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ENVIRONMENTAL SERVICES



**WAINHOMES (NORTH WEST) LTD
LAND EAST OF EDWARD STREET,
DENTON, GREATER MANCHESTER**

HERITAGE IMPACT ASSESSMENT

January 2017




DATE ISSUED: January 2017
JOB NUMBER: SH11414
OASIS REFERENCE: **wardella2-270993**
REPORT NUMBER: RPT-001
GRID REFERENCE: SJ 9290 9562

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HERITAGE IMPACT ASSESSMENT

January 2017

PREPARED BY:	EDITED BY:	APPROVED BY:
Ariane Buschmann	Richard Newman	Jonathan Webster
		
Assistant Buildings Archaeologist	Post-Ex Manager	Assistant Project Manager

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SUMMARY

Wardell Armstrong was commissioned by Wainhomes (North West) Ltd to prepare a Heritage Impact Assessment for Land east of Edward Street, Denton, Greater Manchester in support of a planning application for a redevelopment of the site. The statement consists of a desk based consultation of sources relating to the area's town development and a site visit.

This Heritage Impact Assessment is designed to highlight any known or potential heritage assets within the landscape as well as to address the potential impact upon them by the proposed development. More specifically, it considers the direct impacts on the development area east of Edward Street, as well as the direct and indirect impacts on the setting of upstanding heritage assets within a 1km radius of the proposed redevelopment.

It has been found that there would be no appreciable impact on the heritage significance of the 38 heritage assets situated within the 1km radius search area. However, there would be a direct impact upon the three heritage assets within the site boundary, the remains of the Taylor Brother's Hat Manufactory, the possible remains of the terraced houses east of Taylor Street and the possible remains of the terraced houses of Amelia Street and High Street. The impact would, however, be very limited as the assets are of local significance only.

Furthermore, there is a low possibility of thus far unknown buried remains of prehistoric or Roman date, which, if present, are likely to have been disturbed by later development.

ACKNOWLEDGEMENTS

Wardell Armstrong thanks Wainhomes (North West) Ltd who commissioned the project and are also grateful to the staff of the Greater Manchester HER for their assistance.

The site visit and the documentary research was undertaken by Ariane Buschmann.

The report was written by Ariane Buschmann and the figures were produced by Adrian Bailey and Helen Phillips. Richard Newman edited the report and the overall quality of the project was managed by Jonathan Webster.

1 INTRODUCTION

1.1 Circumstances of Project

1.1.1 Wardell Armstrong (WA) has been commissioned by Wainhomes (North West) Ltd (hereafter referred to as 'the client') to prepare a Heritage Impact Assessment for the land east of Edward Street, Denton, Greater Manchester (Centred on NGR: SJ 9290 9562; Figure 1). The program of archaeological investigations was required to inform upon the potential archaeological resource and the impact upon it from the construction of up to 56 residential units including associated, services, access routes, car parking and all associated works for which Outline Planning Permission has been granted by Tameside District Council (15/00081/OUT).

1.1.2 The development is likely to affect below ground archaeological remains, should they be present, and as a result the Local Planning Authority requires a programme of archaeological investigations to establish, first, by a desk based assessment, the potential and then to test that hypothesis with a programme of evaluation by trial trenching, both to be undertaken ahead of the main development.

1.2 The purpose of the Heritage Impact Assessment

1.2.1 The Heritage Impact Assessment seeks to address in detail the issues of both direct and indirect impacts on heritage assets within a 1km radius of the proposed development area. It both seeks to understand the significance of the assets before evaluating the impact of the development proposals upon them. It consists of an assessment of the existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance as well as the character of the study area. Including appropriate consideration of the setting, nature, extent and quality of the known and/or potential archaeological, historic, architectural and artistic interest. Significance is to be judged at the local, regional, national or international context as appropriate (CIFA 2014a).

1.3 National Planning Policy and Legislative Framework

1.3.1 National planning policies on the conservation of the historic environment are set out in the *National Planning Policy Framework* (NPPF), which was published by the Department of Communities and Local Government in March 2012. This is supported by *National Planning Practice Guidance* (NPPG) which was published in March 2014.

1.3.2 The NPPF draws a distinction between designated heritage assets and other remains considered to be of lesser significance. With regard to designated heritage assets,

“great weight should be given to the asset’s conservation”. The more important the asset, the greater the weight should be; substantial harm to or loss of a Grade II Listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including scheduled monuments, protected wreck sites, battlefields, Grade I and II* Listed Buildings and Grade I and II* Registered Parks and Gardens and World Heritage Sites, should be wholly exceptional’ (NPPF, para 132). Therefore, preservation in-situ is the preferred course in relation for such sites unless exceptional circumstances exist.

- 1.3.3 The NPPF advises that local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets in order to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably (NPPF, para 137).

1.4 Local Planning Policies

- 1.4.1 The Tameside Unitary Development Plan, which was adopted on the 17th November 2004, contains the following relevant policies:

- *C6 Setting of Listed Buildings*: New development, including any proposed as a result of a new use for a Listed Building, which fails to preserve, or detracts from, the setting of a Listed Building or structure will not be permitted.
- *C10 Development Affecting Archaeological Site*: Where development is proposed which could have an adverse effect on Scheduled Ancient Monuments or other nationally important remains, there will be a presumption in favour of physical preservation in situ. Development will not be permitted if it would cause material damage to the existing remains, nor detract from the aesthetic, historical or educational value of the site and its setting. Where development is proposed in other areas of known or suspected archaeological importance, the Council will ensure that: (a) provision is made for the prior investigation and evaluation of the site, and (b) facilities are made available for suitable inspection during site preparation, and (c) sites and monuments are not needlessly damaged or destroyed, and unavoidable damage is mitigated, and (d) preservation of the archaeological evidence in situ is the preferred solution, or if this is not justified, adequate provision is made for excavation and recording before and during development.

2 METHODOLOGY

2.1 Introduction

2.1.1 The preparation of the Heritage Impact Assessment has been undertaken in accordance with guidance recommended by English Heritage and prepared by Bassetlaw District Council (2011). Note is also taken of the English Heritage guidance on understanding place (2010 and 2011) and on the setting of heritage assets (2012).

2.1.2 The data underlying the Heritage Impact Assessment was gathered through desk-based study of documentary sources and via a site visit. The impact of the development on the heritage assets of Land east of Edward Street, and of the other upstanding assets within the 1km search radius, was assessed using a series of standard tables (see appendix 2).

2.2 Documentary sources

2.2.1 The primary and secondary sources were used to provide the background to the historical character of Land east of Edward Street. Much of the information in the Heritage Impact Assessment was derived from the Manchester Library and Local Studies Centre and Greater Manchester HER, Salford.

2.2.2 Historic England's guidance on historic area assessments, conservation areas and heritage asset setting was used to establish the compliance of the development scheme proposals with best practice planning guidance.

2.3 Site Visit

2.3.1 The site and its environs were visited on the 7th December 2016. Access was unrestricted.

2.3.2 The study area was inspected to:

- examine the impact on the site on the land east of Edward Street of the development proposals for a residential redevelopment;
- consider the impact of the development proposals for a residential redevelopment on the relative significance of the heritage assets within a 1km radius.

2.4 Impact assessment tables

2.4.1 The assessment of the potential impact of the development proposals is undertaken using a series of heritage impact tables (appendix 2). These tables use standard

assessment methods as used by Government agencies, as for example those used in the Highway Agency's *Design Manual for Roads and Bridges* (2007). These tables first establish the significance of the heritage asset against set criteria, secondly they estimate the magnitude of impact and, taking the results of these two together, allow a calculation of impact on overall heritage significance.

2.4 Desk Based Assessment

2.4.1 For the purposes of this report, the term '*site*' is used to refer to the area within the proposed development site boundary (Figure 2) and the term '*study area*' is used for the wider 1km radius contextual area surrounding the site (Figure 3).

2.4.2 Several sources of information were consulted, in accordance with professional guidelines (CIfA 2014) and local curatorial requirements. A further search of online resources was undertaken in order to identify any designated sites such as scheduled monuments, listed buildings and conservation areas, around the proposed development area. This was done in order to help assess the possible impact of the proposed development on archaeologically sensitive areas. The principal sources of information were historical maps and secondary sources.

2.4.3 **Greater Manchester Historic Environment Record (HER):** the HER was consulted in December 2016 in order to obtain information regarding known designated heritage assets (for example listed buildings, scheduled monuments and conservation areas), and non-designated heritage assets, i.e. sites of historic or archaeological interest which are not designated.

2.4.4 Full details of all these assets are included in Appendix 1 and their locations are represented by asset numbers in Figure 3.

2.4.5 **Manchester Library and Archive:** early cartographic sources were consulted at the archive centre at Manchester, and a search was undertaken for any other relevant documentary or cartographic information.

2.4.6 **Wardell Armstrong Archaeology:** various publications and unpublished reports on excavations and other work in the region are held within the Wardell Armstrong Archaeology library and these were examined.

2.4.7 **Websites:** various websites were checked for information relevant to the site's assessment, including Google Earth™, the British Geological Survey, and the Archaeological Data Service. These are listed, as appropriate, in the bibliography.

2.5 Reporting

2.5.1 A final bound copy of the report will be deposited with the Greater Manchester Archive, where viewing will be made available on request.

2.5.2 WAA support the Online AccesS to the Index of archaeological investigationS (OASIS) project. This project aims to provide an online index and access to the extensive and expanding body of grey literature created as a result of developer-funded archaeological work. As a result, details of the results of this study will be made available by WAA, as a part of this national scheme, under the unique event identifier: **wardella2-270993**.

2.6 Glossary

2.6.1 The following standard terms for compiling a Heritage Impact Statement are used throughout the report:

- Designation – the process that acknowledges the significance of a heritage asset and thus advances its level of consideration/protection within the planning process. Designated assets can either be statutory, like listed buildings, or non-statutory such as registered parks and gardens or conservation areas.
- Heritage Asset – a building, monument, site, place, area or defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.
- Historic Environment Record – an information service, usually utilising a database that provides public access to up-to-date and dynamic resources relating to the historic environment of a defined geographic area.
- Mitigation – action taken to reduce potential adverse impacts on the heritage significance of a place.
- Setting – the surroundings in which a heritage asset is experienced. The extent is not fixed and will vary according to the historic character of the asset and the evolution of its surroundings.
- Significance – the value of a heritage asset to present and future generations attributable of its heritage interest. That interest may be archaeological, architectural, artistic or historic (including historical associations).

