



ARCHAEOLOGICAL APPRAISAL

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**GRAVEL BANK ROAD,
WOODLEY

STOCKPORT,

GREATER MANCHESTER**

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Summary

Northern Archaeological Associates Ltd (NAA) was commissioned by Taylor Wimpey UK Ltd to undertake an archaeological appraisal of land off Gravel Bank Road, Woodley, Stockport. This report presents a brief summary of the principal archaeological issues relating to the construction of a proposed residential development.

The appraisal is based on information obtained from the Greater Manchester Historic Environment Record (HER), documentary sources and cartographic information. A total of 56 heritage assets have been recorded by this appraisal within 0.5km of the proposed site. The Conservation Area (DGM1324) for Peak Forest Canal cuts through the centre of the development area.

The list of heritage assets includes seven Grade II Listed Buildings, three of which are bridges and a tunnel which relate to the Canal. There are no Scheduled Monuments, Registered Parks and Gardens or Registered Battlefields within the study area.

This appraisal has demonstrated that the proposed development will have a constructional impact on four undesignated heritage assets of local importance: Gravel Bank Farm, and its associated quarry, of presumed 19th century date or earlier; Hall Lane Colliery, also of 19th century date, and no longer extant; a canal basin associated with Hall Lane Colliery, of similar date; and Hardy's Farm, which dates from at least the 18th century and is also no longer extant. The proposed development may also have a physical impact on water-management features associated with four mills of 19th century date immediately west of the development boundary. The proposed development also has the potential to impact on previously unrecorded archaeological remains associated with the post-medieval period, particularly in relation to industrial archaeology. The proposed development has the potential for an operational impact on the setting of the Peak Forest Canal Conservation Area. There is unlikely to be an operational impact on the setting of the listed buildings, as these all lie some distance from the development boundary and are screened by later housing or landscape features.

The assessment of these impacts lies outside the scope of this report, and may need to be assessed as a consideration of future planning applications. A more in-depth desk-based assessment is likely to be required pre-determination by Greater Manchester Archaeological Advisory Service. In addition, in order to determine whether there is any substantial evidence for archaeological remains to survive at the site, it is likely that a phased archaeological field evaluation will also be required by GMAAS, starting with a non-intrusive geophysical survey of the proposed development area. This could be supported by targeted intrusive trial trench evaluation of geophysical anomalies with the potential to have archaeological origins.

If significant unrecorded remains are identified during field evaluation, then in accordance with NPPF Paragraph 141, all reasonable measures should be taken to avoid or reduce any negative impacts. If the significance of the remains does not warrant preservation, or other considerations do not allow for avoidance of harm, then an appropriate mitigation scheme of recording could be agreed with the Local Planning Authority in consultation with Greater Manchester Archaeological Advisory Service.

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ARCHAEOLOGICAL APPRAISAL

1.0 Introduction

- 1.1 This report presents a brief summary of the principal archaeological issues relating to the construction of a proposed residential development of land off Gravel Bank Road, Woodley, Stockport, Greater Manchester.
- 1.2 The report has been prepared by Northern Archaeological Associates Ltd (NAA) on behalf of Taylor Wimpey UK Limited in order to identify and understand the key archaeological constraints and issues and to help inform a programme of archaeological works to be agreed with Greater Manchester Archaeological Advisory Service (GMAAS), advisors to the local planning authority.

2.0 Methodology

- 2.1 This report provides details of all known historic and archaeological sites (“heritage assets”) within a 0.5km study area (extending from the development boundary), based on Historic Environment Records and Cartographic Sources only (Figure 2).
- 2.2 The following resources were consulted during the creation of this appraisal:
- Greater Manchester Historic Environment Record
 - Historic mapping
 - English Heritage *Heritage List for England* website
 - English Heritage *Pastscape* website
 - Archaeology Data Service
- 2.3 The report assesses the potential for unrecorded heritage assets of archaeological interest to be present within the site boundary. The potential physical impact of the proposed development on heritage assets is discussed, but the assessment of impacts on the setting of designated assets is beyond the scope of the specification for this report. The report has been produced in accordance with the relevant standards and guidance published by English Heritage (1991 and 2006) and the Institute for Archaeologists (2011).

3.0 Site location

- 3.1 The site is located to the north of the Woodley, 5.5km north-east of Stockport, in Greater Manchester. The proposed development area comprises two blocks of land (discussed as Block 1 and Block 2), on the south-east and north-west sides of the Peak Forest Canal respectively, overlooking the Tame valley. Existing residential development (along Leigh Drive and Davenport Drive) forms the southern boundary of Block 1, with the eastern edge formed by an unnamed beck and the curtilage of Unity Mill. The northern and western boundaries are formed by the canal. Gravel Bank Farm lies within the centre of Block 1. The land block measures 4.82 hectares in area.
- 3.2 Block 2 is defined on the south-west side by the curtilage of the Wellington Works (Botany Mill), with its associated reservoirs to the south, and by Thorn Works (Middle Mill), to the south-west, the water-management features now obscured by semi-mature woodland. The north-west and northern boundaries are formed by Lambeth Grove, whilst the eastern boundary is formed by the canal. The land block measures 4.85 hectares in area.
- 3.3 Within Block 1, the land on the south-east side is broadly level at 103m AOD, adjacent to Gravel Bank Farm and the modern housing along Davenport Drive. The land slopes gradually north and westwards, up to the canal, which follows the brow of the hill. North and west of the canal, the land within Block 2 becomes steeper before levelling out at the northern boundary with Lambeth Grove, at 70m AOD. The river Tame lies immediately north of Lambeth Grove.

4.0 Planning Policy

- 4.1 The main planning policy documents against which this proposal needs to be considered in respect to the historic environment are the Listed Buildings and Conservation Areas Act (1990), National Planning Policy Framework (NPPF) (2012), The North West of England Plan Regional Spatial Strategy to 2021 (2008) and saved policies of the Tameside Unitary Development Policy (2004). The Tameside Local Plan is being developed and is due for issue in 2014.

5.0 Summary of Recorded Heritage Assets and Archaeological Potential

- 5.1 The appraisal identified a total of 56 heritage assets recorded within 0.5km of the proposed development boundary. Heritage assets have been allocated a unique number (HA), and are itemised in Table 1, below, along with their respective Greater Manchester Historic Environment Record (HER) and located on Figure 2. Heritage assets are graded based on professional judgement, as to whether they are of national (1), regional (2) or local (3) significance. Listed Buildings are denoted by LB followed by their statutory grade.

