Plot 4,

Hopes Carr Phase 2,

Stockport

Archaeological Evaluation

Oxford Archaeology North

February 2015

Seddon Construction Ltd

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Prepared by: Graham Mottershead
Position: Project Officer
Date: February 2015

Prepared by: Ian Miller Signed
Position: Senior Project Manager
Date: February 2015

Approved by: Alan Lupton Signed
Position: Operations Manager
Date: February 2015

Oxford Archaeology North
Mill 3
Moor Lane Mills
Moor Lane
Lancaster
LA1 1GF
t: (0044) 01524 541000
f: (0044) 01524 848606

Oxford Archaeology Ltd (2015)
Janus House
Osney Mead
Oxford
OX2 0EA

t: (0044) 01865 263800
f: (0044) 01865 793496

w: www.oxfordarch.co.uk
e: info@oxfordarch.co.uk

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SUMMARY

Seddon Construction Ltd has obtained planning consent to deliver the proposed redevelopment of land at Hopes Carr in Stockport (centred on NGR 389925 390256). The site was occupied formerly by a number of industrial premises, the archaeological importance of which has been highlighted in a desk-based assessment of the site that was produced by the University of Manchester Archaeological Unit in 2004. In the light of the conclusions drawn from the desk-based study, the Greater Manchester Archaeological Advisory Service recommended that a programme of archaeological investigation was carried out in advance of development.

In March 2013, Oxford Archaeology North (OA North) was commissioned by Seddon Construction Ltd to carry out an appropriate scheme of works, which comprised an archaeological building investigation of the Orchard Street range of the former Churchgate Mill, and the excavation of a series of evaluation trenches.

The archaeological building investigation was carried out in September 2013, immediately prior to the demolition of the building. Once the building had been cleared, three evaluation trenches were placed across this part of the development site, which has been referred to as Plot 4.

The trenches excavated across Plot 4 comprised two trenches measuring 15m long, which were placed within the footprint of the Orchard Street range, and a single 30m trench that was excavated across the footprint of ancillary buildings to the east.

The results obtained from the evaluation trenching demonstrate that there are few buried archaeological remains surviving within Plot 4. The remains that were exposed in the trenches pertain largely to late nineteenth- or early twentieth-century additions and remodelling to the Orchard Street range of Churchgate Mill, and add little information that was not captured during the archaeological building investigation. The archaeological significance of these remains is considered to be low, and it is concluded that no further archaeological investigation of Plot 4 is merited in advance of development.

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ACKNOWLEDGEMENTS

Oxford Archaeology North (OA North) would like to thank Seddon Construction Ltd for commissioning and supporting the project. Thanks are also expressed to Norman Redhead of the Greater Manchester Archaeological Advisory Service (GMAAS), and Crispin Edwards, the Conservation Officer for Stockport Metropolitan Borough Council, for their advice and guidance. OA North is also grateful to Tony Manley of Seddon Construction Ltd for his support and assistance on site.

The excavation was undertaken by Graham Mottershead and Sarah Mottershead. The report was written by Sarah Mottershead and Graham Mottershead, and the illustrations were prepared by Mark Tidmarsh. The report was edited Ian Miller, who was also responsible for project management.

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1. INTRODUCTION

1.1 CIRCUMSTANCES OF THE PROJECT

1.1.1 Seddon Construction Ltd has obtained planning consent for the redevelopment of land at Hopes Carr in Stockport. The site was occupied formerly by a number of industrial premises, the archaeological importance of which has been highlighted in a desk-based assessment of the site that was produced in 2004 by the University of Manchester Archaeological Unit (UMAU 2004). This report concluded that the site merited further archaeological investigation in advance of development. In the light of the conclusions drawn from the desk-based study, the Greater Manchester Archaeological Advisory Service (GMAAS), which provides planning advice for Stockport Metropolitan Borough Council, recommended that a programme of archaeological investigation was carried out in advance of development.

1.1.2 In March 2013, Oxford Archaeology North (OA North) was commissioned by Seddon Construction Ltd to carry out the required scheme of works. The precise scope of works was specified in a Written Scheme of Investigation that was devised by OA North (*Appendix 1*), and approved by GMAAS. This allowed for an archaeological building investigation of the Orchard Street range of the former Churchgate Mill, which was carried out in September 2013 (OA North 2013). Following the demolition of the building, a programme of archaeological evaluation trenching was carried out. This included the excavation of three trenches across Plot 4, which incorporated the site of the Orchard Street range. The results obtained from the evaluation trenching of Plot 4 are presented in this report.

1.2 SITE LOCATION

1.2.1 The site (centred on NGR 389925 390256) lies on the south-eastern fringe of Stockport town centre (Fig 1). It is bounded to the north by Wellington Street, to the east by Hopes Carr, to the south by Lower Carrs, and to the east by the Hempshaw Brook (Plate 1). Plot 4 lies at the northeast side of Orchard Street, off Churchgate, The land drops steeply from Churchgate down to Hopes Carr to the southwest with the eastern half of the site lying at an elevation of 67m and descending to c. 63m at the southwest.

1.2.2 Until recently, Plot 4 comprised Churchgate Mill, a steam powered textile factory established before 1807. The map of 1824 shows the mill as a square shaped block, whilst a plan of 1842 shows a four storey factory on Orchard Street and a smaller factory of the same height at the north end. Another building formed part of a north range running along Lavenders Brow. The same map also shows a narrow east range of three storeys, which abutted another three storey block that housed the mill's steam-power plant.

1.2.3 The superficial geology comprises glacial tills overlying Permian and red Triassic sandstones.

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

2. METHODOLOGY

2.1 EVALUATION TRENCHING

2.1.1 Three trenches were excavated across the footprint of the former Churchgate Mill, two of 15m length and one of 30m. These were aligned as depicted in Fig 1. These were numbered trenches 3, 4 and 5.

2.1.2 Excavation of the modern ground surface was undertaken by a machine of appropriate power using a toothless ditching bucket to the top of the first significant archaeological level. The work was supervised closely by a suitably experienced archaeologist. Thereafter, all archaeological deposits were cleaned manually to define their extent, nature, form and, where possible, date. The trenches were recorded following the methodology set out in the Written Scheme of Investigation (*Appendix 1*).

2.2 ARCHIVE

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

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3. BACKGROUND

3.1 INTRODUCTION

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

3.2 THE DEVELOPMENT OF HOPES CARR

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

3.2.2 One of the earliest detailed maps of the area is that produced by Thornton in 1824 (Plate 2). This shows a small L-shaped building on the western bank of the Hempshaw Brook that may have been the original silk mill complex (UMAU 2004), and the larger Lower, Middle and Upper Carr Mills situated a short distance to the south. Of these mills, only the site of the L-shaped building lies within the present study area.