3 DESCRIPTION

3.1 Location, Geology

3.1.1 The site is situated within Denton, to the south-east of Manchester. Edward Street is north to south aligned, with Hyde Road to the south and St Anne's Street to the north. The east to west aligned M67 crosses Edward Street, and forms the northern boundary of the site. Osbourne Road forms the eastern boundary, with Edward Street to the west and Hyde Road to the south.

3.1.2 The geology of the site is mapped as comprising mudstone, siltstone and sandstone of the Pennine Middle Coal Measures Formation. The sedimentary bedrock formed approximately 309 to 312 million years ago in the Carboniferous period, in a landscape that was previously dominated by swamps, estuaries and deltas. The superficial deposits are mapped as Diamicton of the Devensian Till formed up to 2 million years ago in the Quaternary period (BGS accessed: 06th December 2016).

3.2 Historic Landscape Characterisation

3.2.1 The proposed development and wider search area has been typified as a mixture of commercial properties, with a focus on general industrial works and a large section of residential properties in the form of terraced housing and private housing development. Only a small number of agglomerated fields, paddocks and piecemeal enclosures are known in the wider study area. The greater part of the existing development originated from the 19th and 20th centuries and predominantly of red brick structures.

3.3 Conservation Area

3.3.1 The site lies in close proximity to the St Anne's conservation area. St. Anne's, Haughton was designated by Tameside Council as a Conservation Area in 1992. It is a small conservation area of approximately one hectare in size and consists of three listed buildings, within a pleasant setting of gardens, green space and mature trees. The Church was originally listed in July 1977 as Grade II (Asset 5). In 1991 it was upgraded to Grade II* and by 2003 it was upgraded a third time to Grade I. The Rectory, originally listed Grade II in July 1977, was also upgraded to II* in May 2003 (Asset 6). The Lychgate and wall were listed Grade II in their own right in July 1977 (Asset 7). The listing of the three separate elements confirms the significance of the buildings in terms of group value and reflects the coherence of the overall design. The buildings are considered to be important examples of the architect Medland Taylor, who

designed a number of buildings throughout the North West, with a focus of his work within Tameside (Tameside Metropolitan Borough 2013, 5).

3.4 Archaeological and Historical Background

3.4.1 An archaeological desk based assessment has been undertaken as part of the present phase of archaeological investigations to produce a study on the historical and archaeological background of the site and immediate vicinity. An Archaeology and Cultural Heritage Assessment to the immediate west of Edward Street was been undertaken by Wardell Armstrong in 2014 (WA 2014). Prior to that, in 2004, Northern Archaeological Assessment undertook a Cultural Heritage Assessment of the site.

3.4.2 Denton was once a chapelry in the parish of Manchester and union of Ashton-under-Lyne, within the hundred of Salford. It lies west of the river Tame, on the road from Stockport to Ashton-under-Lyne. The village is thought to have derived its name from Dane-town, clearly relating to the neighbouring places of Danehead-bank and Daneditch-bourne (<http://www.british-history.ac.uk/topographical-dict/england/pp28-32>). Other place name evidence suggests that Denton is derived from the old English 'denu' meaning 'valley'. The place name has been interpreted therefore as 'farm or settlement in a narrow valley' (Ekwall 1922, 30).

3.4.3 **Prehistoric:** Although there are no direct features or finds recorded in the HER, a reference is known from 1936 that noted the recovery of a 'prehistoric stone axe' during the construction of the Hyde Road Railway Station (Middleton 1936, 1).

3.4.4 Geotechnical data from the close vicinity of the site noted organic-rich clay and peat deposits likely to date from the prehistoric period. If revealed further these deposits could contribute to existing knowledge regarding landscape evolution and human interaction with, and activity within the environment (WA 2014).

3.4.5 **Romano-British:** The previous assessment identified one HER entry within the 1km study area that was firmly dated to the Romano-British period. This was a find spot of a Roman coin found along the left bank of the River Tame, directly below Broomstair Bridge (Asset **29**). It dates to the 2nd century, to the reign of Commodus. In the wider proximity of the site, a late Romano-British hoard was recovered from a garden at Windmill Lane in Daneheadsbank, which contained 20 Bronze coins and a piece of jewellery. At present this has been interpreted as having been deposited in the earth 5th century (Nevell 1992, 96).

3.4.6 **Early Medieval to Medieval:** The settlement of Denton is first documented in 1255

(Asset **18**), although the place name evidence may suggest a much earlier origin (Ekwall 1922, 30). At present, it is assumed that the medieval settlement of Denton lay further to the south with Hyde Road acting as the northern border. Denton Hall, formerly located close to Denton Hall Farm Lane is believed to have originated from at least the early 14th century, existing till the mid-20th century. Archaeological investigations have demonstrated that the original medieval hall was moated (Nevell and Walker 2002). The manor of Denton was held by the Holland family from the 14th century until 1683 when it was passed to the Egerton family of Wrinehill in Northamptonshire.

3.4.7 To the southeast of the search area is the former settlement of Haughton Hall (Asset **27**), first documented in 1455 and demolished during the redevelopment of the area in 1982. Roughly 500m to the south is the location of 'Old Thatch' (Asset **33**), a row of cottages believed to date to the mid-15th century to the west end of St Lawrence's Church (Asset **8**). They were demolished in the 1870's, and the site incorporated into the churchyard. St Lawrence's Church contains remains of St James Chapel (Asset **10**), a 1530's timber framed structure consisting of a nave and chancel. It is one of only 29 medieval timber framed churches to still survive in England and Wales (Nevell and Hradil 2005). To the east of the site sits the Angel Hotel (Asset **1**), once a public house thought to date to the 16th century. This cluster of 16th century occupation helps demonstrate the proximity of the medieval settlement to the proposed development. A church district, comprising part of the township of Denton, and part of the township of Haughton, called Christ-Church, was formed in April 1846, with a population around 4000 (<http://www.british-history.ac.uk/topographical-dict/england/pp28-32>).

3.4.8 **Post medieval:** The earliest population return of Denton dates to 1645 when 34 houses were recorded in the town, with a population of approximately 170 people (Booker 1955, 6). Also within the search radius are the pre-1700 settlements of Thorpe Fold (Asset **26**), Haughton Hall (Asset **27**) and Bridge House Fold (Asset **28**). Their sites have been built over in the late 20th century. The population steadily increased, to a calculated 200 in 1714 and 597 by 1774. The earliest cartographic source noted in the previous study was the Yates small-scale map of Lancashire 1786 (WA 2014). Denton is recorded as a ribbon settlement along what is now Stockport Road with several properties noted on the north side of Town Lane towards the Chapel. The junction of Stockport Road/Ashton Road and Hyde Road to the west of the site is clearly present at this date. A school (Asset **34**), erected in 1769, was situated to the south-west of the site. It was demolished in 1867, during a restructuring of Denton, and

encapsulated into the churchyard associated with the Church of St Lawrence. At this time, the Denton Market Place (Asset **22**) to the west of the site was created. However, prior to the 19th century, there is no recorded significant urban centre within the district, which remained primarily rural and dominated by dispersed farmsteads (Nevell 1993, 153).

- 3.4.9 There is limited evidence of hat making in Denton before the 18th century although this has changed by the middle of the 18th century. Manchester and the surrounding environs have become the main manufacturing zone in the country, however, with London as the main commercial centre. The first known hat making company within Tameside was Messrs Bromley and Peacock, in Denton, founded in 1792 (Nevell 2007, 30). By 1795, Atkin described Denton as ‘principally occupied by hatters, cotton spinners and colliers’ (Nevell 1993, 71), and by Johnson’s map of 1820 (Figure 5) more settlement develops to the north and northeast towards the site. The Johnson’s map notes the road junction described above as being called ‘Crown Point’, a name thought to date back to the 17th century and associated with a battle of the same name undertaken during the American War of Independence. The pre-1840 historic core of Denton appears to have been focused on ‘Crown Point’ with St Lawrence’s Church (Asset **8**) demarcating the southern limit of the settlement (WA 2014). By 1841, the population had increased to 3440, with the main occupation noted as part of the felt hat construction. By the First Edition Ordnance Survey map of 1848 (Figure 6), Denton was starting to expand with brick terraces making up the majority of streets and much of the area west of Edward Street starting to become established, including Denton Lodge and its associated grounds to the west of the site (Asset **30**). Edward Street had still not been laid out although the southern half of the site does contain a complex of possible factory buildings.
- 3.4.10 A depression influenced the hatting industry greatly in the 1840’s, correlating with a noticeable drop in the employment and population (Nevell 2007, 33). Denton, at this point, was a small settlement, with no noticeable, large scale industrial sites known. However, later well-known hat manufacturers like Henry Booth, Joseph Moores, Samuel Taylor and William Oldham were already settled in Denton. As the process became more industrialised from the 1860’s, the population grew apace, from 3,335 in 1861 to 7,660 by 1881. Denton developed into one of the largest hatting centres in the North West, with 31 manufacturers (Nevell 2007, 30), as can still be seen in several heritage assets (Asset **15-17, 19, 24, 25, 35** and **38**). Beside the hat manufactories, several mills, such as the Phoenix Mill (Asset **14**) and Broomstair Mill (Asset **20**) are

associated with the textile production in the late 19th century. It is during this expansion that Edward Street was formerly laid out, demarcating the eastern limits of the hat manufactory complex associated with Denton Lodge. One of the first mechanised felt hat companies was established in 1864 by Mark Taylor and six other master hatters in Denton, initially known as the Lancashire Machine-made Felt Hat Company.

3.4.11 Several grade II and grade II* listed buildings are located within a 1km radius of the site (Asset **2 – 7, 9, 11** and **31**). They can all be dated to the 19th to early 20th century. By the map of 1892, Edward Street was formalised, as were Taylor Street and Osborne Street to the east. The terrace housing is already in place by this time including houses in both the southern and northern quarters of the site; the north of the site at this stage including Amelia Street and what appears to be a small square or green space to the immediate north towards High Street. The central area was occupied by a hat factory building, associated tanks and a reservoir along the eastern limit.