Gravel Bank Road, Woodley, Greater Manchester – Archaeological Appraisal

HA no.	HER no.	NGR grid ref.	Name	Monument Type	Period	Grade
1	MGM1149	SJ 9381 9254	1, 3 & 5 (Manor Farm Cottages)	House, Estate Cottage	AD 15th Century to Modern	GII
2	MGM12339	SJ 9345 9214	105 Hyde Road, Woodley	House	AD 18th Century to Modern	GII
3	MGM13137	SJ 9358 9219	Woodley Tunnel, North Portal	Tunnel	AD 18th Century to Modern	GII
4	MGM13145	SJ 9399 9328	Bridge No 9	Accommodation Bridge	AD 18th Century to Modern	GII
5	MGM13146	SJ 9363 9241	Bridge No 12	Road Bridge	AD 18th Century to Modern	GII
6	MGM1383	SJ 9339 9317	Houghton Dale House	Settlement, House, Structure	AD 19th Century	GII
7	MGM14867	SJ 93544 92107	Smithy, Langdale Rd (Site of)	Blacksmiths Workshop	AD 19th Century to AD 20th Century	3
8	MGM14870	SJ 93608 92175	Navigation Inn	Inn, Bowling Green, Stable, Outbuilding	AD 18th Century to Modern	3
9	MGM14871	SJ 93213 92120	Independent Chapel, Mill Lane (site of)	Wesleyan Methodist Chapel, Congregational Chapel, Sunday School	AD 19th Century	3
10	MGM14874	SJ 93484 92144	Woodley House (site of)	Great House	AD 19th Century to AD 20th Century	3
11	MGM14875	SJ 93384 92230	Old Shaft (coal)	Colliery	AD 19th Century to AD 20th Century	3
12	MGM14878	SJ 93620 92298	Canalbank Cottages (site of)	House	AD 19th Century to AD 20th Century	3
13	MGM14879	SJ 93654 92343	Star Mill (corn) (Site of)	Corn Mill, Engine House, Wall	AD 19th Century to Modern	3
14	MGM14880	SJ 93139 92391	Building, Mill Lane (site of)	Building	AD 19th Century to AD 20th Century	3
15	MGM14881	SJ 93071 92381	Bredbury Coal Pit (site of)	Colliery	AD 19th Century to AD 20th Century	3
16	MGM14882	SJ 93097 92239	Brick Field & Kilns (site of)	Brick Kiln, Well, Building	AD 19th Century to AD 20th Century	3
17	MGM14883	SJ 93922 92509	Station (Woodley)	Railway Station	AD 19th Century to Modern	3
18	MGM14884	SJ 93714 92717	Gravelbank	Building, House, Outbuilding	AD 19th Century to Modern	3
19	MGM14885	SJ 94082 92467	Springbank House (Site of)	House	AD 19th Century to AD 20th Century	3
20	MGM14886	SJ 94181 92491	Chorltonfold	Farmhouse, Barn, Terraced House	AD 18th Century to Modern	3

Gravel Bank Road, Woodley, Greater Manchester – Archaeological Appraisal

HA no.	HER no.	NGR grid ref.	Name	Monument Type	Period	Grade
21	MGM14888	SJ 94290 92619	Springbank Farm (site of)	Farm, Farmhouse, Outbuilding	AD 19th Century to AD 20th Century	3
22	MGM14889	SJ 94170 92875	Poleacre Farm	Farm, Farmhouse, Outbuilding, Outbuilding	AD 19th Century to Modern	3
23	MGM14890	SJ 93000 92455	Miner Farm (site of)	Farm, Farmhouse	AD 19th Century to AD 20th Century	3
24	MGM14892	SJ 93707 92833	Hall Lane Colliery (site of)	Colliery, Building	AD 19th Century to AD 20th Century	3
25	MGM14954	SJ 93626 92263	Railway Viaduct, Woodley	Railway Viaduct	AD 19th Century to Modern	3
26	MGM14964	SJ 92954 92903	Pit Mound, Turner Lane (site of)	Colliery	AD 19th Century	3
27	MGM14971	SJ 93277 92143	Smithy Meadow, Mill Lane (site of)	Blacksmiths Workshop	AD 19th Century	3
28	MGM14972	SJ 93729 92667	Kiln Croft, Gravel Bank Rd (site of)	Kiln	AD 19th Century	3
29	MGM14973	SJ 93854 93028	Canal Basin, Peak Forest Canal	Canal Basin	AD 19th Century to Modern	2
30	MGM14974	SJ 93931 92900	Coal Pit Fields, Poleacre Lane (Site of)	Colliery	AD 19th Century	3
31	MGM14994	SJ 93754 92346	White Hart Public House	Public House, Terraced House	AD 19th Century to Modern	3
32	MGM14995	SJ 93684 92262	Railway Public House	Public House	AD 19th Century to Modern	3
33	MGM14996	SJ 94147 92890	Woodley Cottage	House	AD 19th Century to Modern	3
34	MGM15002	SJ 93890 93129	Canal Bridge, Gilbertbank	Canal Bridge, Footbridge	AD 19th Century to Modern	3
35	MGM15009	SJ 93642 92136	13-55 Smithy Green	House, House	AD 18th Century to Modern	3
36	MGM15010	SJ 94008 92651	Colliers Row	Terraced House	AD 19th Century to Modern	3
37	MGM15147	SJ 93142 92944	Arden Bridge	Footbridge	AD 19th Century to Modern	3
38	MGM15148	SJ 93072 92950	Weir & Leat, Arden Mill	Weir, Leat	AD 19th Century to Modern	3
39	MGM15152	SJ 93110 92934	Structures, west of Arden Bridge (site of)	Structure, Wall, Filter Bed?	AD 19th Century to Modern	3
40	MGM15878	SJ 94214 93000	Geometric Cropmarks at Apethorne Junction	Linear System	Unknown	3
41	MGM16528	SJ 93282 92952	Wide Ridge & Furrow and Other Related Features, Haughton	Ridge And Furrow, Plough Headland, Hedge Bank	Medieval	3

HA no.	HER no.	NGR grid ref.	Name	Monument Type	Period	Grade
42	MGM1780	SJ 9390 9256	The Manor House	Manor House, Building, Outbuilding	AD 17th Century to Modern	3
43	MGM3099	SJ 9348 9212	Butterhouse Green Settlement	Settlement	AD 18th Century to Modern	3
44	MGM3114	SJ 9376 9238	Woodley Settlement	Settlement	AD 18th Century to Modern	3
45	MGM3235	SJ 9353 9250	Top Mill (site of)	Industrial Site, Textile Mill, Watermill, Bone Mill, Spinning Mill, Glove Factory, Plaque	AD 19th Century to AD 20th Century	3
46	MGM3236	SJ 9338 9252	Middle Mill/Thorn Works	Industrial Site, Textile Mill, Watermill, Plaque, Spinning Mill, Bone Mill, Factory	AD 19th Century to Modern	3
47	MGM3237	SJ 9330 9265	Bottom/Botany Mill/Wellington Works	Industrial Site, Woollen Mill, Watermill, Textile Mill, Spinning Mill, Factory	AD 19th Century to Modern	3
48	MGM3238	SJ 9325 9284	Wood Mill (site of)	Dye Works, Textile Mill, Woollen Mill, Bone Mill, Paint Factory, Chimney, Wall	AD 19th Century to Modern	3
49	MGM3239	SJ 9390 9296	Trianon/Unity Mills	Industrial Site, Textile Mill, Spinning Mill, Chemical Works, Spinning Mill, Rubber Works, Engine House	AD 19th Century to Modern	2
50	MGM3341	SJ 9380 9244	Woodley Mill	Industrial Site, Textile Mill, Spinning Mill, Factory	AD 19th Century to Modern	GII
51	MGM3852	SJ 9355 9219	Primitive Methodist Chapel (site of)	Primitive Methodist Chapel, Chapel, Sunday School	AD 19th Century to Modern	3
52	MGM6875	SJ 9345 9300	Houghton Dale Meadow Cotton Mill & Factory (site of)	Industrial Site, Textile Mill	AD 18th Century	3
53	MGM7338	SJ 9380 9280	Hardy's Farm (site of)	Farmstead, Farm, Farmhouse	AD 18th Century	3
54	MGM82	SJ 9316 9206	Stockport to Melandra Roman Road	Road	Roman	2
55		SJ 9365 9271	Sand-Pit, Gravel Bank Farm	Sand-Pit, Quarry	Post-Medieval	3
56		SJ 9372 9287	South Woodley Coal Basin	Canal Basin	Post-Medieval	3

