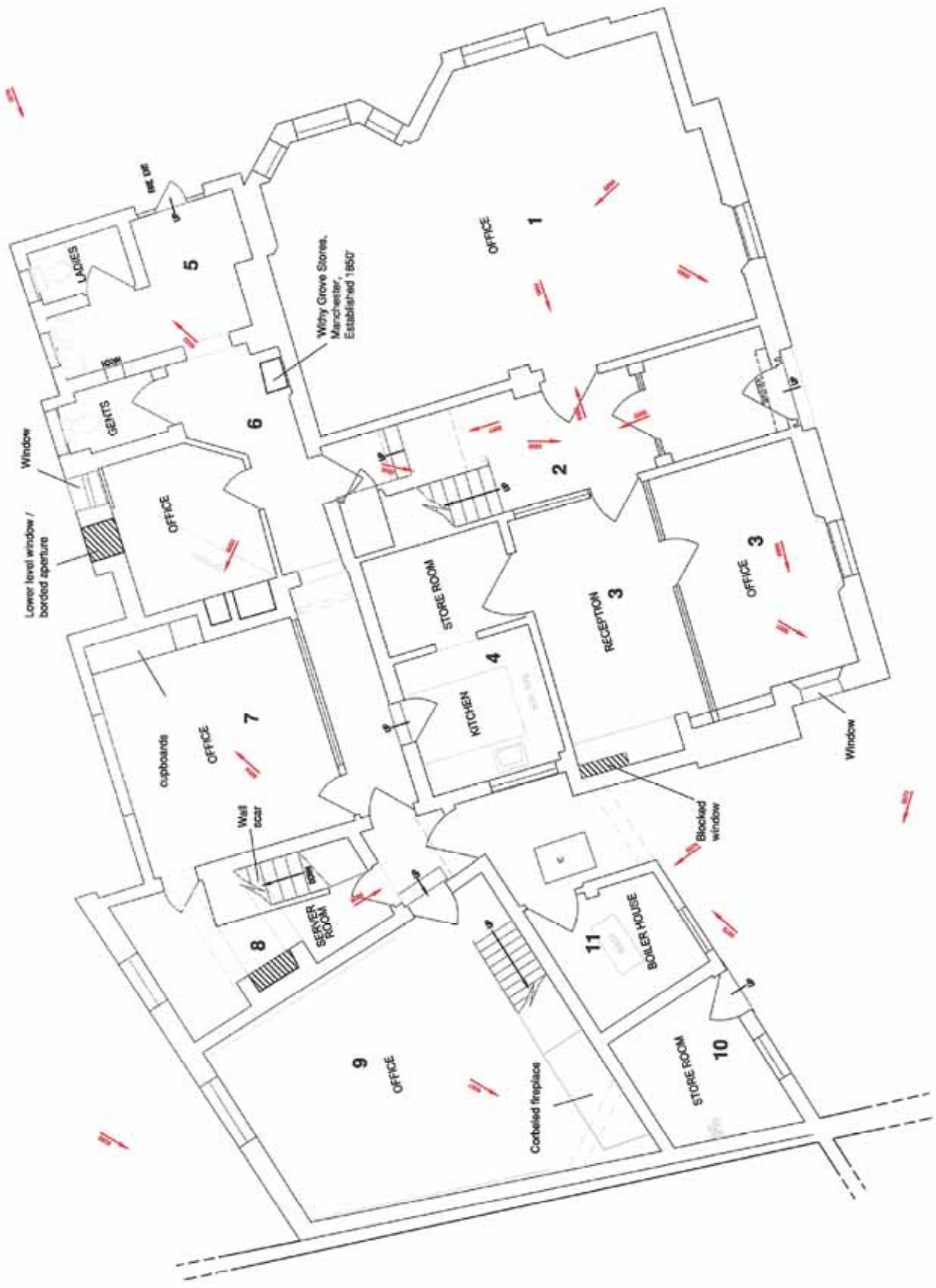


Photo location and reference



Figure 12: Ground floor plan, based on a measured survey carried out by Malcolm Hughes Land Surveyors