3.4.12 The hat factory located within the site was owned by the Taylor Brothers. The initial construction date for the complex is unknown, but probably falls within the mid-19th century. At present little of detail is known about the manufacturing process undertaken. The factory building was demolished by 1979, and a new development was built on top of the site, unfortunately no survey was undertaken prior to the demolition. The construction of the Denton Relief road (M67) altered the landscape dramatically, Amelia Street and High Street to the north of the site disappeared, and a new industrial site was built on the site. The new site had four main areas: a vacant land to the east, the main modern building, a depot yard to the north and the former Oldham's Offices fronting Hyde Road. This later factory was demolished by 2009, and was subsequently abandoned.

3.5 **Map regression**

3.5.1 On the first edition OS map from 1848 (Figure 6), the southern section of the site is already occupied by buildings and terrace housing, fronting Broom Lane (now Hyde Road), with several north to south aligned structures to the north of it. The northern section of the site is an open field, ending at 'Top of Bagley Field'.

3.5.2 By 1892 (Figure 7), Taylor Street was established at the southern end of the site with terraced houses fronting each side. A hat manufactory with a roughly square building and two internal yards is noted in the centre of the site, with a large reservoir to the east and two small tanks to the north. Two courtyards to the south and north of the

hat manufactory are accessible from Edward Street. A row of terraced houses at Amelia Street forms the northern end of the site. The 1908 map (Figure 8) shows the site with a dense concentration of terraced houses. The two tanks to the north of the factory disappeared, while the building itself does not appear to be altered. The southern courtyard, once accessible from Edward Street, has been enclosed as part of a small property to the south of the manufactory by 1934 (Figure 10).

3.5.3 The site appears greatly changed by 1965 (Figure 11). The eastern side of Taylor Street has been replaced by a large, rectangular structure. A builder's yard is now situated at the southern courtyard, while several unnamed structures fill the northern courtyard. The reservoir to the north-east of the factory disappeared. The construction of the M67 between 1978 and 1981 caused the destruction of Amelia Street to the north of the site (Figure 13). By that point, the hat manufactory has been demolished, and replaced with another industrial structure. The building is only referred to as 'Works'.

3.5.4 **Setting of heritage assets**

3.5.5 There are 12 listed building within a 1km radius of the land to the east of Edward Street (Figure 3). The nine grade II listed buildings (Asset **2-5**, **7**, **11**, **31** and **38**) and two grade II* listed buildings (Asset **6** and **8**) are all outside the visual envelope of the site.

3.5.6 There are a further 29 undesignated assets within the 1km search radius. These are mainly buildings, and documentary evidence demonstrates that they primarily date to the 18th to 20th century, associated with hat manufacture, and religious structures.

4 SITE VISIT

4.1.1 A site visit was undertaken on the 7th December 2016. The site is situated to the east of the junction of Edward Street and Hyde Road. At the time of the survey, road construction blocked the access to the site from Edward Street and no clear access was present from the remnants of Taylor Street. The northern section of the site was taking over by a construction compound associated with the road works. The eastern extent of the site is bound by the backyards of a row of terraced houses of Osborne Road. A few houses facing Hyde Road and the remnants of Taylor Street are situated at the south-west of the site.

4.1.2 The site comprises an open area, with cement paved ground. The remains of foundation of the modern structure, demolished in the early 21st century, are visible.

The site was slightly littered with rubble originating from the demolished structure. Some shrub is visible at several sections of the site. A large brick wall forming the southern end of the eastern boundary of the site may be associated with earlier structures.



Plate 1: View of site from Edward Street



Plate 2: View of site from Edward Street, buildings of Taylor Street to the right



Plate 3: View to Edward Street from site, paved ground with some shrub



Plate 4: View of Taylor Street



Plate 5: view to the north, once east side of Taylor Street



Plate 6: Brick wall at the eastern extend of the site



Plate 7: View to the south of site, old east side of Taylor Street



Plate 8: View across site, shrub visible



Plate 9: View of structural remains from modern factory building, shrub and rubbish



Plate 10: Part of brick wall at southern end of site, towards Taylor Street

5 DISCUSSION

5.1 Summary of heritage asset significance (see Appendix 1)

5.1.1 The land east of Edward Street was greatly developed in the 19th and 20th century. It can mainly be associated with the hat manufacture and possible associated residential housing and offices. The Taylor Brother's Hat Manufactory (Asset **39**) was demolished by the end of the 1970's, and consequent development impacted on any possible remains. No features of archaeological interest are visible within the proposed development area.

5.1.2 Of the heritage assets within a 1km radius, 38 lie outside the development area and three are within it (see Appendix 2). Of those outside the development area, one is of negligible significance, 21 are of local significance, four are of district or county (lesser) significance, eight are of district or county (higher) significance and four are of national significance. They are mainly relating to Denton's development in the 19th century.

5.2 Magnitude of impact on heritage assets

5.2.1 The impact of the development proposals on the three heritage assets within the development area will be direct. The magnitude of impact on any surviving below ground remains will be a loss for Assets **39**, **40** and **41** (Appendix 1, Table 2).

5.2.2 The magnitude of impact of the redevelopment proposals on the remaining 38 heritage assets within the search radius is no change, as there will be no direct intervisibility with the development.

5.3 Heritage statement

5.3.1 A loss magnitude of impact on the heritage assets of local significance, as at Taylor Brother's Hat Manufactory (Asset **39**), Taylor Street East side (Asset **40**) and High Street and Amelia Street (Asset **41**) produces a limited impact on heritage significance (Appendix 1, Table 3).

5.3.2 The current known heritage resource indicates a great activity in the wider surrounding area, mostly dating from the 19th century. As the area remained undeveloped probably from the medieval period to the later 18th century, the possibility of remains dating from the 11th to 18th centuries is remote.

5.3.3 There is a possibility for foundation remains of the 19th century structure of the Taylor Brother's Hat Manufactory, demolished in the 1970's. Works on site should also consider possible contamination issues, as mercury-oxide was a main chemical

product in the hat-manufacture. Therefore, a site contamination survey may be recommended prior to any below ground works.

- 5.3.4 Furthermore, there is a low possibility of thus far unknown buried remains of prehistoric or Roman date, which may have remained undisturbed by later development.

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Ordnance Survey Map 1965

Ordnance Survey Map 1970

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APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

Table 1 Measuring Significance

Significance	Designation	Asset types and justification	Preferred response to negative impact
International	Non-statutorily designated heritage assets	World Heritage Site (NPPF s132)	Avoid negative impact where asset contributes to the WHS's defined outstanding universal values (NPPF s138)
National	Statutorily designated heritage assets	Scheduled monuments, grade I and II* listed buildings (NPPF s132). Grade A Listed Buildings in Scotland	Avoid negative impact
National	Non-statutorily designated heritage assets	Registered battlefields, grade I and II* Registered Parks and Gardens (NPPF s132)	Avoid negative impact
National	Non-designated heritage assets of demonstrable equivalence to a scheduled monument (NPPF s138)	Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act (NPPF s139)	Avoid negative impact
District or County (Higher)	Statutorily designated heritage assets	Grade II listed buildings (NPPF s132). Grade B Listed Buildings in Scotland	Limit negative impact (avoid substantial harm) and mitigate
District or County (Higher)	Non-statutorily designated heritage assets	Conservation area (NPPF s127), grade II registered park and garden (NPPF s132)	Limit negative impact (avoid substantial harm) and mitigate
District or County (Lesser)	Non-designated heritage assets within a national park or AONB	Any extant heritage assets (NPPF s115)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Heritage assets placed on a local planning authority list (NPPG). Grade C Listed Buildings in Scotland	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Any area of potential listed in a local plan (NPPG)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Historic Hedgerow as defined under the Hedgerow Regulations 1997	Limit negative impact and mitigate
Local	Non-designated heritage assets	Any extant heritage assets outside of a national park or AONB.	Mitigate
Negligible	Non-designated heritage assets	Heritage assets recorded in the HER that are no longer extant, individual findspots or structures of no heritage value	No action

Table 2: Establishing the magnitude of impact

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Loss	<ul style="list-style-type: none"> Change to most or all key archaeological materials, such that the resource is totally altered Comprehensive changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the resource is totally altered Comprehensive changes to setting 	Major change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to most key historic landscape elements, parcels or components Extreme visual effects Major change to noise or change to sound quality Major changes to use or access
Substantial	<ul style="list-style-type: none"> Changes to many key archaeological materials, such that the resource is clearly modified Considerable changes to setting that affect the character of the asset 	<ul style="list-style-type: none"> Changes to many key historic building elements, such that the resource is significantly modified Changes to setting of an historic building such that it is significantly modified 	Moderate change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to many key historic landscape elements, parcels or components Visual change to many key aspects of the historic landscape Noticeable differences in noise or sound quality Considerable changes to use or access
Less than substantial	<ul style="list-style-type: none"> Changes to key archaeological materials, such that the asset is slightly altered Slight changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the asset is slightly different Changes to setting of an historic building such that it is noticeably changed 	Limited change to historic landscape character resulting from: <ul style="list-style-type: none"> Changes to few key historic landscape elements, parcels or components Slight visual changes to few key aspects of the historic landscape Limited changes to noise levels or sound quality Slight changes to use or access
Minor	<ul style="list-style-type: none"> Very minor changes to archaeological materials 	<ul style="list-style-type: none"> Slight changes to historic buildings elements or setting that hardly affect it 	Very small change to historic landscape character resulting from: <ul style="list-style-type: none"> Very minor changes to key historic landscape elements, parcels or components Virtually unchanged visual effects Very slight changes to noise levels or sound quality Very slight changes to use or access
No change	No change		

Table 3 Impact on Heritage Significance

Assessment Matrix to define the degree of impact on heritage asset significance		Magnitude of impact				
		No change	Minor alteration with no reduction in significance	Less than substantial	Substantial	Loss
Significance of Heritage Asset	National	Blue	Yellow	Dark Green	Red	Red
	District/County (Higher)	Blue	Yellow	Light Green	Dark Green	Red
	District/County (Lesser)	Blue	Yellow	Light Green	Light Green	Dark Green
	Local	Blue	Blue	Yellow	Light Green	Light Green
	Negligible	Blue	Blue	Blue	Blue	Blue

Blue (no appreciable impact) = no mitigation necessary
 Yellow (very limited impact) = low level mitigation eg photographic record/watching brief etc
 Light green (limited impact) = may need evaluation to establish appropriate mitigation which may include site survey/excavation etc
 Dark green (major impact) = may not be agreed and then only with significant justification, may require evaluation and will require significant mitigation such as excavation, detailed building survey, visual restoration, some in-situ preservation and on-site interpretation
 Red (very major impact) = unlikely to be agreed except in exceptional circumstances and only with a high level of mitigation

APPENDIX 2: LIST OF HERITAGE ASSETS

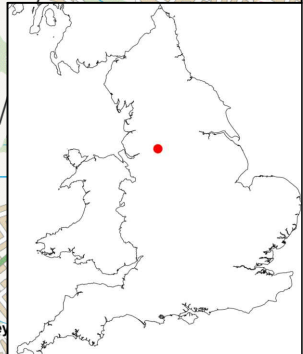
The following table lists all the heritage assets as recorded in the Historic Environment Record, on the National Heritage List and noted from historic mapping within a 1km radius of the proposed development area.


Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
1	599.1.0	Angel Hotel	Building, Public House, possibly originating from 16 th century.	393090,395530	District or County (lesser)
2	807.1.0	Audenshaw War Memorial	Grade II listed building, sculptured 1920 by P.G.Bentham. Bronze statue on stone base.	392800,396510	District or County (Higher)
3	966.1.0	3 and 55, Sockport Road	Grade II listed building, early 19 th century, Flemish bond brick house with slate roof	392610,395340	District or County (Higher)
4	969.1.0	Band Stand, Denton	Grade II listed building, Late 19 th century band stand, cast-iron structure.	392420,395340	District or County (Higher)
5	971.1.0	Church of St Anne	Grade I listed building, Late 19 th century,	393370,395580	National
6	971.1.1	St Anne Rectory	Grade II* listed building, brick rectory with clay tile roof dating from 1882, by JM and H Taylor.	393410,395600	National
7	971.1.2	Lychgate and Churchyard Wall to Church of St Anne and Rectory	Grade II listed building, ca 1882, by JM and H Taylor, banded stone and brick wall with terracotta coping.	393340,395560	District or County (Higher)
8	973.1.0	Church of St Lawrence	Grade II* listed building, origin timber framed structure from 1531-2, remodelled in 1872 by Medland and Taylor	392640,395050	National
9	973.1.1	Lychgate at Church of St Lawrence & Churchyard Wall to West & South	Grade II listed building, late 19 th century lychgate, stone slate roof on timber structure	392620,395020	District or County (Higher)
10	973.1.2	St James Chapel	Grade II* listed building, part of St Lawrence Church, Nave with 1530's origin	392630,395050	National
11	973.2.0	Mounting Block near Lychgate of Church of St Lawrence	Grade II listed building, possible mediaeval mounting block	392630,395040	District or County (Higher)
12	1998.1.0	Denton Police Station	Constructed in 1896, for County Police, to be developed for apartments	392610,395220	District or County (lesser)
13	2181.1.0	St Anne's School	Built in 1888, Gothic elements,	393300,395600	District or County

Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
			symmetric plan		(Lesser)
14	3410.1.0	Phoenix Mill	Building originates as yarn winding mill in 1862, operated until 1934-6	392000,395720	District or County (Lesser)
15	3417.1.0	Hat Works	Cartographic evidence, hat manufacturer noted on OS 1904 and 1934	392640,395340	Local
16	3418.1.0	Hat Works (site of)	Cartographic evidence, hat manufacturer noted on OS 1904 and 1934, demolished in 1997	392670,395250	Local
17	3426.1.0	Hat Works	Cartographic evidence, hat manufacturer noted on OS 1904 and 1934, precise location unknown, possibly no longer extant	392120,395720	Local
18	3473.1.0	Denton Settlement	Place, cartographic evidence, buildings, medieval origin of Denton	392700,395000	Local
19	3491.1.0	Hat Works (site of)	Building dating from 1862, 2 storey, 8 bays, demolished and site cleared in 2005	392720,395480	Local
20	3492.1.0	Broomstair Mill	Building originates from 1840's, paper mill, later textile finishing works,	393650,395320	Local
21	5879.1.0	Hope Chapel	Chapel part of 18 th century Denton, founded in 1836, rebuilt 1974.	392570,395290	Local
22	6166.1.0	Denton Market Place	Place, built in 1862, modernised in 1996.	392530,395420	Local
23	6280.1.0	Broomstair Colliery	Begun between 1800-1850, Owned by Leigh & Bradbury, in 1891 owned by Dunkinfield Coal and Canal Company.	393450,395360	Local
24	6329.1.0	Hat Factory (Joseph Howe and Sons)	Building, mid-19 th century origin, originally hat dye, demolished by 2005.	392570,395650	Local
25	6330.1.0	Hat Factory (Joseph Wilson & Sons Ltd)	Building, founded in 1872, closed 1980, redeveloped for Crown Point North West England	392300,395800	Local
26	8126.1.0	Thorpe Fold	Settlement pre-1700, built over in 1982	392900,396090	Local
27	8127.1.0	Haughton Hall	Settlement pre-1700, demolished and built over in 1982	393060,395270	Local
28	8129.1.0	Bridge House Fold	Settlement pre-1700, possibly under current health centre car park	392050,395410	Local
29	8239.1.0	Roman Coin	Findspot, coin of Commodus	393710,395380	Negligible


Site No.	HER NR	Site Name	Description	Grid Ref	Heritage Significance and impact
			AD180-93		
30	9120.1.0	Denton Lodge	House with grounds, pleasure ground with boundary walk incorporating pond, house no longer extant,	392670,395640	Local
31	48.1.0	Christ Church	Grade II listed building, built 1848-53 by Sir G. G. Scott for church commissioners, hammer dressed stone and slate roof.	392000,395470	District or County (Higher)
32	973.5.0	Old Chapel House	Parsonage (not dated) demolished in 1853, evaluation trench found small brick-lined burial vault & single coffin.	392655,395058	Local
33	973.3.0	Old Thatch	Row of cottages possibly dating to mid-15 th century, demolished in 1870's, site incorporated into church graveyard	392606,395063	Local
34	973.4.0	The School	Erected in 1769, demolished in 1867, encapsulated into churchyard	392611,395026	Local
35	12562.1.0	Hat trimming works	Late 19 th century, with 20 th century phases, cleared and redeveloped in early 21 st century	392322,395920	Local
36	13657.1.0	Wesleyan Chapel	Destroyed, cartographic evidence on 1848 OS map.	392502,395684	Local
37	13710.1.0	Audenshaw Cemetery	Opened in 1905, stone Tudor lodges on each side of entrance, 1920 war memorial.	392856,396525	Local
38	16553.1.0	Domestic Hatting Workshop	Grade II listed building, early 19 th century, hand-made brick-slate roof, largely intact, 2 storey planking shop and bow garret.	392550,395140	District or County (Higher)
39	Cartographic Evidence	Taylor Brother's Hat Manufactory	Hat Manufactory shown on 1892 OS map, previous structures on site, demolished by 1970's, replaced by factory building, also demolished	392903,395634 (centred)	Local
40	Cartographic Evidence	Taylor Street East side	East side of Taylor street, row of terraced houses, demolished by 1965, replaced by large structure	392894,395721 (centred)	Local
41	Cartographic Evidence	High Street and Amelia Street	Rows of terraced houses, Amelia Street partially demolished by 1965, rest demolished by 1978 during construction of M67	392933,395572 (centred)	local

APPENDIX 3: FIGURES




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 Archaeology
 2016

PROJECT: Land east of Edward Street, Denton, Greater Manchester
CLIENT: Wainhomes (North West) Ltd
SCALE: 1:25,000 at A4
DRAWN BY: HP
CHECKED BY: AB
DATE: January 2017
REPORT No: SH11414

KEY:
 Site location


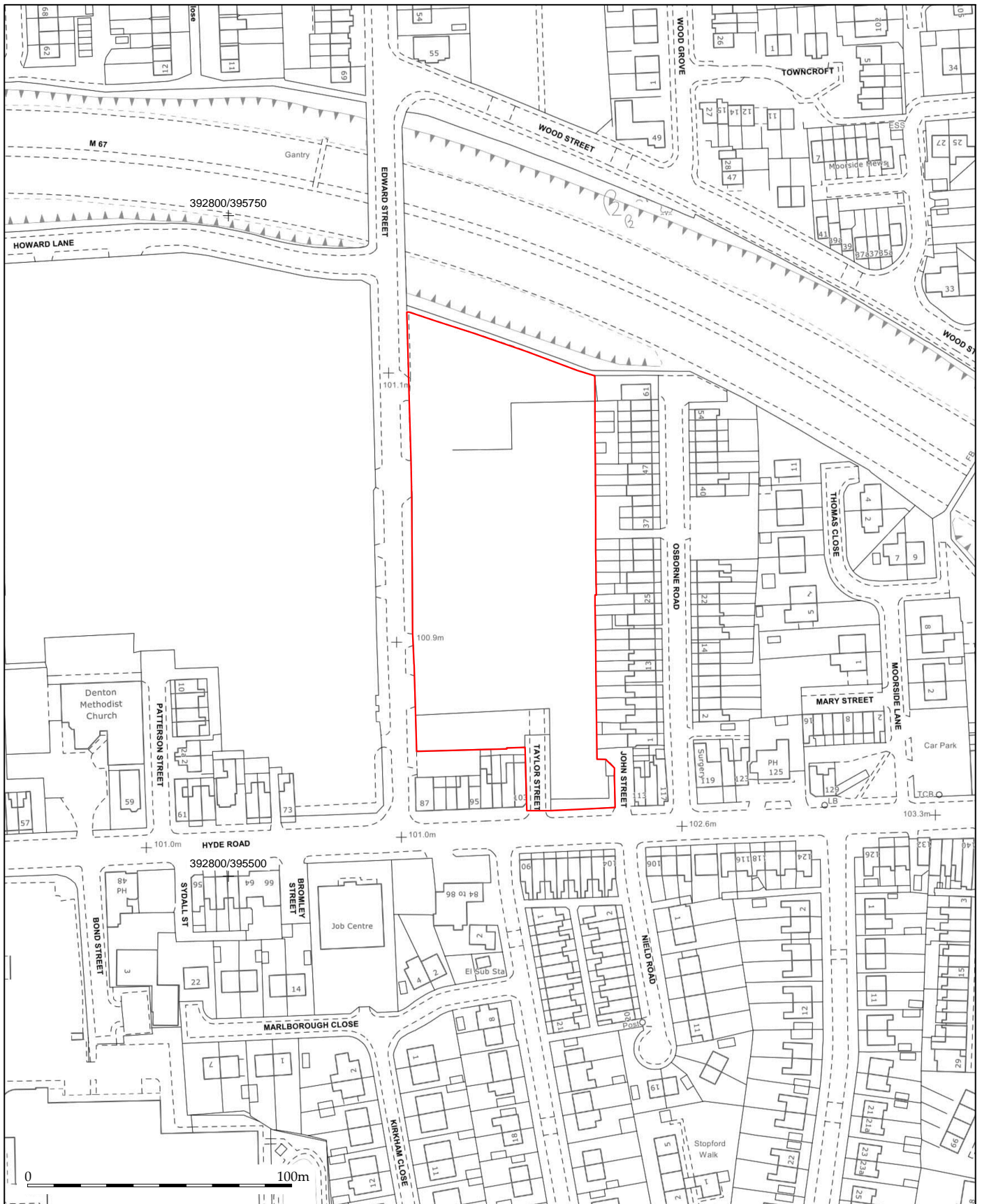

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Figure 1: Site location.