Designated Heritage Assets

- 5.2 There are no designated heritage assets (Scheduled Monuments, Listed Buildings, Registered Battlefields or Historic Parks and Gardens) within the proposed development boundary.
- 5.3 Block 1 and Block 2 both abut the Peak Forest Canal, which is designated as a Conservation Area (DGM 1324). The canal was constructed in 1795 by Samuel Oldknow, under the direction of Benjamin Outram, following an Act of Parliament authorising its construction passed on 28th March 1794. It was used throughout the 19th century for the shipment of stone, coal, cotton, grain and manufactured goods. The arrival of the railways impacted on its use, and traffic slowly declined into the early part of the 20th century. In the early 1960s the

canal was threatened with permanent closure. In 1964, the Peak Forest Canal Society was formed and their campaigns led to the re-opening of the Cheshire Ring of canals for leisure use in the 1970s (Pennine Waterways website).

5.4 The Peak Forest Canal Conservation Area, which was designated in 2000, was extended in 2008 (Stockton Metropolitan Borough Council 2008). The following elements which define the special character of this Conservation Area are relevant to the development:

- Buildings and structures related to the canal and its industries: canal warehouses; managers houses; lime kilns and dispatch buildings; toll house; smithy; lock keepers cottages; locks; bridges viaducts and aqueducts; tunnels
- Stone boundary walls and retaining walls at embankments
- Suburban, semi-rural and rural stretches providing the setting for the canal
- Constantly changing views, narrow in urban areas, opening up with panoramic landscape views in rural locations
- Stone walls trees and hedgerows serving to delineating the boundary of the canal and towpath
- Views and vistas of outstanding quality throughout the conservation area
- Buildings of architectural merit dating from the 18th and 19th centuries associated with the development or location of the canal
- Archaeological evidence for previous canal structures/industries
- Canal marinas, wharves, ponds etc.

5.5 The Council endeavours to preserve or enhance the character or appearance of Conservation Areas by the special control of development in accordance with Policies contained within the Stockport Unitary Development Plan. Conservation area designation automatically entails control over the demolition of unlisted buildings, strengthens controls over minor development and gives special protection to trees within the conservation area.

5.6 Within the wider study area of 0.5km, there are seven Grade II Listed Buildings, three of which are bridges and a tunnel which relate to the Canal (**HA03**, **HA04**, and **HA05**). The remainder of the listed buildings comprise houses of mainly 18th and 19th century date (**HA01**, **HA02**, and **HA06**), and a 19th century textile mill (Woodley Mill, **HA50**), built in 1828 by Samuel

Ashton and one of the earliest fireproofed mills in Greater Manchester. The mill has been converted to flats. There is unlikely to be an operational impact on the setting of the listed buildings, as these all lie some distance from the development boundary and are screened by later housing or landscape features. However, in accordance with guidance as set out in the NPPF, it would be desirable to assess the effects of the development on the settings and significance of these assets prior to construction commencing.

Undesignated Heritage Assets

- 5.7 The recorded heritage assets are summarised below. The results of the appraisal suggest that there is the potential for unrecorded post-medieval remains, related to industrial and agricultural activity, to be present within the development boundary. This activity is likely to comprise coal mining (shafts and related infrastructure, including an associated canal basin) and quarrying particularly within Block 1, and agricultural activity is also possible within this block as an 18th century farmstead, Hardy's Farm (**HA53**), is recorded adjacent to the block boundary. Block 2 appears devoid of similar activity, though there remains the possibility that water-management features related to Botany Mill (**HA47**), Middle Mill (**HA46**) and Top Mill (**HA45**) may be present along the western edge and south-western edge of the block boundary. Such remains are likely to be of local importance and none are considered to be of such significance as to prevent the development taking place. It is considered that in order for Greater Manchester Archaeological Advisory Service to make an informed decision on an application then a field evaluation is likely to be required. This is likely take the form of a non-intrusive geophysical survey possibly followed by an intrusive targeted trial trench evaluation.

Prehistoric and Roman (c12,000 BC to AD 410)

- 5.8 There are no undesignated heritage assets of prehistoric date within the 0.5km study area, and only one undesignated asset of Roman date, the Roman road (**HA 54**), which ran from Stockport and Melandra (*Ardotalia*) fort, near Glossop in the Peak District. The road is named as a Roman road on Ordnance Survey mapping, broadly following the line of Stockport Road, 250m south-east of the development boundary, and is also suggested by the field name of Pavement Head at Woodley (cited in the HER record). The course of the road has not been confirmed through excavation.

Medieval (AD 410 to AD 1536)

- 5.9 Woodley comes from the Old English 'a clearing in the wood' (Mills 1991, 389), and may have medieval origins, though it does not appear to have been a significant (named) settlement until the post-medieval period. The study area was historically part of Cheshire and was a hamlet in the manor of Bredbury, 1.75km to the south-west of the development boundary. Bredbury is named as

a settlement in the Domesday Book, recorded as being held by Wulfric at the time of the Norman Conquest, and again in the survey twenty years later. There is no evidence to suggest that medieval remains are likely to be present within the development area. Only one medieval site is recorded in the HER, comprising evidence of ridge and furrow at Haughton (**HA41**), 120m north-west of the site boundary and north of the river Tame. Other undated cropmarks have also been recorded east of the site (**HA40**). Sub-surface remains of ridge and furrow, if identified, are considered to be of local interest in terms of providing evidential information of the organisation, use and development of the medieval landscape.