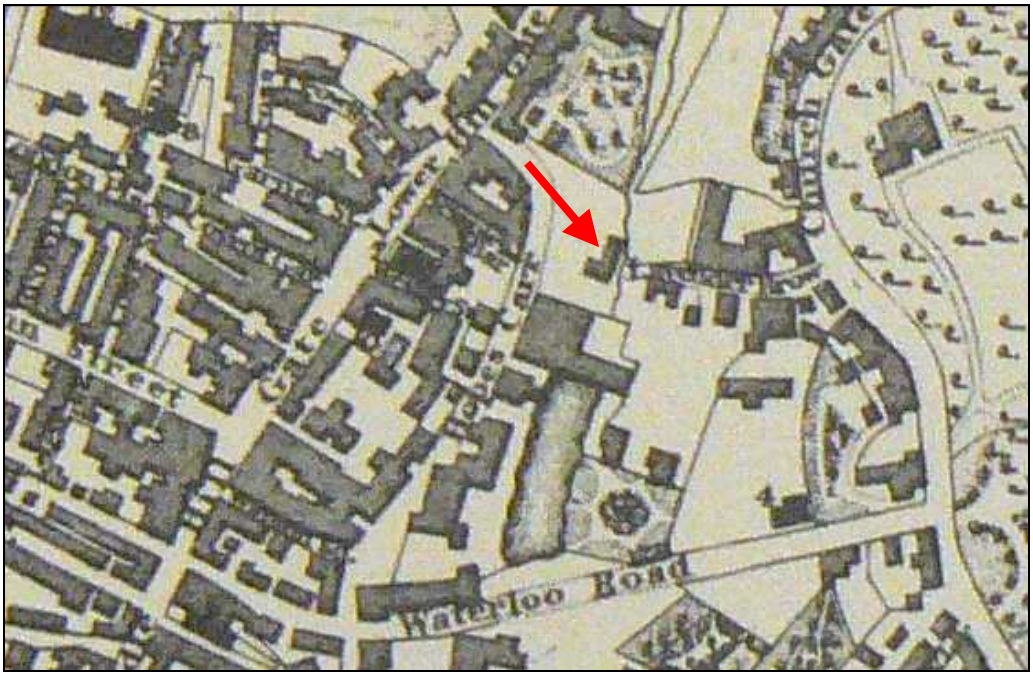

Plate 2: Extract from Thornton's map of 1824, with arrow marking the original silk mill

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3.2.3 It is considered likely that the L-shaped building was of a late eighteenth-century date, as a list from 1785 describes a five-storey warehouse with a single-storey factory block that formed part of the original Carr Mills (UMAU 2004). A building annotated as a warehouse is depicted in the same location on the Ordnance Survey map of 1851 (Plate 3). This accurate map shows the building as a north-west/south-east-aligned linear range, rather than an L-shaped building, seemingly comprising two blocks of unequal size with a narrower structure linking the two. A detached square structure close to the north-western corner of the building may represent a chimney, although it is not labelled. It is uncertain whether this is the same building that was surveyed by Thornton in 1824, or a complete replacement.

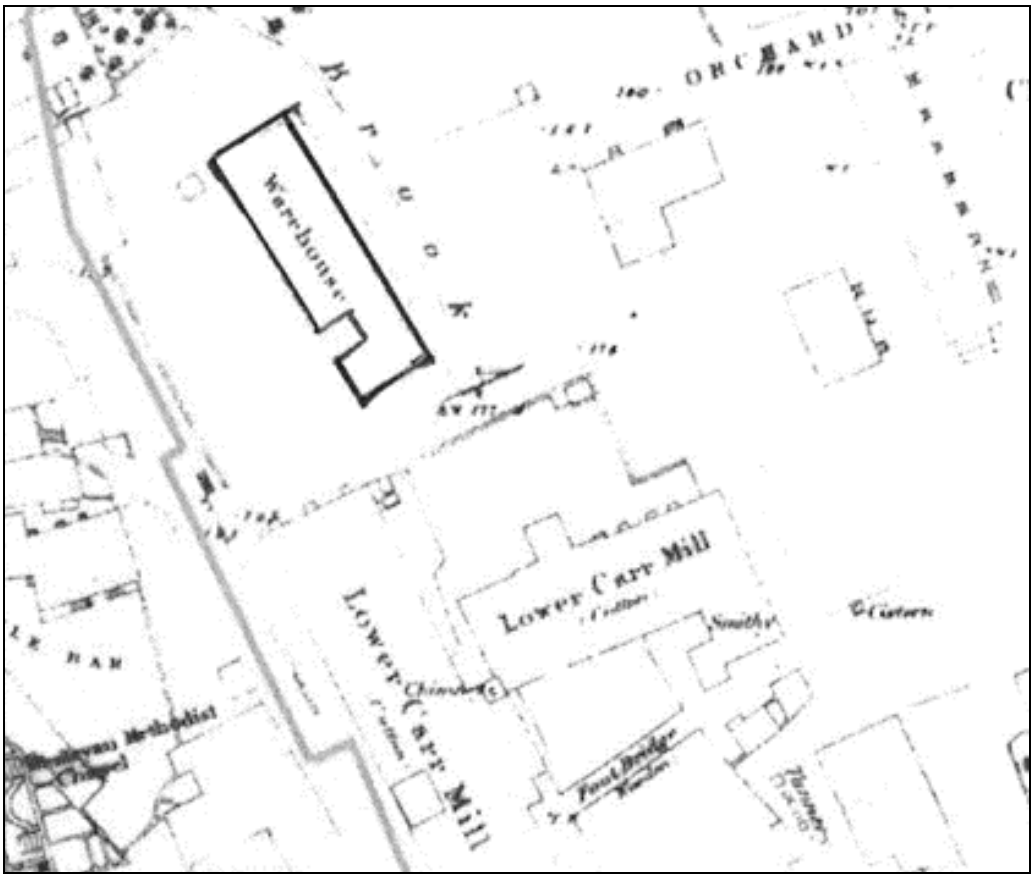

Plate 3: Extract from the Ordnance Survey map of 1851

3.2.4 By 1872 the warehouse shown on the Ordnance Survey map of 1851 had been replaced by a larger hat manufactory, listed as belonging to F Woodhams and then taken over in 1874 by MacQueen, Battersby and Mead, who held the property until the 1880s (UMAU 2004). The layout of the new factory complex is shown on the Ordnance Survey map of 1895, which shows a dense group of buildings occupying the site (Plate 4). The principal block lies in the centre of the group and, in contrast to the earlier building, is aligned north-east/south-west, suggesting that is represented a complete redevelopment of this part of the site. A similar configuration of buildings is shown on the subsequent edition of Ordnance Survey mapping, which was surveyed in 1907 and published in 1910. This map annotates the position of a chimney, occupying the north-western corner of the main factory block.