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2016

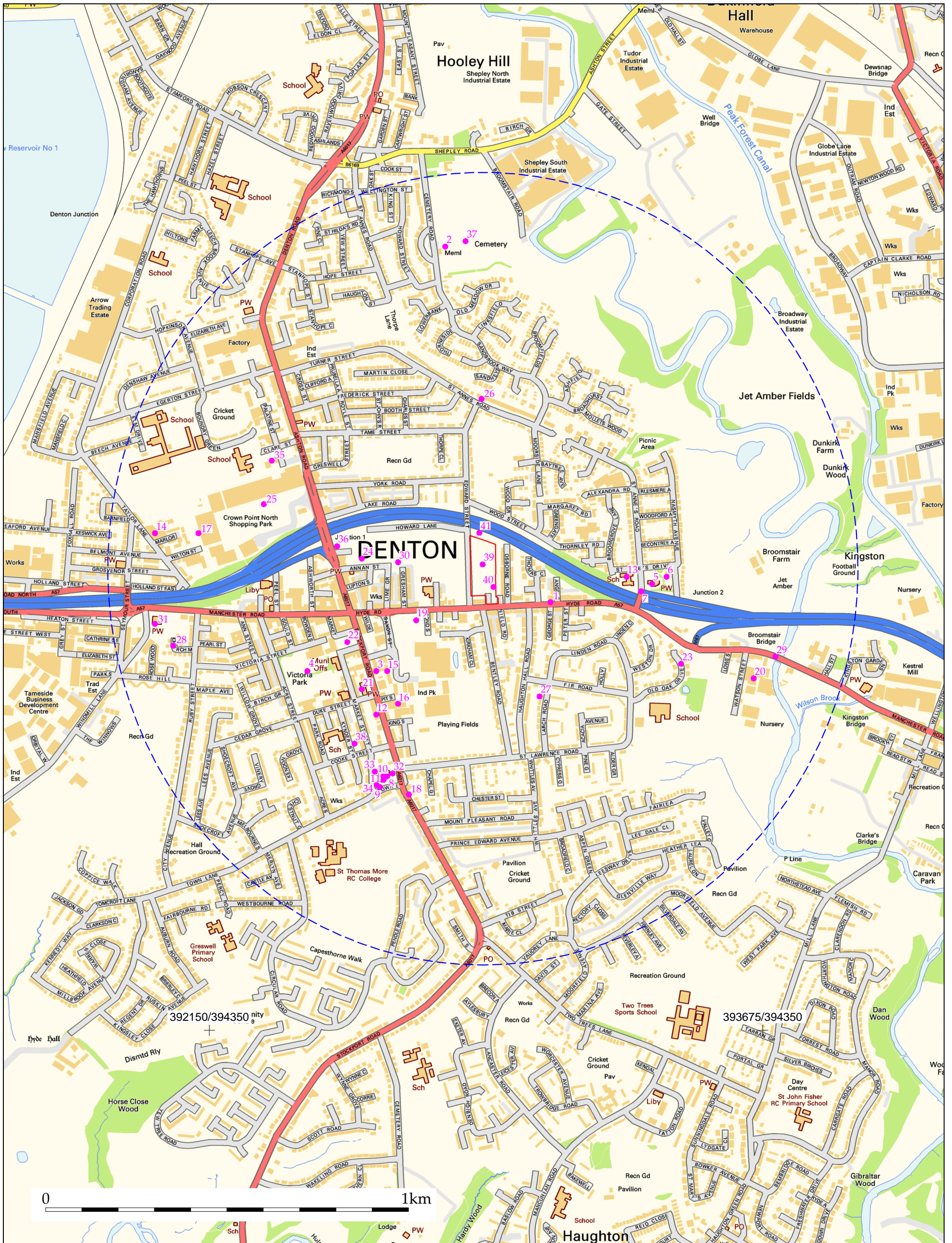
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 SCALE: 1:2,000 at A4
 DRAWN BY: HP
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 DATE: January 2017
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KEY:

Site boundary

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Figure 2: Detailed site location.




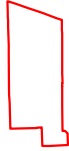



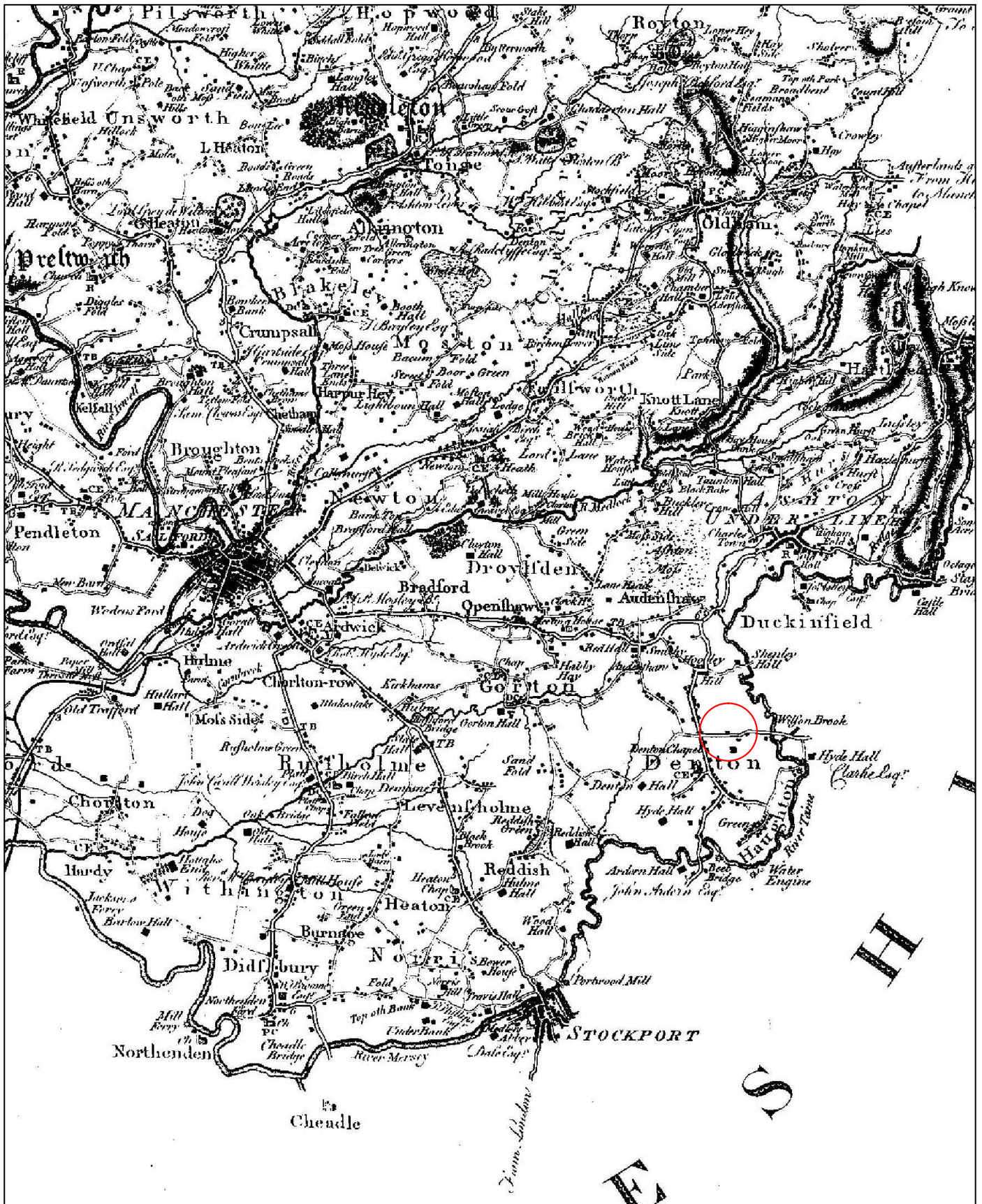
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	DRAWN BY:	HP			
	CHECKED BY:	AB			
	DATE:	January 2017			
	REPORT No:	SH11414			
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Figure 3: Location of heritage assets within a 1km radius of the site.