Post-medieval and Modern (AD 1536 to present day)

- 5.10 Woodley is not depicted on early cartographic sources. Francis Scatter's 1577 map of Cheshire (Fig. 3) does not show it, nor does it appear on Speed's Map of 1610 or Morden's map of 1695. This does not mean that there was no settlement present at this time, but more likely that the settlement was too insignificant to be depicted. There are references to a Peter Sydebothom of Woodley paying rent on premises in Bredbury in July 1661 (Cheshire and Cheshire Archives and Local Studies Service DDX101), and lease of land in Bredbury by the son of John Leigh of Woodley in February 1666 (Cheshire and Cheshire Archives and Local Studies Service DAR/D/85/1) which suggests the presence of some settlement here in the 17th century (The National Archives Access to Archives website).
- 5.11 The first depictions of settlement adjacent to the development boundary appear on Burdett's map of the 1770s and Faden's map of 1794 (Fig. 4). The maps depict the settlement of Butterhouse Green (**HA43**) and the settlement of Woodley Green (**HA44**) lying adjacent to each other, to the south and north of the junction with the road east to Romiley respectively. Both settlements are depicted as ribbon developments ranged along the edge of the main Stockport / Hyde Roads, and are clearly minor establishments in comparison to the much larger settlements of Hyde and Stockport.
- 5.12 The settlements are likely to have remained fairly minor until the establishment of the Peak Forest Canal in 1795, the position of which allowed for, and encouraged the development of, several mills in the district along its course from the early 19th century. The canal provided a water supply and easy transport of raw materials, fuel and finished products for the mills, and also allowed for the importation of lime from Derbyshire, for the improvement of agriculture on farms along the route of the canal.
- 5.13 Woodley Mill (**HA50**), a cotton spinning mill, is located in the centre of the main settlement and 350m south-east of the development boundary. The mill was erected in 1828 by Samuel Ashton, a local industrialist, and was probably designed as a steam-powered mill, rather than being converted to steam power

later on. The mill is recorded as being steam-powered in 1850 (Bagshaw 1850, 312), and Ashton is also recorded as owning a colliery (Hall Lane Colliery) to the north of the mill, which presumably supplied coal direct to the mill via the canal, and unloaded at Ashton's Private Branch Canal (The Industrial Heritage of Britain website - see Section 5.24). From 1845, the mill was run by James Ashton and Brothers (Bagshaw 1850, 312; The Industrial Heritage of Britain website), probably sons of Samuel Ashton. From 1896, Woodley Mill was operated as '*the extensive machinery works of J Salmon and Sons*' (Kelly 1902, 181), until 1915. Woodley Mills survive, and are now used as housing (Stockport Metropolitan Borough Council nd).

- 5.14 Star Mill (**HA13**) lay to the west of Woodley Mills, adjacent to the canal, and is shown as a rectangular building on the 1841 tithe map. The mill is recorded as being a cotton mill (The Industrial Heritage of Britain website), but by First Edition Ordnance Survey Map it is shown as a corn mill (Fig. 6). The mill site is now largely occupied by early 20th century cottages (HER entry).
- 5.15 To the west of the development boundary, a fast flowing stream runs from Werneth Low in the south to the river Tame in the north, and is culverted under the Peak Forest Canal. This stream formed the focus for a number of mills, which harnessed the fast-flowing stream for motive power. A series of mill dams and reservoirs were built along the line of the stream and north of the canal to increase the head of water available. None of these features are likely to be physically impacted on by the development, though the water-management features associated the mills lie very close to the southern and western edges of development boundary of Block 2.
- 5.16 Wood Mill (**HA48**) is the earliest of these mills, and lay 150m west of the development boundary, adjacent to the river Tame. The mill is described on the tithe apportionment as a bone mill in 1841, operated by William Vaudrey (EDT 65/2, Fig. 5), ground bone being used for agricultural fertiliser. Reservoirs and woodland to the south of the mill were also owned by Vaudrey, fed by the stream which formed the eastern boundary of Vaudrey's land. Wood Mill was converted to a woollen mill in 1848, and was taken over in 1864 by John Lees Buckley, a keen Methodist and philanthropist who owned several mills in the area. He also bought Top, Middle, and Bottom Mills – details of which are provided below (The Industrial Heritage of Britain website). He operated as a wool carder and hatter (*ibid*), and the First Edition Ordnance Survey map of 1882 describes Wood Mill as a '*wool*' mill. The mill is recorded as being used for fur blowing, carding and wool washing for the hatting industry. The map also shows cottages to the south, named as '*Wood Cottages*' (a datestone shows these constructed in 1860). The trade directory of 1896 confirms it as operating as a wool carding mill, and as being owned by John Lees Buckley and Sons (Kelly 1896, 181); Buckley died in 1880, and his business was continued by his sons Thomas and Samuel (The Industrial Heritage of Britain website). The mill was used for colour and chemical manufacturing by

Ashbrooks in the 1930s, during which time the chimney and boiler house were built. The mill was demolished in 1964 (Stockport Metropolitan Borough Council nd).

- 5.17 Middle Mill (**HA46**), later known as the Thorn Works, was owned and operated in 1842 by John Leigh, and was also a bone mill. The tithe map depicts a small mill building to the west of a large reservoir, fed by the stream, and the mill is only depicted as a minor structure on the First Edition Ordnance Survey mapping (Fig. 6). The mill was taken over by John Lees Buckley in the later 19th century, and was rebuilt in 1883 (The Industrial Heritage of Britain website), visible on the Second Edition Ordnance Survey mapping (Fig. 7). The rebuilding is recorded on a datestone (HER entry). The Third Edition Ordnance survey mapping of 1910 describes the mill as a 'wool' mill (Fig. 8). From 1914, the mill was known as Thorn Works, and was occupied by Joseph Williamson and Sons, hatters and furriers (HER entry). The buildings are still extant (Stockport Metropolitan Borough Council nd).
- 5.18 Top Mill (**HA45**) was built adjacent to the canal, and was powered by a large reservoir which is clearly depicted on the Ordnance Survey mapping. The tithe map records this as being owned and operated by John Leigh (who also operated Middle Mill) as a bone mill, depicted as a small unnamed structure on the First Edition Ordnance Survey (Fig. 6). The mill was rebuilt by John Lees Buckley in 1872 and extended in 1877 (The Industrial Heritage of Britain website), clearly visible on the Second Edition Ordnance Survey mapping (Fig. 7). The phases of redevelopment are shown on datestones (HER entry). The Third Edition Ordnance survey mapping of 1910 describes the mill as a 'wool' mill (Fig. 8). The mill was sold in 1909 by the Buckley family to Goodman and Wagstaffe, manufacturers of chamois leather and gloves, and the Ordnance Survey mapping of 1934 describes the mill as a 'chamois leather and glove works' (HER entry). The mill was sold in 1934 to MacPhail and Kay, who occupied the buildings until the 1980s (*ibid.*). The mill has been demolished, and the mill dam no longer survives (Stockport Metropolitan Borough Council nd).
- 5.19 Bottom Mill (**HA47**) lay to the north of Middle Mill, on land between Middle Mill and Wood Mill, and is later than Top and Middle Mills. The mill is not depicted on the tithe map of 1841, but was presumably built shortly after. It was renamed Botany Mill in 1864 (recorded on a datestone), when it was rebuilt to four storeys, and is shown as a major named structure on the First Edition Ordnance Survey mapping, when it occupied part of the Wood Mill woodland to the south-east of Wood Cottages (Fig. 6). Depicted as having a chimney, it is also described as a wool carding mill. Filter beds are shown to the east of the mill on the Second Edition Ordnance Survey mapping of 1894-9 (Fig. 7). In 1914, it was occupied by Thomas Hall Ltd, rubber manufacturers; it later was occupied by the Wellington Varnish Company, and was renamed the

Wellington Works (HER entry). The mill is still extant (Stockport Metropolitan Borough Council nd). Morrells Woodfinishes now occupy the mill.