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Plate 4: Extract from the Ordnance Survey map of 1895

3.2.5 The next edition of Ordnance Survey mapping, surveyed in 1917 and published in 1922, shows the south-western range to have been modified and extended, with some of the smaller ancillary structures having seemingly been demolished (Fig 5). Further remodelling had been carried out by the time of the next edition of Ordnance Survey mapping, published in 1934, which principally involved the addition of a new rectangular range adjacent and parallel to Hopes Carr.

3.2.6 The site had been extensively remodelled for use as an engineering works by 1960. It appears that the works had gone out of use by 1975, and was described at that date as a three-storey mill, built in brick, with a square-section chimney at the south and a two-storey building to the east (Ashmore 1975). The two-storey building was described by McKnight in 1996 as a range for hat finishing and trimming, and was said to have single-storey sheds to the rear (McKnight 1996). The 'L'-shaped block on the west and south sides of the complex was described in 2004 as having a two-storey elevation on Hopes Carr and a three-storey elevation on Lower Carrs. A three-storey east/west-aligned range descended to Hempshaw Brook, and on the south-east was a single-storey range with a four ridge saw-tooth roof (Arrowsmith 2004). The complex was demolished between 2004 and 2009 with a few fragmentary standing walls left *in-situ* around the boundary of the complex.

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4. SUMMARY OF RESULTS

4.1 INTRODUCTION

4.1.1 The Phase 2 archaeological investigation of development Plot 4 comprised the excavation of three evaluation trenches (trenches 3, 4 and 5), which were within the footprint of the recently demolished Orchard Street range of Churchgate Mill, and adjacent ancillary buildings. The following section summarises the results obtained from the work.

4.2 EVALUATION TRENCHING

4.3.1 ***Trench 3:*** this trench ran east/west across the northern part of the Orchard Street range. It measured 15m in length by 1.8m in width, and was excavated to a maximum depth of 0.62m (Fig 2).

Plate 5: Trench 3 general shot, looking east

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4.3.2 The trench was overlain with demolition rubble (***300***), the surface of which sloped upwards slightly to the east. Below this was a mid- to light brown mixed clayey sand (***301***). Below the mixed sand was a level layer of light brown clayey sand (***307***), which was clearly of natural origin.

4.3.3 A wall (***305***) of machine-made bricks bonded with hard white cement ran from the north-east corner of the trench to a point 5.2m from the west end (Plate 6). It continued along the trench for 2.5m, and then stepped out 0.14m into the trench. It then continued for a further 7.05m before turning south. The southern return ended after 0.55m, possibly representing the position of an entrance, with the other side lying beyond the edge of the excavated trench.

*Plate 6: Wall **305**, looking north-west*

4.3.4 At the point where the wall stepped out into the trench, it was cut by a 0.96m wide drain (***303***; Plate 7). This also cut a surface of machine-made bricks (***306***), which lay on the north side of wall ***305***, and was observed within a slightly wider section of the trench. A second drainage feature (***304***) was aligned north/south across the trench to the immediate west of the wall return (Plate 8). This was cut into natural geology ***307***.

4.3.5 At the eastern end of the trench, adjacent to the eastern wall of the mill, was a 0.58m high pad (***302***) of machine-made brick (Plate 9). The component bricks were bonded in hard white cement, with concrete covering the upper surface. This was interpreted as the base for a steel column, part of a small modern mezzanine observed before demolition, and recorded during the previous building survey.

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*Plate 7: Wall **305**, surface **306** and drain **303**, looking north-east*

*Plate 8: Drain **304**, looking north-west*

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*Plate 9: Column base **302**, looking south-east*

4.3.6 ***Trench 4:*** this trench measured 27 x 1.8m, and was excavated to a maximum depth of 2.2m. It was aligned north-east/south-west. The north-eastern 11.1m of the trench was raised 0.85m higher than the rest of the trench due to it crossing a mill floor that had been raised at its north-eastern half (Figs 3 and 4).

4.3.7 The trench was overlain by up to 1.75m of mixed demolition rubble (***401***), which had been laid as a levelling layer after the demolition of the Orchard Street range of Churchgate Mill. Running across the trench from north-west to south-east, at a distance of 10.65m from the north-eastern end, was a wall of machine-made bricks bonded in hard grey cement (***402***), indicative of a late nineteenth- or early twentieth-century construction date. This wall originally ran across the Orchard Street range, and divided the raised north-eastern part and lower south-western part. It was 0.5m wide and 0.85m deep.

4.3.8 At a distance of 12.14m from the north-eastern end of the excavated trench was a 0.55m wide wall (***417***), which was aligned north-west/south-east and was composed of machine-made bricks (Plate 10). The bricks were bonded with hard grey cement of probable twentieth-century date. The wall lay immediately below the ground surface, although the foundation course was not exposed at a depth of 1.5m. A small truncated drain ran through this wall, capped with a stone slab.

4.3.9 The trench was expanded slightly to the south-east at a distance of 11.7m from the north-eastern end to investigate a 1.43m length of wall (***403***) that was composed of hand-made bricks (Plate 11). This was 0.49m wide, and had been truncated at both ends.

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*Plate 10: Wall **417**, looking north-east*

*Plate11: Wall **403**, looking south-east*

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4.3.10 Situated at a distance of 7.3m from the south-western end of the trench, immediately below the reduced ground level, was a brick structure comprising two parallel brick walls (***418*** and ***419***), set 0.78m apart (Plate 12). Both were substantial, measuring 0.6m and 0.74m wide respectively, and were not bottomed at 1.38m. The walls had stepped foundations, and comprised machine-made bricks bonded with hard grey cement. The structure extended north-west into the trench for 1.34m (the trench had been widened to 3.2m at this point to investigate this structure) at which point they terminated. Two further brick walls (***420*** and ***421***) then ran from the end of the larger walls into the trench edge. These walls were 0.26m wide, a single brick course wide, and constructed from later machine-made brick with very hard black cement bonding. They appeared to be blocking a gap in a larger wall. These structures together formed a 0.78m wide channel running north-west that was filled with loose brick rubble and plaster (***422***).