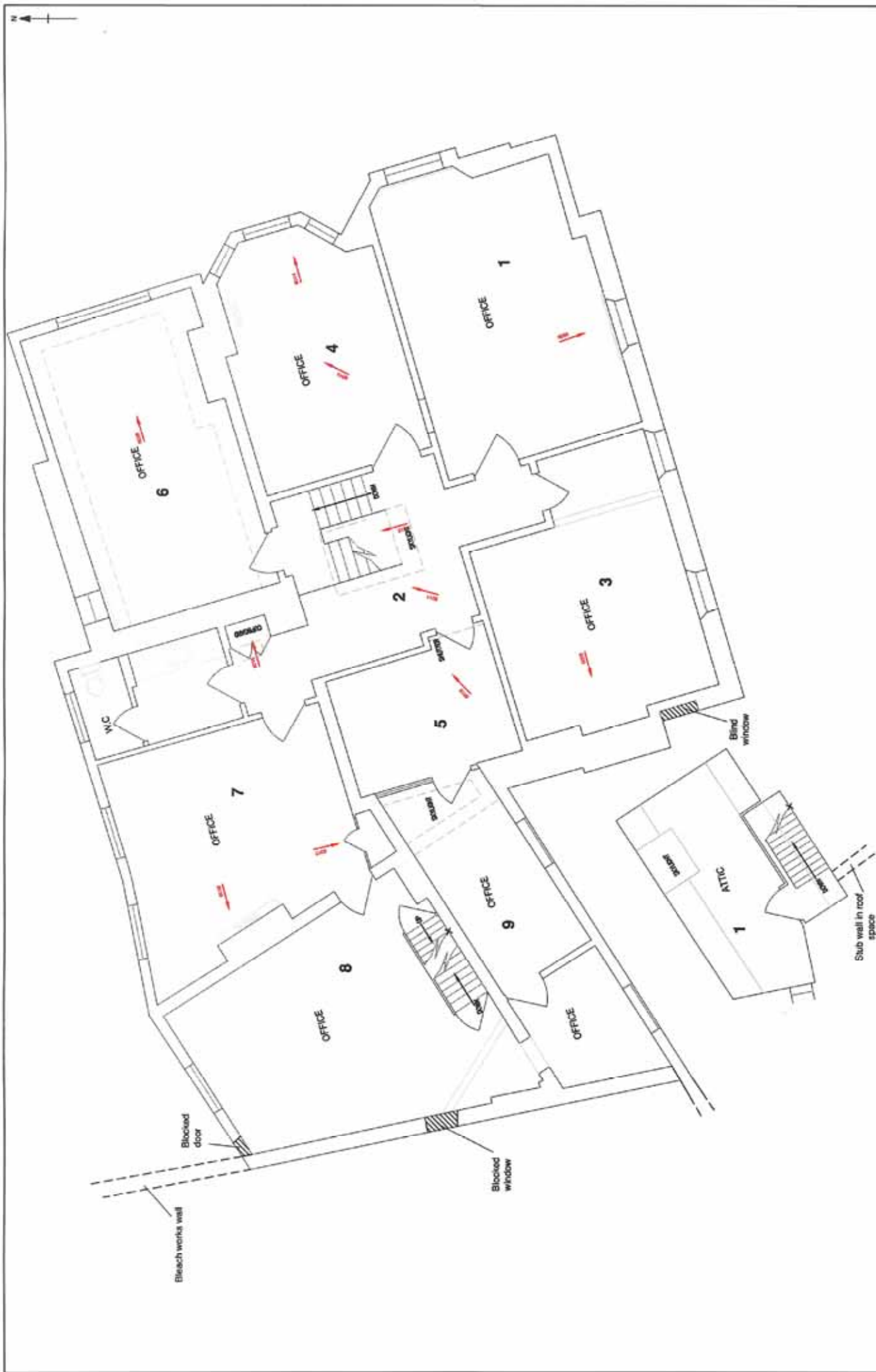