- 5.20 Trianon Mill (**HA49**) lies to the north-west of an unnamed brook forming the north-eastern boundary of the development area. The mill does not appear on the tithe map, first being depicted as a substantial and well-established mill on the First Edition Ordnance Survey mapping (Fig. 6). The mill originally made use of the canal basin, formerly North Woodley Coal Basin (**HA29**), which served part of an earlier colliery. The mill was constructed in the 1860s as a cotton spinning mill, and was converted to a rubber works in 1893 by the Hyde Imperial Rubber Company. In 1901 it was converted back to cotton-spinning by Mayall and Massey Ltd, and was renamed Unity Mill in the 1930s. From 1952 it was used as a chemical works. The mill is still extant. A Conservation Area Character Appraisal, carried out by the Council in 2008, identified the mill as a key unlisted building which contributes positively to the character of the conservation area, and the mill now lies within the boundary of the Conservation Area. The mill complex is included in the Council's local list of buildings of local historic, architectural or other special character interest.
- 5.21 Apart from the canal, the mills were also served by the railway network, which led to further industrial development and a steady growth of population. The first line was the Manchester, Sheffield and Lincolnshire Railway branch from Hyde Junction, which was opened to Hyde in 1858 and extended to Marple on 5 August 1862. A junction station of this line was located at Woodley and opened in 1862 (**HA17**). The station later served the Great Central line (Kelly 1902, 181).
- 5.22 Brick-making is recorded in the locality. A brick-works (**HA16**) is depicted on Mill Lane 475m to the south-west of the development boundary, from around 1830, and disused by the 20th century. A possible kiln may also have been located near to the site at Kiln Croft (**HA28**), as shown on the 1841 tithe map (447 on Fig. 5). No further details on this are known.
- 5.23 Coal mining is recorded in the manor dating back to the 17th century, but the coal was '*mostly of inferior quality and used for engines*' (Bagshaw 1850, 312). There was a coal-pit at Miner Farm (**HA15**), named as Bredbury Coal Pit on the First Edition Ordnance Survey mapping (Fig. 6), which opened in the mid 19th century but appears disused by the late 19th century (Fig. 7). The pit collapsed in the 20th century causing subsidence to local housing, which had to be demolished (The Industrial Heritage of Britain website). Further pits may have been located at Turner Lane (**HA26**) and on the green adjacent to Woodstock Road (**HA11**).
- 5.24 A small colliery called Hall Lane Colliery (**HA24**) was located within the site boundary, 100m north of Gravel Bank Farm, and just off Hall Lane (the earlier name for Gravel Bank Road, which is not named as such until the 1970s).

According to the HER entry, the colliery was established pre-1829. The tithe map depicts the colliery clearly (434, Fig. 5): a sub-rectangular building with a small annex is shown to the rear of the house at the head of Gravel Bank Lane, with a further small rectangular building to the east. The latter building lies adjacent to a small triangular basin off the canal (**HA56**), known as South Woodley Coal Basin (The Industrial Heritage of Britain website), which would have been used to ship the coal. The area around these buildings is described as '*Coal Pit Etc*' and is shown as being owned by Samuel Ashton, who owned Woodley Mill (Section 5.12).

- 5.25 The field to east is named as '*Coal Pit Field*' on the tithe apportionment (433 on Fig. 5), and appears to depict a small circular shaft. The position of this is confirmed by the geoenvironmental survey which indicates it was working the Arley coal seam (ID Geoenvironmental 2012, 7), and the First Edition 25" to 1 mile Ordnance Survey map which names it as an '*old shaft*'. The field was owned by Samuel Ashton, and William Hartley was recorded as the tenant (see Section 5.27). There are early references to an agreement regarding '*a coal pit in coal pit field*' between Thomas C. Morrey and John, William and Richard Shaw in 1815-6 (Cheshire and Cheshire Archives and Local Studies Service DAR/A/93), but the location of this pit is not known; however, they could relate to '*Coal Pit Field*' in the survey area. The HER entry records that coal was also being mined in Woodley in 1817 by Samuel Stocks, owner of the Heaton Mersey bleachworks (HER entry), but the not necessarily on this site. The colliery is not depicted on the First Edition Ordnance Survey mapping (Fig. 6), and the HER entry records that it is not mentioned in the rate books of 1846 to 1847, so the colliery presumably closed between 1841 and 1846.
- 5.26 To the north-east of '*Coal Pit Field*' lay '*Near Coal Pit Field*' and '*Far Coal Pit Field*' both also owned by Ashton and farmed by Hartley (428 and 429 on the tithe apportionment map). These pits were served by a further canal basin (**HA29**), known as North Woodley Coal Basin (The Industrial Heritage of Britain website), owned by Ashton (399 on the tithe apportionment map). The coal-pits are described in the HER as a separate site (**HA30**), though these clearly date to the same phase of activity as the colliery within the site boundary. An '*old shaft*' is supposedly depicted on the First Edition Ordnance survey mapping to the rear of Trianon Mill (HER entry), but this was not seen during this study. The canal basin later served Trianon/Unity Mills (**HA49**; Section 5.20).
- 5.27 William Hartley was probably the tenant farmer rather than a miner, and is shown as residing at Gravel Bank Farm (**HA18**) on the tithe map. He farmed most of the fields immediately adjacent to the farm, all of which were rented from Ashton. The HER entry records that the farm is depicted on Swire and Hutchings map of 1830. The name appears to derive perhaps from a quarry (**HA55**) which is located to the west of the farm, and is clearly depicted on the 25" to 1 mile First Edition Ordnance survey mapping as a '*sandpit*'. The pit was

enlarged around 1967, and then infilled in 1984 (ID Geoenvironmental 2012, 7). A further farm was supposedly located adjacent to the south boundary of Block 1; Hardy's Farm (**HA53**) is recorded as a lease to John Fletcher, but this appears associated with Denton colliery, 2.5km to the north, so the HER entry may be incorrectly located. The farm is not shown on any early mapping.

- 5.28 Chapels are recorded at Woodley; a Wesleyan Methodist chapel was constructed in 1846 (**HA09**), and a Primitive Methodist chapel in 1835 (**HA51**) (Bagshaw 1850, 312), though the latter was rebuilt in 1868 (Kelly 1896, 169) by the Buckley family (The Industrial Heritage of Britain website).

6.0 Principal Constraints

- 6.1 The proposed residential development would not have any physical constructional impact on designated heritage assets within the study area. The proposed development will have a constructional impact on four undesignated heritage assets of local importance: Gravel Bank Farm, and its associated quarry, of presumed 19th century date or earlier; Hall Lane Colliery, also of 19th century date, and no longer extant; the associated canal basin, which served Hall Lane Colliery; and Hardy's Farm, which dates from at least the 18th century and is also no longer extant. The proposed development may also have a physical impact on water-management features associated with four mills of 19th century date immediately west of the development boundary.
- 6.2 There is unlikely to be an operational impact on the setting of the listed buildings, as these all lie some distance from the development boundary and are screened by later housing or landscape features. The proposed development has the potential for an operational impact on the setting of the Peak Forest Canal Conservation Area. In accordance with the guidance as set out in the NPPF, it would be desirable to assess the effects of the development on the settings and significance of these assets prior to construction commencing.