*Plate 12: Structure comprising walls **418**, **419**, **420** and **421**, looking south-east*

4.3.11 Running at a slight angle from these structures across the base of the trench to a point 1.9m from the south-west end was a brick drain (***423***). It was 0.21m wide, and comprised a single course of frogged modern bricks (Plate 13). Its south-western end had been truncated by a large modern cut (***425***), which preceded the deposition of the demolition material ***401***, and removed everything at the south-western end of the trench.

4.3.12 Natural clay ***416*** was observed at the north-eastern end of the trench, and ran and was cut by modern intrusion ***425***. Above the natural from a point 0.92m from the north-eastern end of the trench was a layer of peat (***424***). This appeared to be within a dip that sloped downward from the north-east of the trench to wall ***417***, and then sloped slightly up again before being cut by modern intrusion ***425***. This may represent the base of a small reservoir at the top of the slope on which the mill complex lay. During excavation it was observed that the peat contained late nineteenth-century pottery and glass bottles, and no earlier material.

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*Plate 13: Brick drain **423** and modern cut **425**, looking east*

*Plate 14: Peat layer **424** in section above natural clay **416**, looking south*

4.3.13 ***Trench 5:*** this trench measured 15 x 1.5m, and was excavated to a maximum depth of 2.6m (Plate 15). It was irregularly shaped due to the presence of large obstructions within the demolition overburden and underlying material. The trench was aligned north-west/south-east, and lay at the southern end of the Orchard Street range of Churchgate Mill (Fig 5). The trench was overlain by mixed demolition material overburden (***500***), below which was a layer of compact mixed cinder, clay and brick levelling material (***501***).

Plate 15: General view of Trench 5, looking west

4.3.14 The eastern wall of the former Churchgate Mill (***504***) was exposed at the south-eastern end of the trench. The wall was aligned north/south, was four stretcher courses wide, and comprised hand-made bricks bonded in a lime-based mortar (Plate 16). Running east from this was a second wall of hand-made bricks (***503***), which was also four-courses wide, and interpreted as the southern wall of the former east range boiler house. At the western side of wall ***504*** was a 2.65m wide section of flagstone flooring (***505***), which had been truncated at the western side and was probably part of the original mill floor (Plate 16). The walls and floor were built onto a layer of very compact cinders, clay and crushed brick (***502***).

4.3.15 The ground to the west of the flagstone floor had been reduced and filled with levelling material (***501***) to varying depths, removing any features of archaeological interest. A two-course wide wall (***506***) of modern grey engineering brick was exposed at a depth of 0.56m below the modern ground surface. This was aligned ran across the trench from north-east/south-west across the trench, and had been built on top of a 0.75m wide concrete ring beam (Plate 17).

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*Plate 16: Walls **503** and **504**, and floor **505**, looking east*

*Plate 17: Wall **506** and concrete ring beam, looking west*

4.3.16 Situated *c* 4m to the north-west of wall ***506*** was a modern wall (***509***) composed of machine-made bricks. This extended south from the edge of the excavated trench for a distance of 0.64m, before returning west for 0.34m.

4.3.17 Walls ***506*** and ***509*** were both likely to have been part of the foundations for the late toilet block observed at the southern end of the mill during the archaeological building investigation. Between these walls, at a depth of 1.3m below the existing ground surface, was a cast-iron pipe (***507***), which was aligned east/west. The pipe had been laid within a less compact cinder and clay material (***508***), which lay below levelling layer ***502***. This suggests that layer ***502*** was laid in the nineteenth century to cover the services and drains that had been installed prior to the construction of the original mill.

4.3.18 No structures or features of archaeological interest survived to the west of wall ***509***, and so layers ***502*** and ***508*** were excavated fully. This revealed a deposit of slightly coarse grey sandy clay (***510***) at a depth of 2.6m, which clearly represented the natural geology.

4.3.19 The lack of early features within Trench 3, and the survival of structures only on the very eastern side of Trench 5, suggest that later modifications to Churchgate Mill are likely to have removed any early remains within the western Orchard Street range.

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5. DISCUSSION

5.1 CHURCHGATE MILL - ORCHARD STREET RANGE

5.1.1 The lack of structures surviving across the southwest half of this range in both trenches 3 and 5 are likely to be due to the fact that, as the mill is built on a slope, the south-western end was raised slightly to make the building level. For this reason during the demolition, which excavated down to the natural sand and gravel, the features on this side were removed.

5.1.2 Trench 5 also showed heavy disturbance in the southern part of the Orchard Street range with only a small patch of flagstones surviving next to the wall with the north-eastern range. The stubs of surviving walling observed within trenches 3 and 5 were built from machine-made brick with hard grey cement and were therefore part of later rebuilds. The brick pad in Trench 3 was also of machine-made brick with hard grey cement, and is likely to have been the base for a twentieth-century steel column that originally was part of a late mezzanine observed during the building survey (OA North 2013). It was noted during the building survey that the floor at the south-east half of the mill had been remodelled to accommodate machinery. The disturbance appears to have resulted from piping and drainage associated with that machinery.

5.2 CHURCHGATE MILL - NORTHEAST RANGE

5.2.1 The south-western end of the mill had been partially truncated with only the wall between this range and the Orchard Street range surviving. The range was built on a slope ascending to the north-east, and had therefore been built on two levels with the north-eastern half of the range raised 0.85m higher than the south-western part. All the internal walling that survived within the trench were built from a mixture of machine-made and hand-made bricks with hard grey cement bonding. The presence of the re-used hand-made brick suggests that the range may have been rebuilt. Part of the south-western wall, that between the north-east and Orchard Street ranges, survived in Trench 5, together with two internal walls. All were of a late date. The brick structure ***418-420*** was also of a late date, and showed evidence of later blocking, probably when it went out of use. Although resembling a flue, it did not show any evidence of heating, ash or soot.

5.2.2 Only one early wall, ***403***, was observed within this range. It was built entirely from hand-made bricks and bonded with a crumbly white lime mortar, and was aligned slightly differently from the other structures in the range. It had been truncated at both end, but its presence strengthens the suggestion that the original earlier north-east range was demolished and rebuilt.

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5.2.3 Below all the structures in Trench 4 was a band of peat in a slight dip in the natural ground. The dip appeared to be man-made, and the peat possibly represented a small water reservoir that existed prior to the construction of the north-eastern range. It contained nineteenth-century material, and was not considered to be of an earlier date. Its location at the highest point of the Churchgate Mill complex would make sense, as water could be taken from this reservoir rather than the stream much further downslope. It seems to have been quite short lived, being replaced with the earlier north-eastern range. The presence of a late brick drain through the peat layer suggests it continued to be very wet, as observed on excavation, and it may be that the bogginess of the infilled reservoir was the reason for the rebuilding of the north-eastern range.