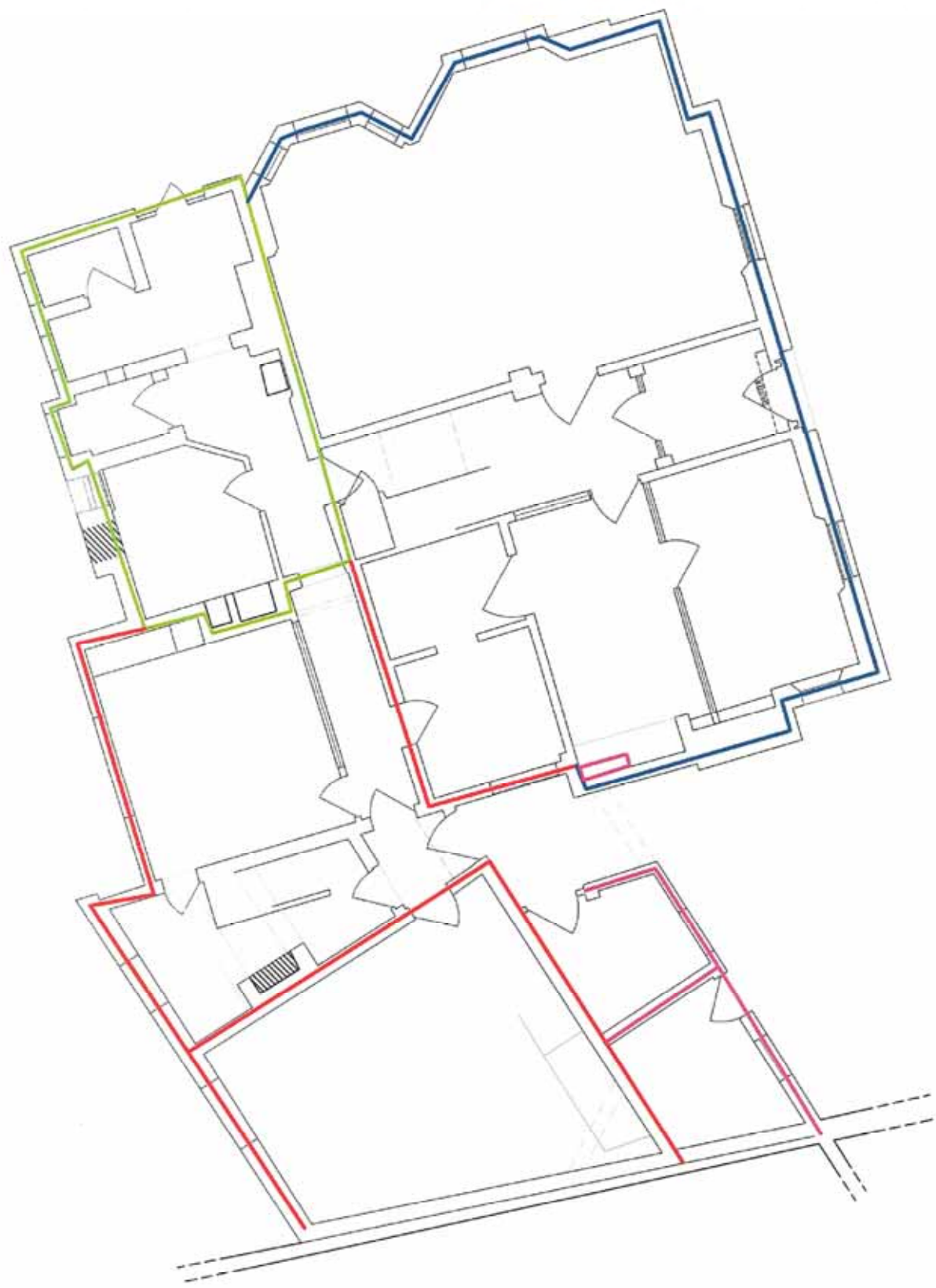