7.0 Conclusions and Recommendations

- 7.1 The proposed development is likely to have an impact on the setting of Peak Forest Canal Conservation Area and this impact may need to be assessed so that it is a consideration within the master plan.
- 7.2 The appraisal has highlighted that the development has the potential to impact on below ground remains related to industrial and agricultural use of the site in the 19th century. In addition, the appraisal has also highlighted that there is potential for unrecorded archaeological remains dating to the post-medieval periods. None of these are likely to be of sufficient importance to require preservation in situ and there is no evidence to suggest that there is a high

potential for unrecorded remains of national importance to be present within the area affected by the proposals.

- 7.3 In order to determine whether there is any substantial evidence for archaeological remains to survive at the site, it is likely that a phased archaeological field evaluation would be required by Greater Manchester Archaeological Advisory Service, starting with a non-intrusive geophysical survey of the entire proposed development area. This could be supported by targeted intrusive trial trench evaluation of geophysical anomalies with the potential to have archaeological origins.
- 7.4 If significant unrecorded remains are identified by the field evaluation, then if required all reasonable measures should be taken to avoid or reduce any negative impacts, in accordance with NPPF Paragraph 141. If the significance of the remains does not warrant preservation, or other considerations do not allow for avoidance of harm, then an appropriate scheme of mitigation recording could be agreed with the Local Planning Authority in consultation with Greater Manchester Archaeological Advisory Service and the results made public. If further archaeological investigations are considered appropriate, these should be proportionate to the significance of the remains and could comprise either avoidance through design, detailed excavation in advance of construction or a programme of strip, map and record during the course of construction.

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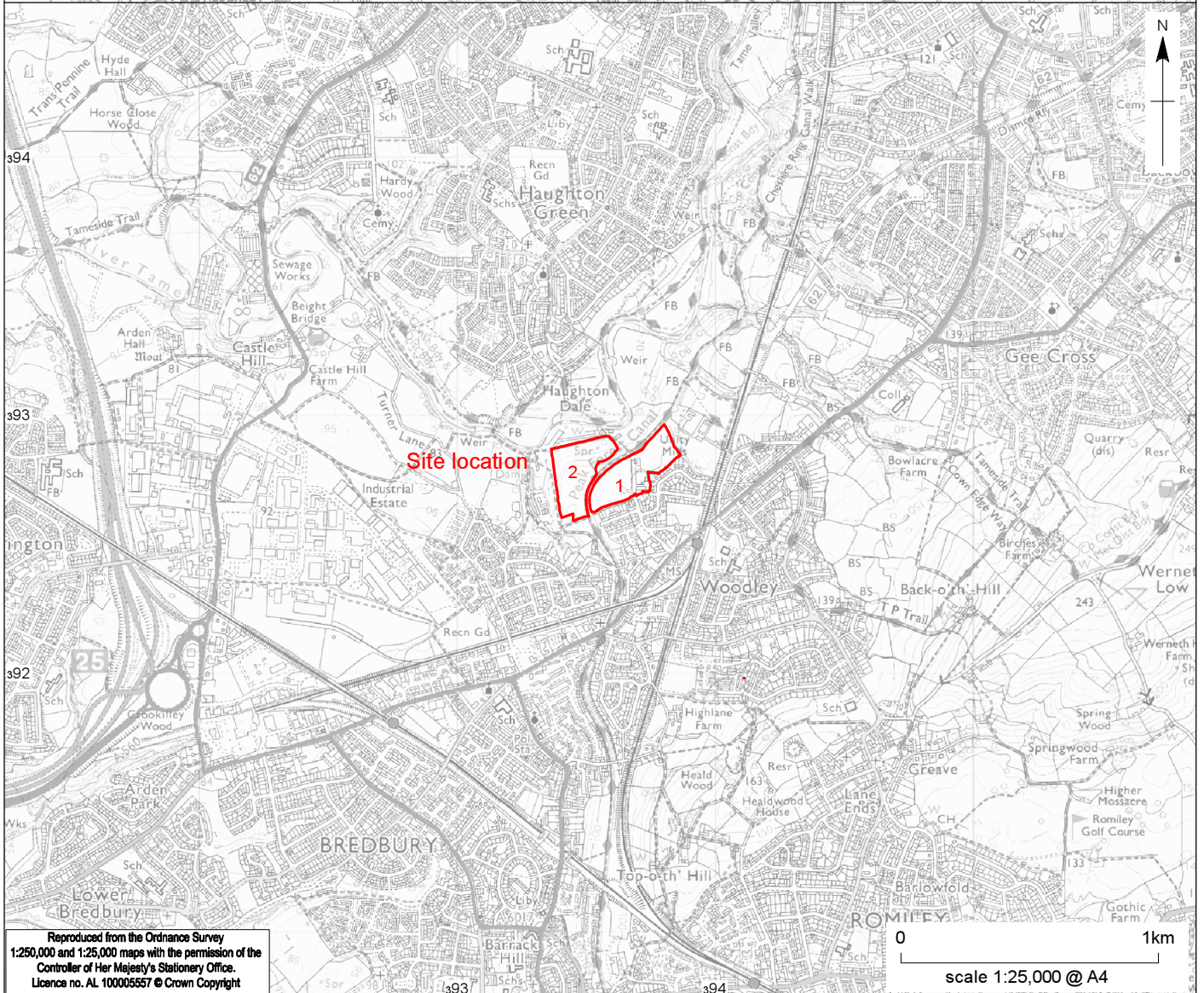
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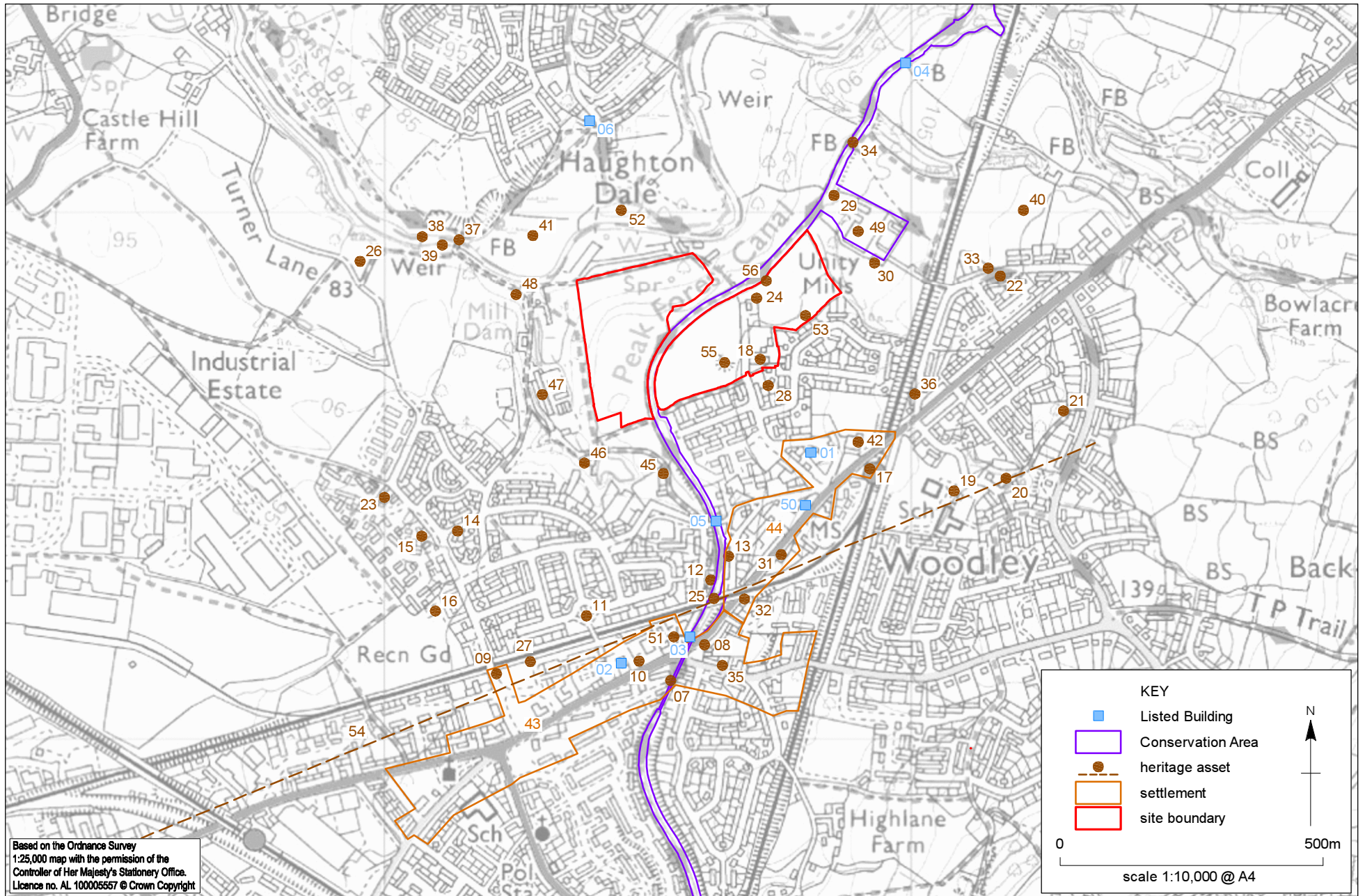
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Gravel Bank Road, Woodley: site location