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6. SIGNIFICANCE AND IMPACT

6.1 SIGNIFICANCE

6.1.1 The results obtained from the evaluation trenching demonstrate that there are few buried archaeological remains surviving within Plot 4. The remains that were exposed in the trenches pertain largely to late nineteenth- or early twentieth-century additions and remodelling to the Orchard Street range of Churchgate Mill, and add little information that was not captured during the archaeological building investigation (OA North 2013). The archaeological significance of these remains in considered to be low.

6.2 IMPACT

6.2.1 The results obtained from the evaluation trench demonstrate that there is little or no potential for significant archaeological remains to survive *in-situ*. It is thus unlikely that any deep earth-moving works associated with the proposed development would have a negative impact on the buried archaeological resource, and it is considered unlikely that any further intrusive investigation of Plot 4 is merited.

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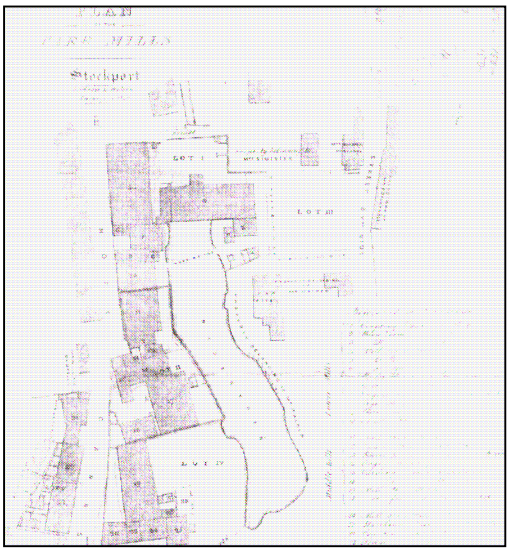
APPENDIX 1: PROJECT DESIGN



HOPES CARR, STOCKPORT, GREATER MANCHESTER

Archaeological Building Recording and Evaluation

Written Scheme of Investigation

OXFORD ARCHAEOLOGY NORTH

July 2013

Planning Permission DC043701

Seddon Construction Ltd

OA North Job No: T13131

NGR: 389955 390237

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1. INTRODUCTION

1.1 PROJECT BACKGROUND

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

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

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

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

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

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

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1.2 OXFORD ARCHAEOLOGY

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

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

1.2.2 OA North has unrivalled experience in the assessment, evaluation and excavation of former industrial and associated residential sites, particularly in the context of Manchester. We have an extensive portfolio of excavating the buried remains of former textile mills in Manchester, including Salvins' Factory, New Islington Mill, and Waller's Mill as part of the New Islington Millennium Village, Moore's Mill on the New Islington Wharf development, Peter Drinkwater's Mill and Shepley Street Mill in Piccadilly, and the Bengal Street Mill in Ancoats to name but a few. OA North has also carried out several evaluations and excavations former textile-finishing works, including the Adelphi Dye Works in Salford, Tootill Bleach Works near Bolton, Springwater Printworks in Whitefield, and Tottington Printworks near Bury.

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2. OBJECTIVES

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

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

- to undertake a programme of archaeological intrusive investigation to determine the presence, character, date, and extent of any buried archaeological remains of interest, and establish their potential;

- to inform a decision as to whether further archaeological investigation will be required in advance of development ground works;

- to compile an archival record of any archaeological remains within the development area.

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3. METHOD STATEMENT

3.1 ARCHAEOLOGICAL BUILDING RECORDING

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

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

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

(i) the external appearance and setting of the buildings, including a mixture of general shots and detailed views taken from perpendicular and oblique angles;

(ii) general shots of the surrounding landscape;

(iii) the general appearance of principal rooms and circulation areas;

(iv) any external or internal detail, structural or architectural, which is relevant to the design, development and use of the buildings and which does not show adequately on general photographs;

(v) any internal detailed views of features of especial architectural interest, fixtures and fittings, or fabric detail relevant to phasing the buildings.

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

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(i) a ground-floor plan for the building;

(ii) a cross-section through the short axis of the buildings;

(iii) principal elevations.

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

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

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3.2 TRENCHING RATIONALE

3.2.1 The Hopes Carr site has been divided into five development plots. The first of these, Plot 1, was developed in 2011-12, following an archaeological investigation of an early textile mill. Of the remaining plots (Plots 3 – 5; Fig 1), the desk-based assessment concluded that Plot 3 was unlikely to have any archaeological potential, and has thus been omitted from the proposed scheme of archaeological investigation. Plots 2 and 4 clearly merit investigation, although this is likely to be carried out in separate stages, commencing with Plot 2. The final plot (Plot 5) may also require archaeological investigation, although this will be covered in a separate Written Scheme of Investigation, which will also allow for an assessment of the extant Churchgate House.

3.2.2 ***Plot 2:*** the archaeological interest in Plot 2 is focused on the site of demolished buildings that are shown on historical mapping to have formed an L-shaped group extending from No 66a Churchgate eastwards to Lavenders Brow. A building is shown in this location on the 1750 plan of the Glebe, whilst the other buildings are depicted on a map of 1824.

3.2.3 It is proposed that Plot 2 is investigated in the first instance via the excavation of two trenches. Trench 1 will be placed across the footprint of the buildings that fronted onto Churchgate. The trench will be aligned broadly north-west/south-east, and will be excavated for a distance of 15m (Figs 2-4). Trench 2 will be 10m long, and will investigate the area to the rear of the properties, which may have been the vestiges of medieval burgage plots, and insubstantial structures shown on historical mapping to have occupied the end of these plots (Figs 2-4).

3.2.4 ***Plot 4:*** this plot is occupied currently by the reduced remains of a wing of Churchgate Mill, a steam-powered textile factory that had been established before 1807. This wing is to be demolished, once an archaeological survey has been completed. The mill is shown on the map of 1824 as a square-shaped block, whilst a plan of 1842 shows a four-storey factory on Orchard Street and a smaller factory of the same height at the north end. Another building formed part of a north range running along Lavenders Brow. The map also shows a narrow east range of three storeys, which abutted another three-storey block that housed the mill's steam-power plant; these latter two blocks lie within the footprint of the proposed development in Plot 4, and will be targeted by the archaeological evaluation (Figs 2-4).

3.2.5 The footprint of the mill will be investigated initially via the excavation of three trenches. Trench 3 will be placed approximately north-east/south-west across the mill block that fronted onto Orchard Street, and will be excavated for a distance of 15m (Figs 2-4). Trench 4 will measure 30m long, and will be placed across the mill's east range and along the footprint of the southern range. Trench 5 will be excavated for a distance of 15m, and will be aligned north-west/south-east to investigate the remains of the mill's steam-power plant and chimney.