Photo location and reference



- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5



Figure 14: Handale House, phased development, based on a measured survey carried out by Malcolm Hughes Land Surveyors

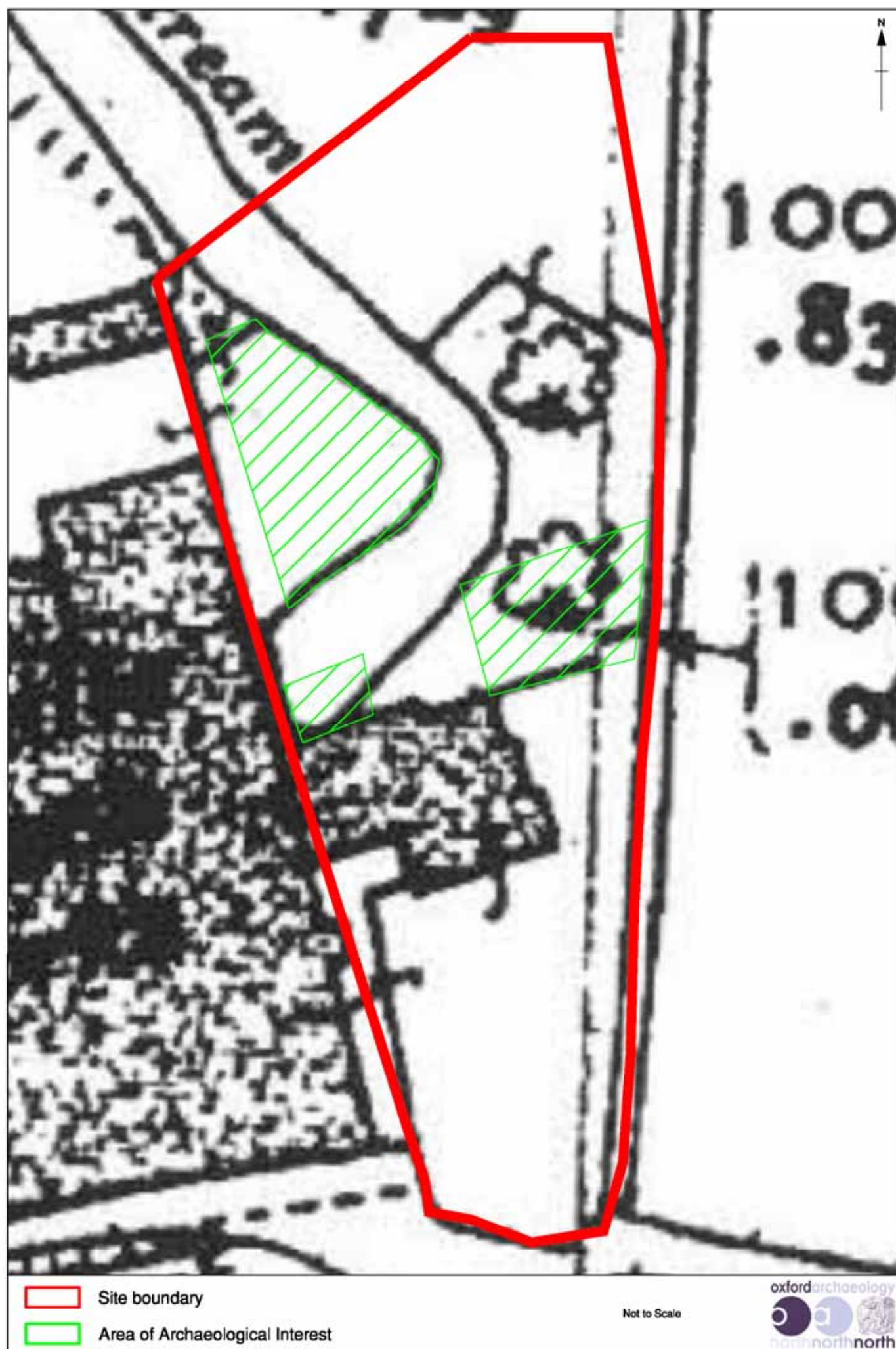


Figure 15: Areas of sub-surface archaeological interest, superimposed on the Ordnance Survey 25": 1 mile map of 1934