Figure 1



Gravel Bank Road, Woodley: heritage assets within the vicinity of the development

Figure 2



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Gravel Bank Road, Woodley: Francis Scatter map, 1577

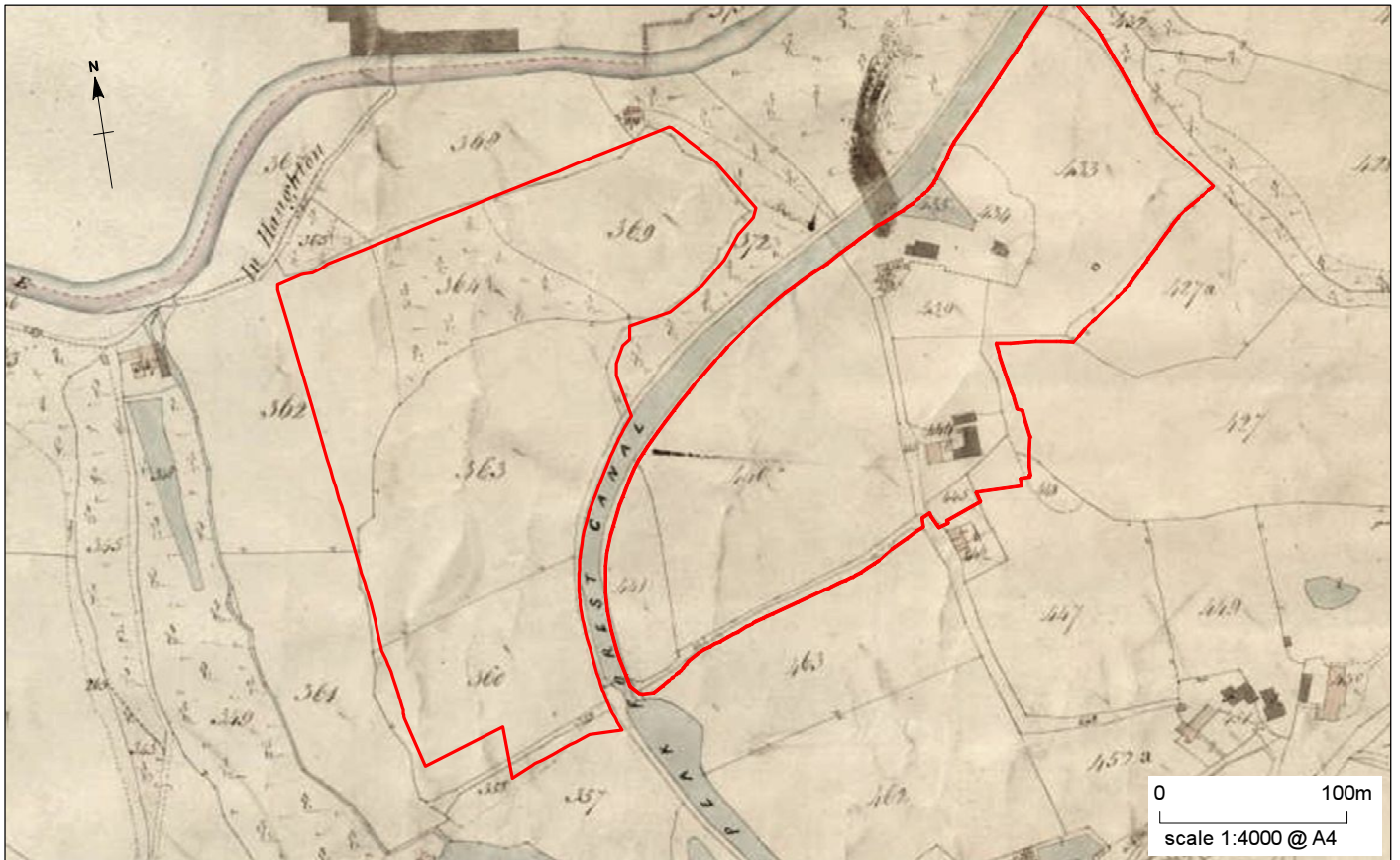
Figure 3



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Gravel Bank Road, Woodley: W Faden map, 1794