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3.3 EVALUATION TRENCHING

3.3.1 In all trenches, the excavation of the modern ground surface will be undertaken by a machine of appropriate power using a toothless ditching bucket to the top of the first significant archaeological level. The work will be supervised closely by a suitably experienced archaeologist. Spoil from the excavation will stored adjacent to the trench, and will be backfilled upon completion of the archaeological works. Thereafter, all archaeological deposits will be cleaned manually to define their extent, nature, form and, where possible, date. It should be noted that no archaeological deposits will be entirely removed from the site. If the excavation is to proceed below a depth of 1.2m, then the trenches will be widened sufficiently to allow the sides to be stepped in.

3.3.2 All information identified in the course of the site works will be recorded stratigraphically, using a system adapted from that used by the Centre for Archaeology Service of English Heritage. Results of the evaluation will be recorded on *pro-forma* context sheets, and will be accompanied with sufficient pictorial record (plans, sections and both black and white and colour photographs) to identify and illustrate individual features. Primary records will be available for inspection at all times.

3.3.3 ***Context Recording:*** all contexts will be recorded using *pro-forma* sheets, and details will be incorporated into a Harris matrix. Similar object record and photographic record *pro-formas* will be used. All written recording of survey data, contexts, photographs, artefacts and ecofacts will be cross-referenced from *pro-forma* record sheets using sequential numbering.

3.3.4 ***Photography:*** a full and detailed photographic record of individual contexts will be maintained and similarly general views from standard view points of the overall site at all stages of the evaluation will be generated. Photography will be undertaken using 35mm cameras on archivable black and white print film, and all frames will include a visible, graduated metric scale. Extensive use of digital photography will also be undertaken throughout the course of the fieldwork for presentation purposes. Photographs records will be maintained on special photographic *pro-forma* sheets.

3.3.5 ***Planning:*** the precise location of the evaluation trench will be surveyed by EDM tacheometry using a total station linked to a pen computer data logger. This process will generate scaled plans within AutoCAD, which will then be subject to manual survey enhancement. The drawings will be generated at an accuracy appropriate for 1:20 scale, but can be output at any scale required. Sections will be manually drafted as appropriate at a scale of 1:10. All information will be tied in to Ordnance Datum.

3.3.6 Human remains are not expected to be present, but if they are found they will, if possible, be left *in-situ* covered and protected. If removal is necessary, then the relevant Home Office permission will be sought, and the removal of such remains will be carried out with due care and sensitivity as required by the *Burials Act 1857*.

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3.3.7 Any gold and silver artefacts recovered during the course of the excavation will be removed to a safe place and reported to the local Coroner according to the procedures relating to the Treasure Act, 1996.

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

3.4 HEALTH AND SAFETY

3.4.1 Full regard will be given to all constraints during the course of the project. OA North provides a Health and Safety Statement for all projects and maintains a Safety Policy. All site procedures are in accordance with the guidance set out in the Health and Safety Manual compiled by the Standing Conference of Archaeological Unit Managers.

3.4.2 OA North undertakes to safeguard, so far as is reasonably practicable, the health, safety and welfare of its staff and of others who may be affected by our work. OA North will also take all reasonable steps to ensure the health and safety of all persons not in their employment, such as volunteers, students, visitors, and members of the public (this includes trespassers).

3.4.3 OA North is fully familiar with and will comply with all current and relevant legislation, including, but not limited to:

- The Health and Safety at Work Act (1974);
- Management of Health and Safety at Work Regulations (1999);
- Manual Handling Operations Regulations 1992 (as amended in 2002);
- The Construction (Design and Management) Regulations (2007);
- The Control of Asbestos Regulations (2006);
- Construction (Health, Safety and Welfare) Regulations (1996);
- The Health and Safety (Miscellaneous Amendments) Regulations (2002);
- The Work at Height Regulations (2005);
- The Health and Safety (First-Aid) Regulations (1981);
- The Provision and Use of Work Equipment Regulations (1998);
- Lifting Operations and Lifting Equipment Regulations (1998).

3.4.4 OA North has professional indemnity to a value of £2,000,000, employer's liability cover to a value of £10,000,000 and public liability to a value of £15,000,000. Written details of insurance cover can be provided if required.

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3.4.5 Normal OA North working hours are between 9.00 am and 5.00 pm, Monday to Friday, though adjustments to hours may be made to maximise daylight working time in winter and to meet travel requirements.

3.5 PROJECT MONITORING

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

3.6 POST-EXCAVATION AND REPORT PRODUCTION

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

- a summary statement of the findings;
- the background to the archaeological investigation;
- an outline of the methodology of the survey;
- a description of the site's setting, including topography and geology;
- an account of the documented historical background to the site;
- a summary, assessment, and interpretation of the results of the building survey and the evaluation;
- an assessment of any finds and samples recovered from the trenches;
- a description of the significance of the site in its local and regional context;
- recommendations for any further archaeological investigation that is considered merited to mitigate the impact of the development works;
- a catalogue of archive items, including a list of photographs, and details of the final deposition of the project archive.

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

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

3.7 DISSEMINATION

3.7.1 It may be anticipated that the results obtained from the archaeological investigation will merit a level of publication commensurate with their significance. Whilst the appropriate form of publication cannot be established until the fieldwork element of the project has been completed, it is likely that the presentation of the results in a dedicated volume of the '*Greater Manchester's Past Revealed*' series will be an appropriate output.

4. WORK TIMETABLE

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

4.2 An eight-day period should be allowed to excavate and record all the evaluation trenches, although this is unlikely to be carried out as a continuous programme of work. On the first day of the fieldwork, OA North will accurately locate through measured survey the exact position of the trenches to be excavated. The trench locations will then be scanned for live services with a CAT prior to any mechanical excavation.

4.3 In the event of significant archaeological remains being discovered in the evaluation trenches, a programme of further investigation may be anticipated. The time required for any additional investigation cannot be determined until the results of the evaluation are known.

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

5. STAFFING PROPOSALS

5.1 The project will be under the overall charge of **Ian Miller BA FSA** (OA North Senior Project Manager) to whom all correspondence should be addressed. Ian has over 20 years experience of commercial archaeology, and has a particular interest in the archaeology of the Industrial Period, and particular that of Greater Manchester and Lancashire. He managed the excavation of the Percival, Vickers & Co Flint Glass Works in Manchester, and was responsible for managing the archaeological elements of the Murrays' Mills Major Repairs Project in Manchester. He has also managed many other evaluations and excavations of former industrial sites in Manchester.