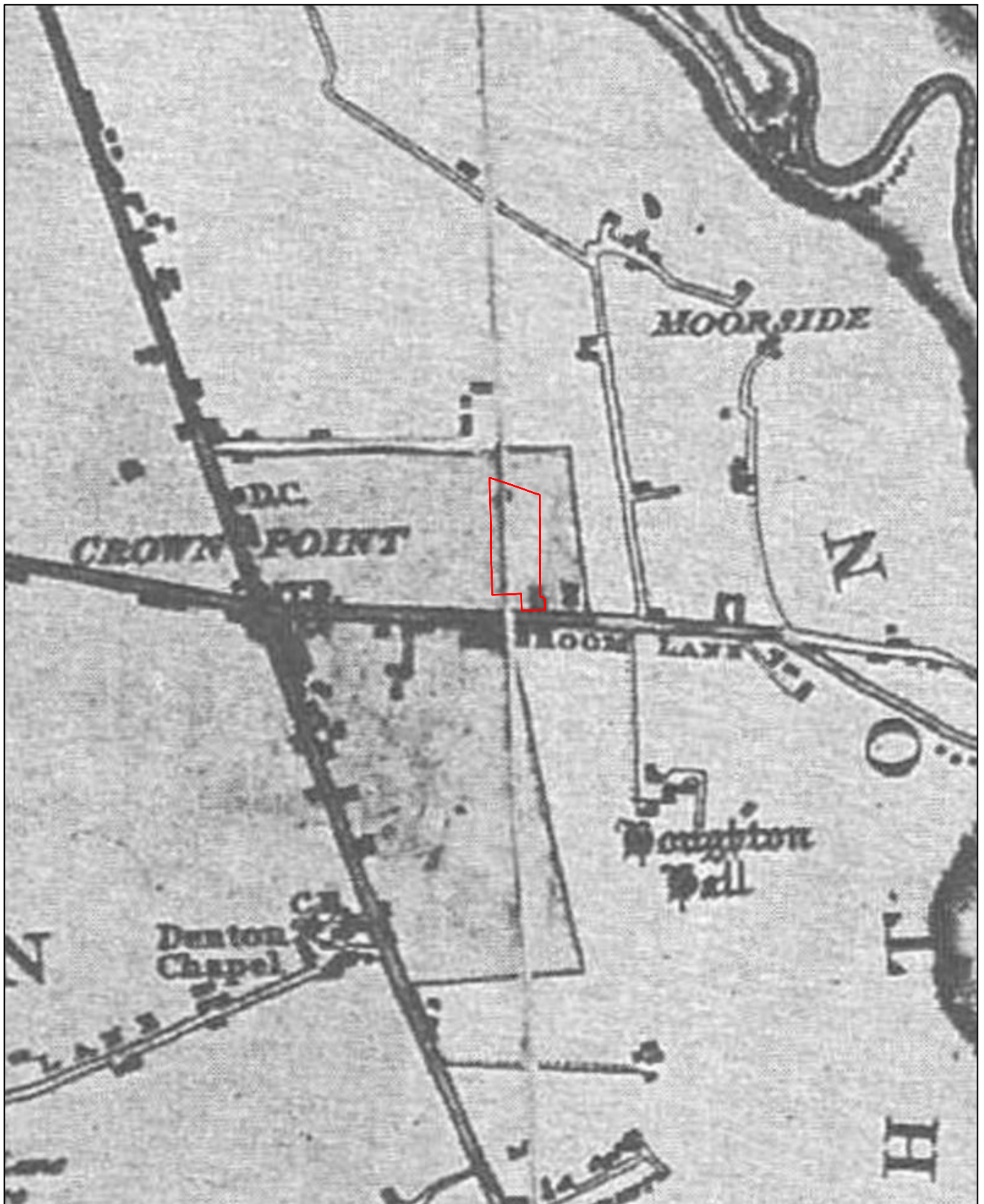
 <p>Wardell Armstrong Archaeology 2016</p>	PROJECT:	Land east of Edward Street, Denton, Greater Manchester	KEY:	 Site location 
	CLIENT:	Wainhomes (North West) Ltd		
	SCALE:	Not to scale		
	DRAWN BY:	AB		
	CHECKED BY:	AB		
	DATE:	January 2017		
	REPORT No:	SH11414		

Figure 4: Yates' Map of Lancashire, 1786.




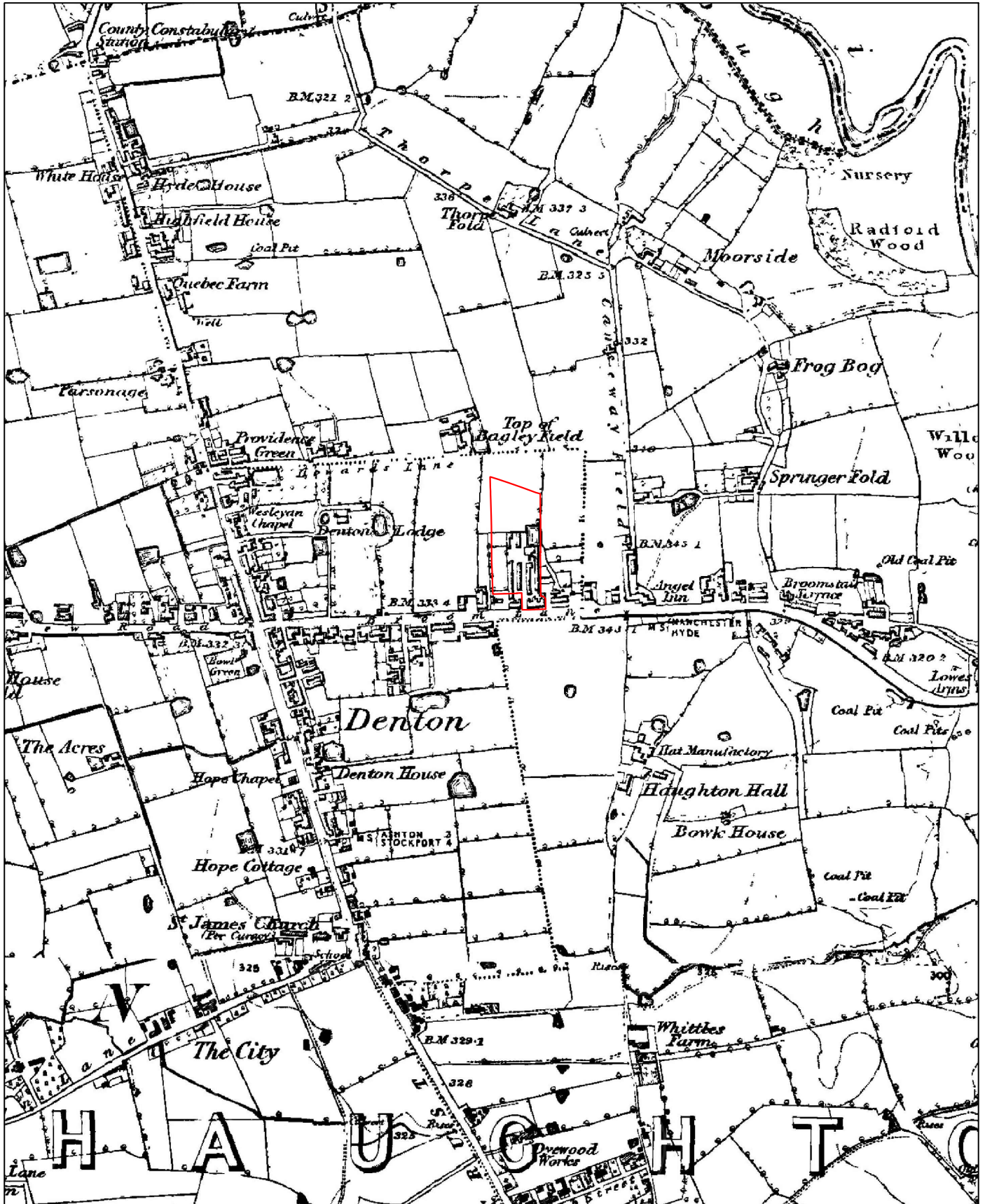
 <p>Wardell Armstrong Archaeology 2016</p>	<p>PROJECT: Land east of Edward Street, Denton, Greater Manchester</p> <p>CLIENT: Wainhomes (North West) Ltd</p> <p>SCALE: c. 1:7,500 at A4</p> <p>DRAWN BY: AB</p> <p>CHECKED BY: AB</p> <p>DATE: January 2017</p> <p>REPORT No: SH11414</p>	<p>KEY:</p>  <p>Site boundary</p>	
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Figure 5: Johnson's Map of Denton and Haughton, 1820.






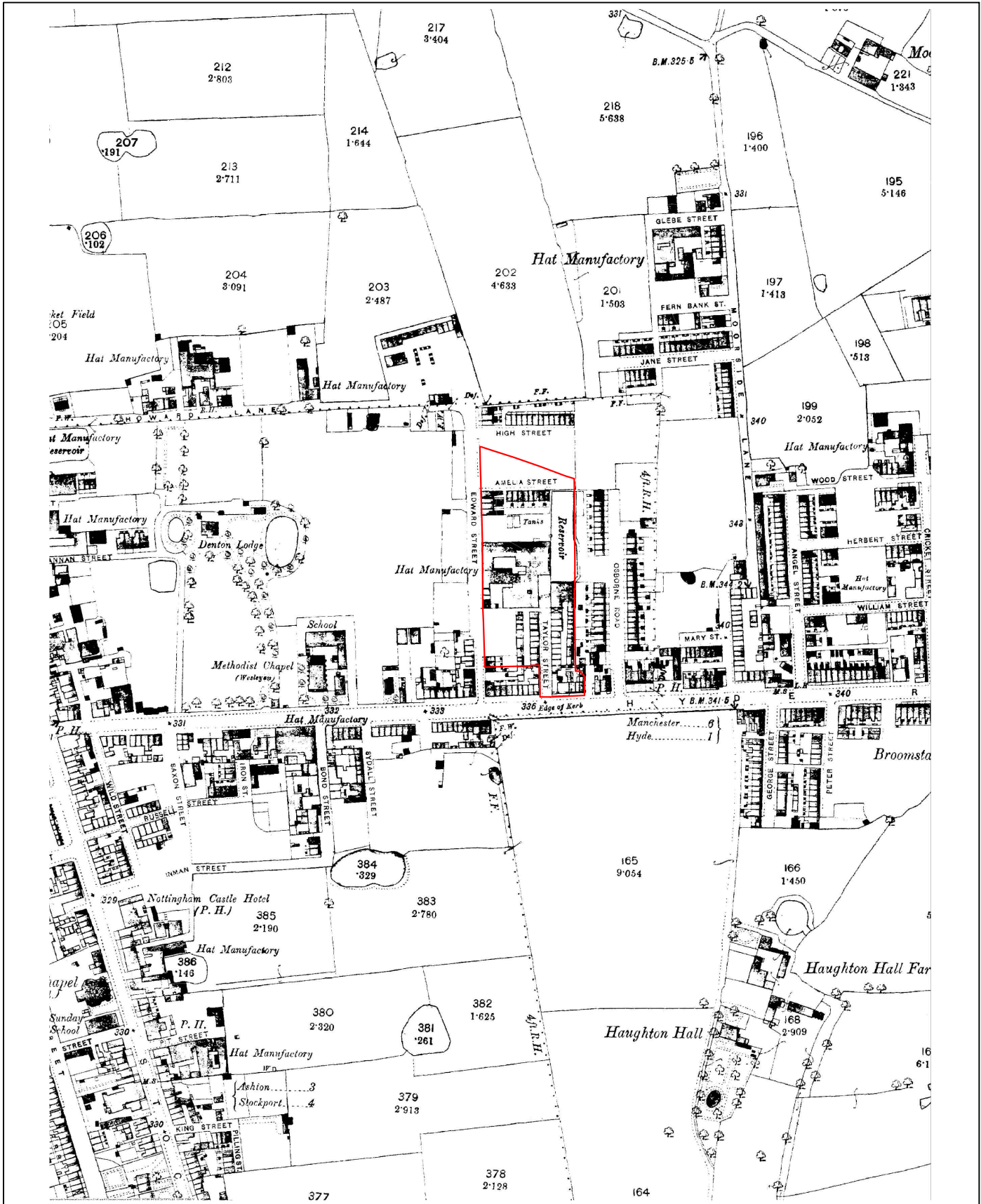

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	DRAWN BY:	AB		
	CHECKED BY:	AB		
	DATE:	January 2017		
REPORT No:	SH11414			

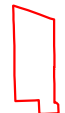
Figure 6: First Edition Ordnance Survey Map, 1848.