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5.2 His role will be to ensure that the Written Scheme of Investigation is implemented within the framework of the Project Objectives. He will be responsible for all aspects of staff and resource logistics, ensuring the smooth running of the project programme. He will liase with the Client and GMAAS with regard to progress, and will maintain relationships with other contractors.

5.3 The fieldwork is likely to be undertaken by **Graham Mottershead BA** (OA North Project Officer). Graham is an highly experienced field archaeologist, with over 20 years continuous experience of field archaeology. It is not possible to provide details of specific technicians that will be involved with the fieldwork at this stage, but all shall be suitably qualified archaeologists with proven relevant experience. It is anticipated that up to two technician will be required for the initial stage of the fieldwork.

5.4 Assessment of any finds recovered from the evaluation will be undertaken by OA North's in-house finds specialist **Christine Howard-Davis BA** (OA North Finds Manager). Christine has extensive knowledge of all finds of all periods from archaeological sites in northern England, and is a recognised expert in the analysis of post-medieval artefacts.

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ILLUSTRATIONS

LIST OF FIGURES

Figure 1: Site location

Figure 2: Trench location plan

Figure 3: Plan of trenches 3 and 5

Figure 4: North-west-facing section through Trench 4

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Figure 1: Site location

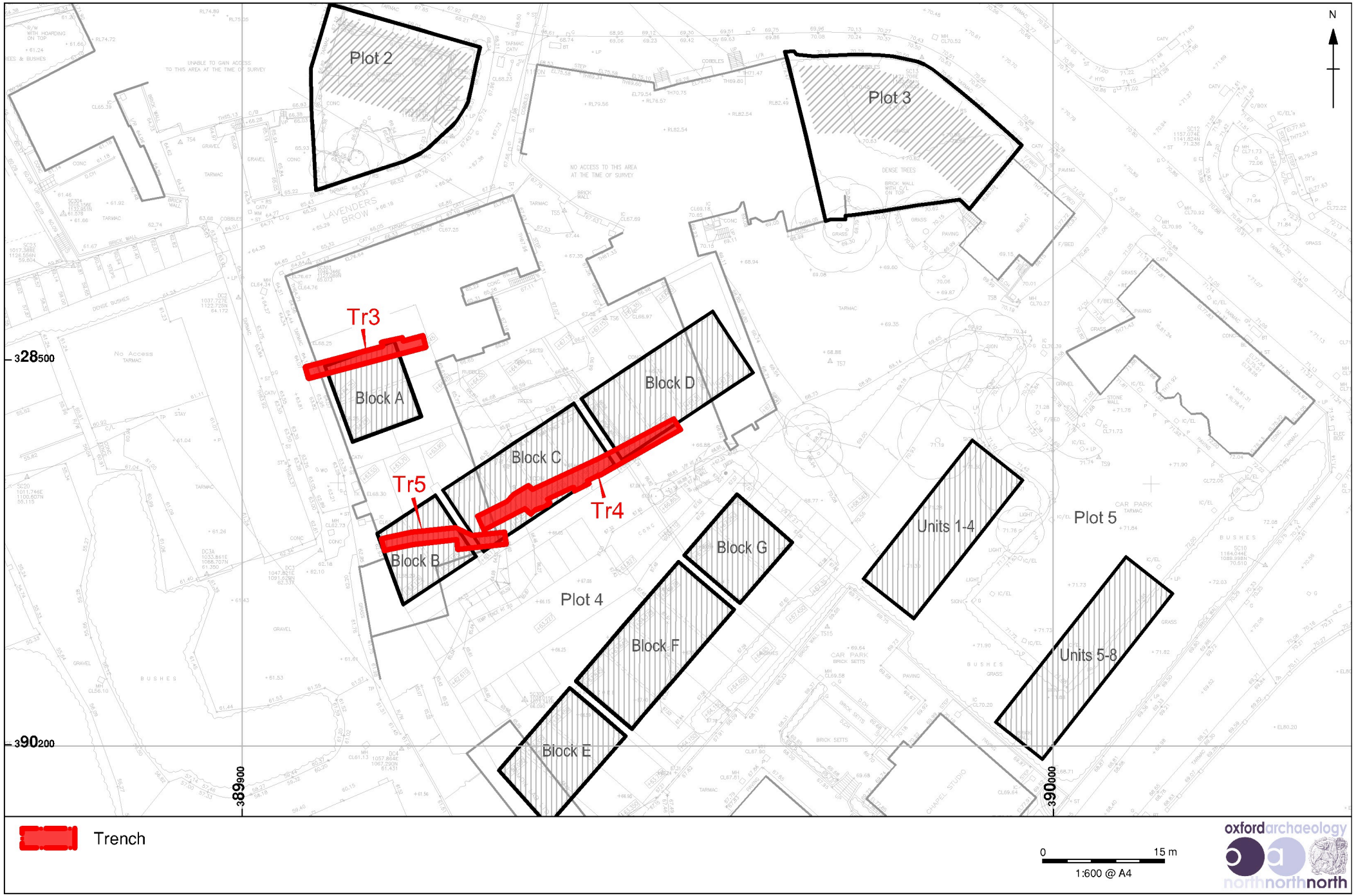

Figure 2: Trench location plan

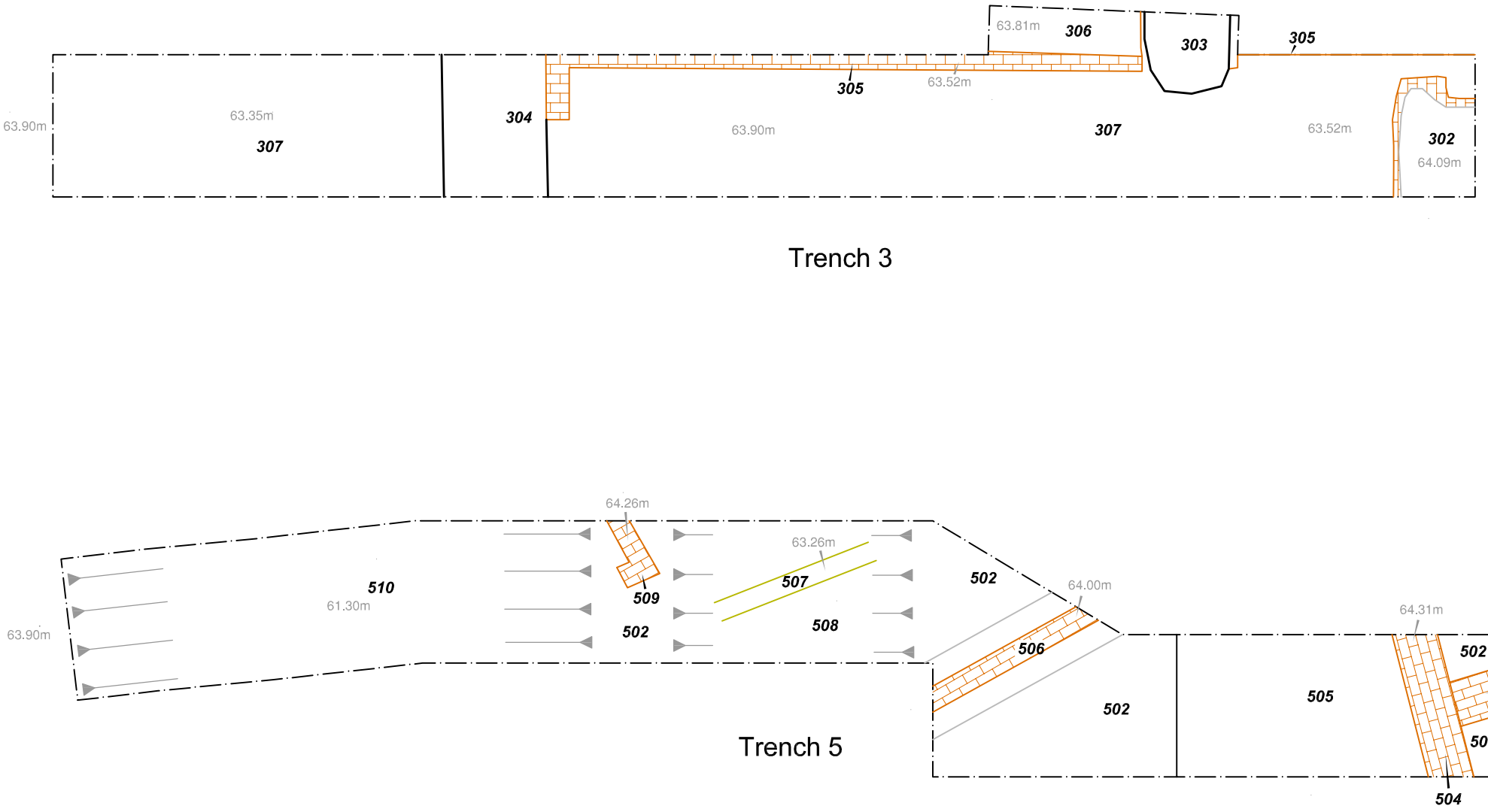

Figure 3: Plan of trenches 3 and 5

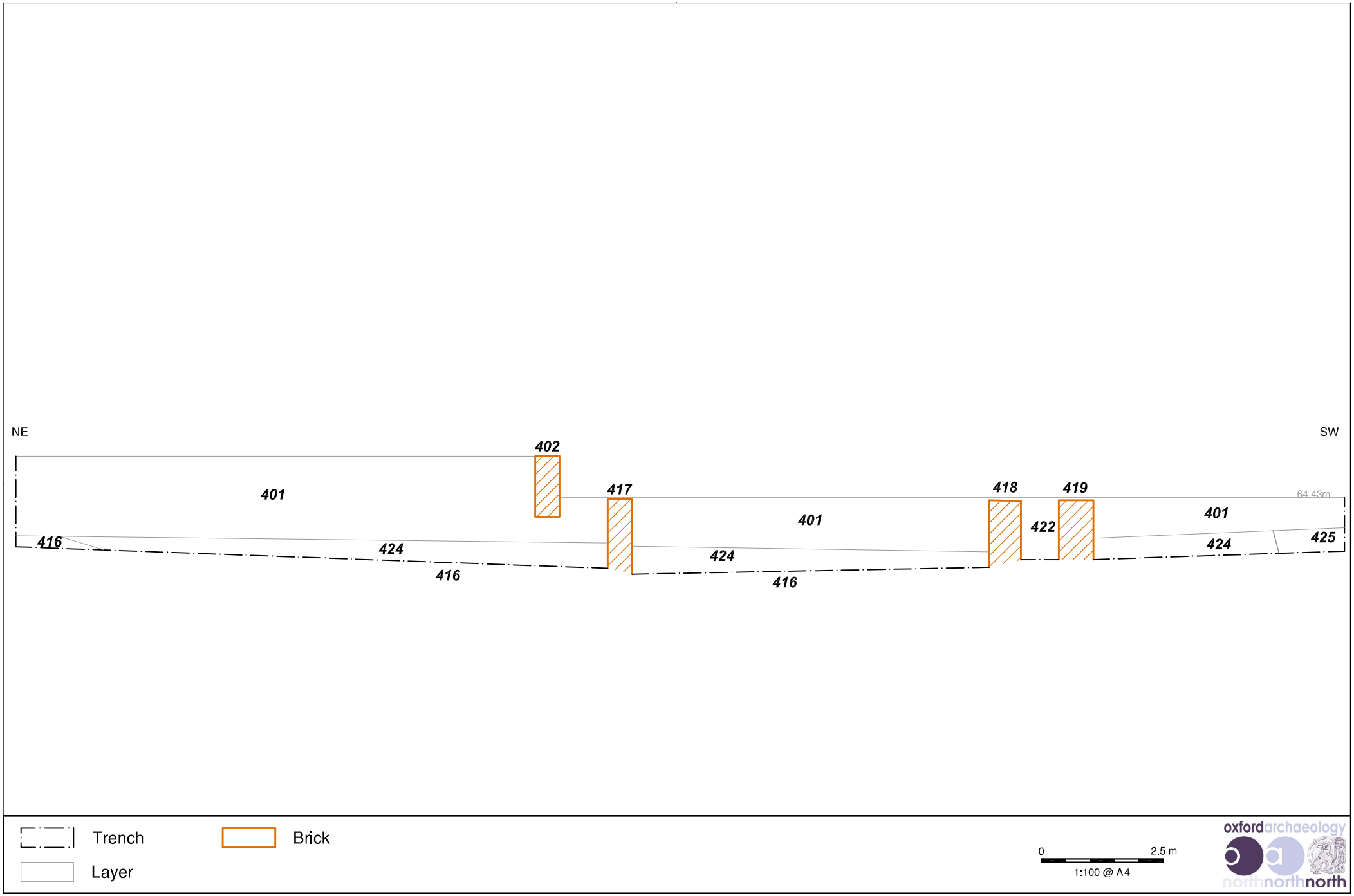

Figure 4: North-west-facing section through Trench 4