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2016

PROJECT: Land east of Edward Street, Denton, Greater Manchester
 CLIENT: Wainhomes (North West) Ltd
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 DATE: January 2017
 REPORT No: SH11414

KEY:



Site boundary

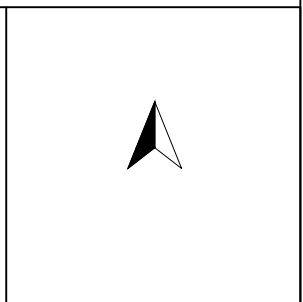
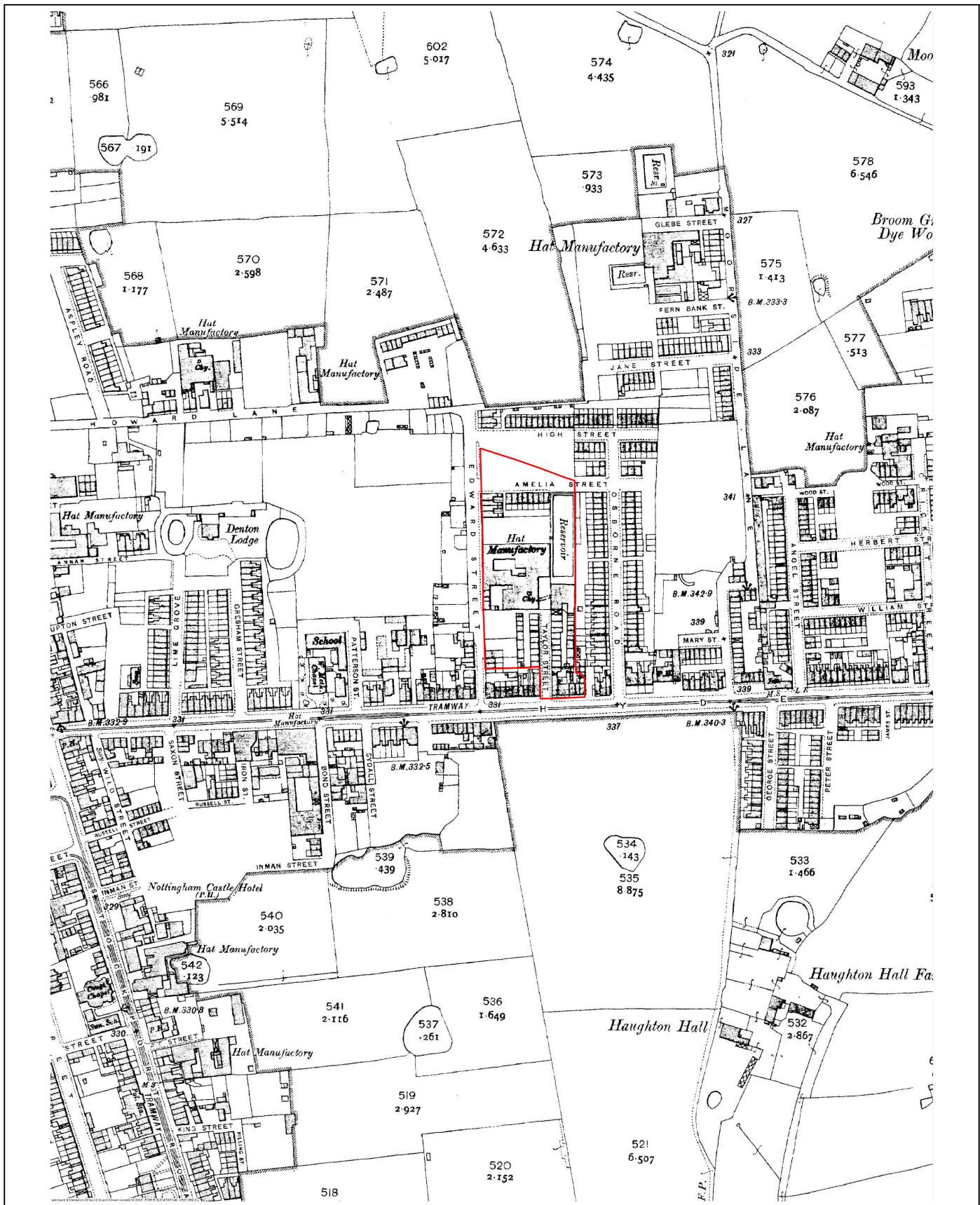


Figure 7: Second Edition Ordnance Survey Map, 1892.




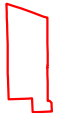

 <p>Wardell Armstrong Archaeology 2016</p>	PROJECT:	Land east of Edward Street, Denton, Greater Manchester	<p>KEY:</p>  <p>Site boundary</p> 
	CLIENT:	Wainhomes (North West) Ltd	
	SCALE:	1:4,000 at A4	
	DRAWN BY:	AB	
	CHECKED BY:	AB	
	DATE:	January 2017	
	REPORT No:	SH11414	

Figure 8: Ordnance Survey Map, 1908.




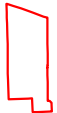

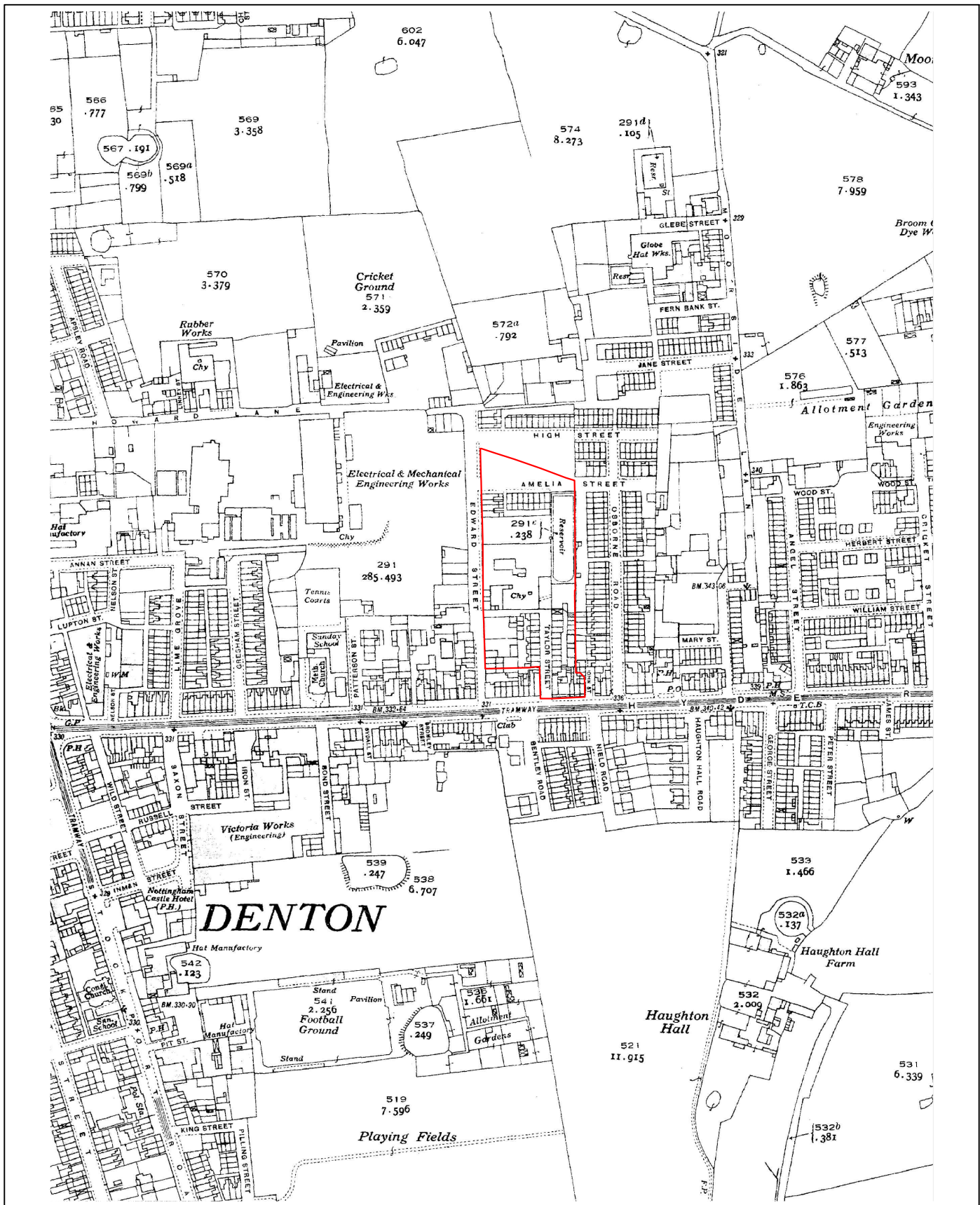
 <p>Wardell Armstrong Archaeology 2016</p>	<p>PROJECT: Land east of Edward Street, Denton, Greater Manchester</p>	<p>KEY:</p>  <p>Site boundary</p> 
	<p>CLIENT: Wainhomes (North West) Ltd</p>	
	<p>SCALE: 1:4,000 at A4</p>	
	<p>DRAWN BY: AB</p>	
	<p>CHECKED BY: AB</p>	
	<p>DATE: January 2017</p>	
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Figure 9: Ordnance Survey Map, 1922.



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CLIENT: Wainhomes (North West) Ltd
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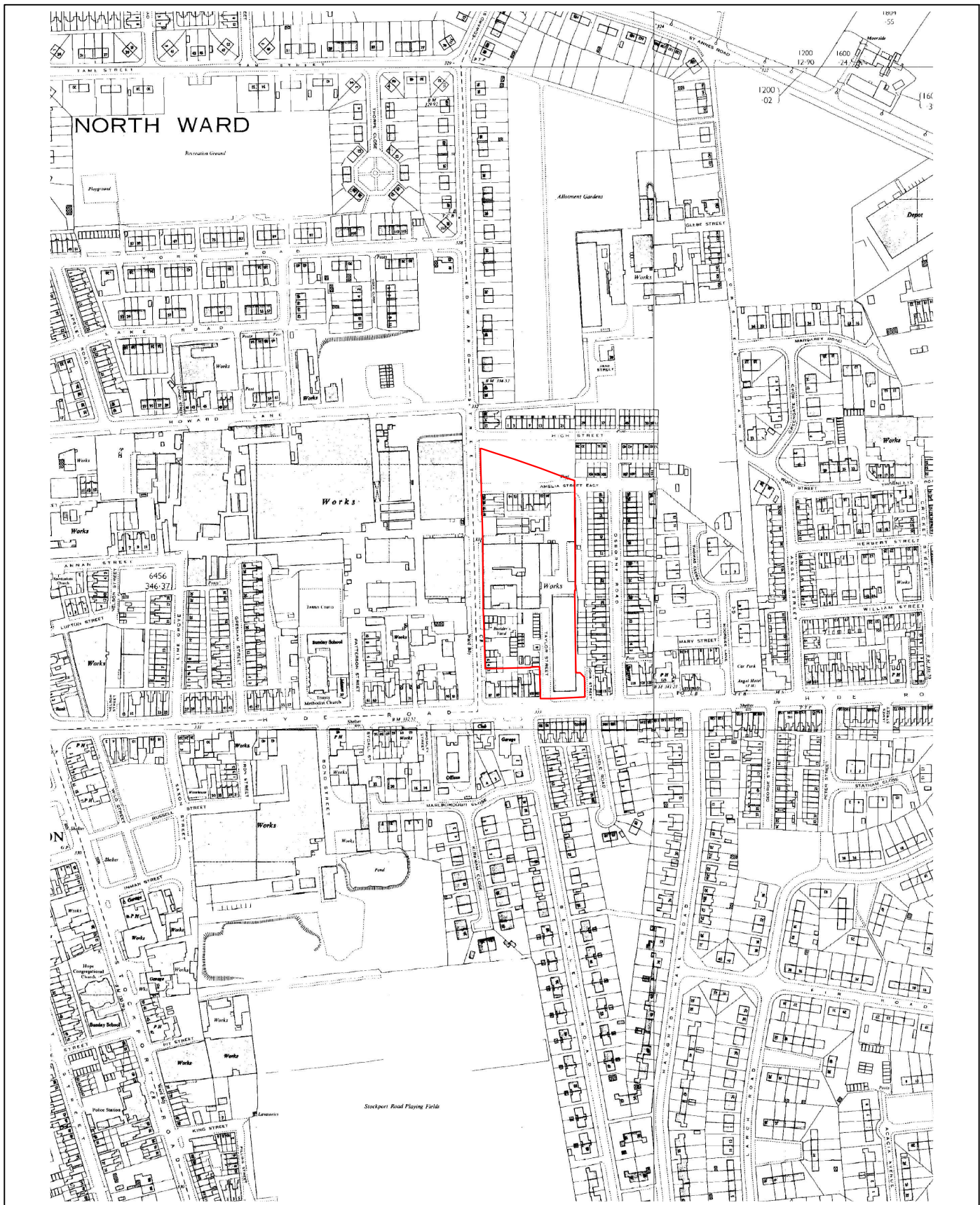
KEY:



Site boundary



Figure 10: Ordnance Survey Map, 1934.



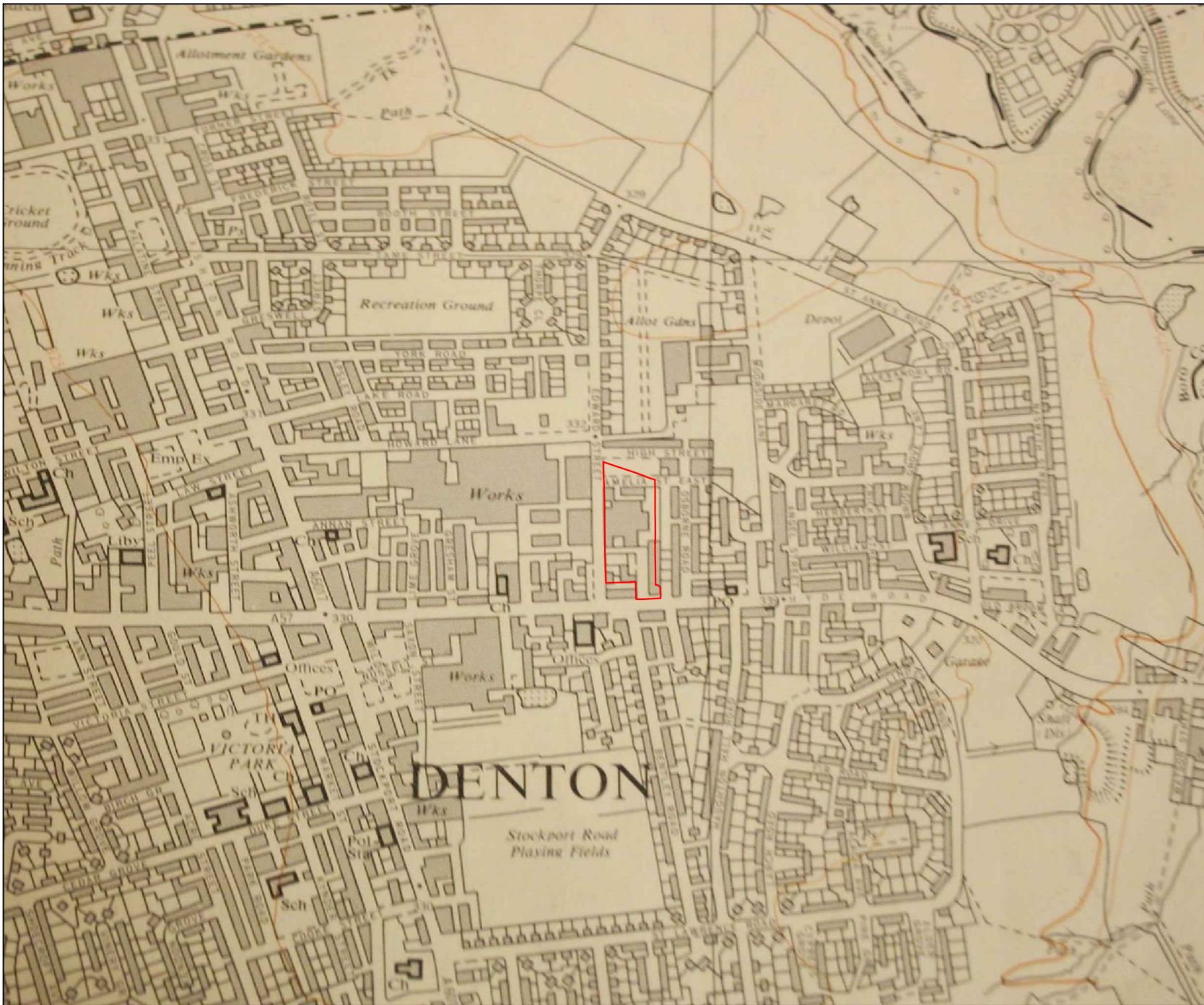
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KEY:
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Figure 11: Ordnance Survey Map, 1965.



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Denton, Greater Manchester


CLIENT:
Wainhomes (North West) Ltd

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KEY:
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Figure 12: Ordnance Survey Map, 1970.



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KEY:



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Figure 13: Ordnance Survey Map, 1982.

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Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
ST1 5BD
Tel: +44 (0)178 227 6700

BIRMINGHAM
Two Devon Way
Longbridge Technology Park
Longbridge
Birmingham
B31 2TS
Tel: +44 (0)121 580 0909

CARDIFF
22 Windsor Place
Cardiff
CF10 3BY
Tel: +44 (0)292 072 9191

CROYDON
Suite 8 Suffolk House
College Road
Croydon
Surrey
CR0 1PE
Tel: +44 (0)208 680 7600

EDINBURGH
Suite 3/1 Great Michael House
14 Links Place
Edinburgh
EH6 7EZ
Tel: +44 (0)131 555 3311

GREATER MANCHESTER
2 The Avenue
Leigh
Greater Manchester
WN7 1ES
Tel: +44 (0)194 226 0101

LONDON
Third Floor
46 Chancery Lane
London
WC2A 1JE
Tel: +44 (0)207 242 3243

NEWCASTLE UPON TYNE
City Quadrant
11 Waterloo Square
Newcastle upon Tyne
NE1 4DP
Tel: +44 (0)191 232 0943

SHEFFIELD
Unit 5 Newton Business Centre
Newton Chambers Road
Thorncliffe Park Chapeltown
Sheffield
S35 2PH
Tel: +44 (0)114 245 6244

TAUNTON
Suite E1 Victoria House
Victoria Street
Taunton
Somerset
TA1 3JA
Tel: +44 (0)182 370 3100

TRURO
Baldhu House
Wheal Jane Earth Science Park
Baldhu
Truro
TR3 6EH
Tel: +44 (0)187 256 0738

International offices:

ALMATY
29/6 Satpaev Avenue
Hyatt Regency Hotel Office
Tower, 7th Floor Almaty
Kazakhstan
050040
Tel : +7(727) 334 1310

MOSCOW
Office 4014
Entrance 2
21/5 Kuznetskiy Most St.
Moscow
Russia
Tel: (495)626-07-67

**Wardell Armstrong
Archaeology:**

CUMBRIA
Cocklakes Yard
Carlisle
Cumbria
CA4 0BQ
Tel: +44 (0)122 856 4820