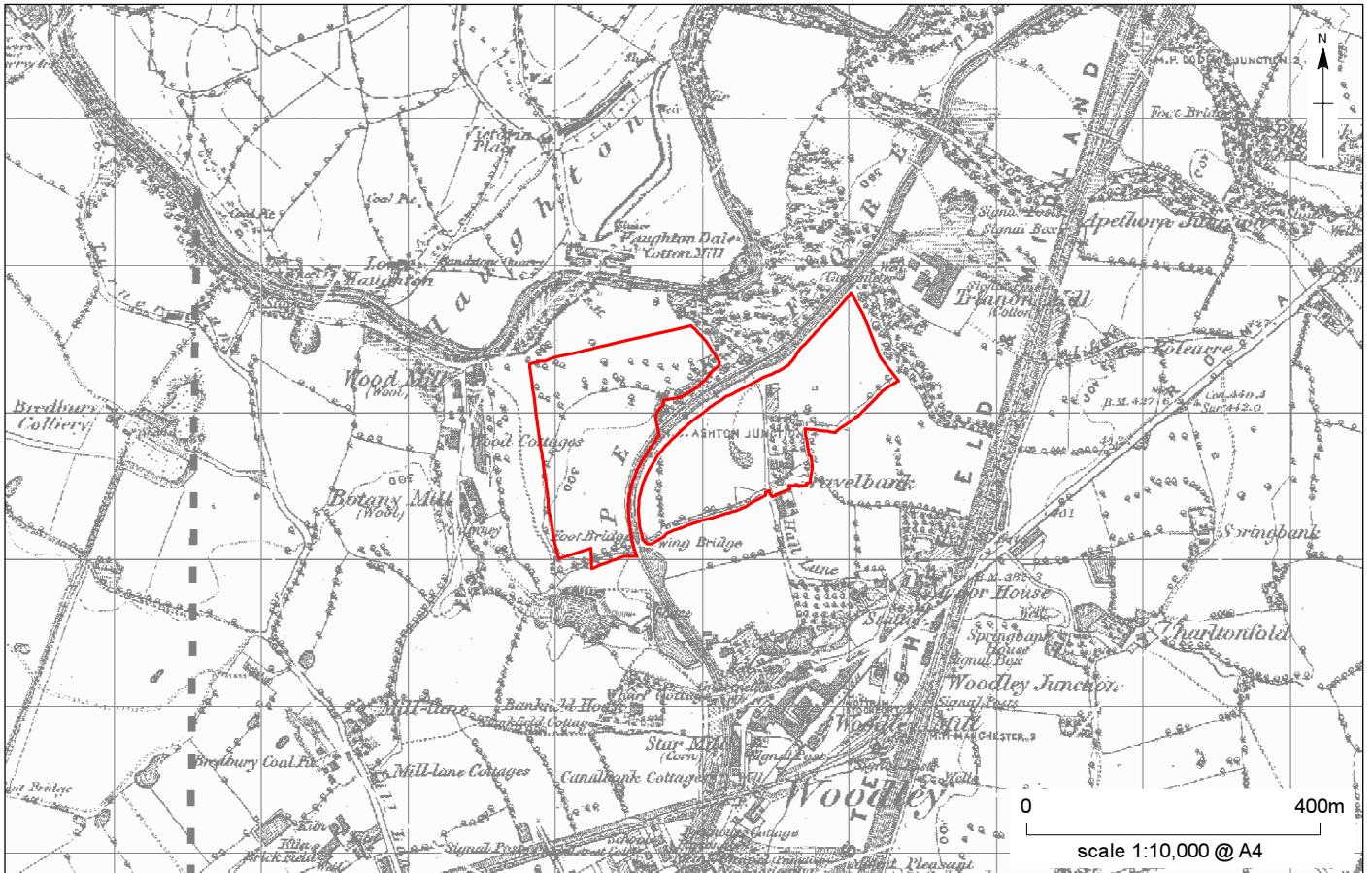
Figure 4



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Gravel Bank Road, Woodley: Tithing map, 1841

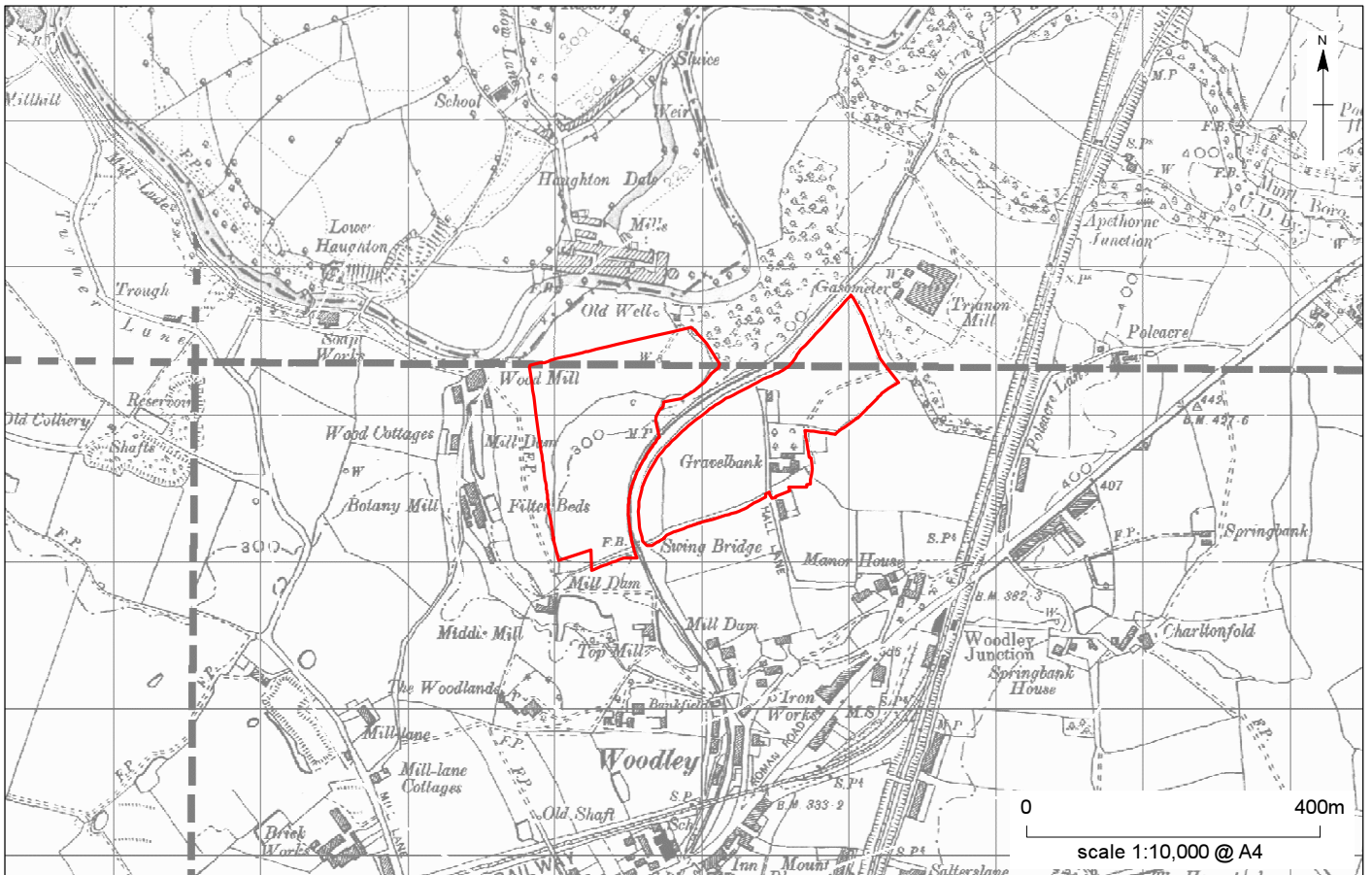
Figure 5



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Gravel Bank Road, Woodley: Ordnance Survey map, 1848-1882

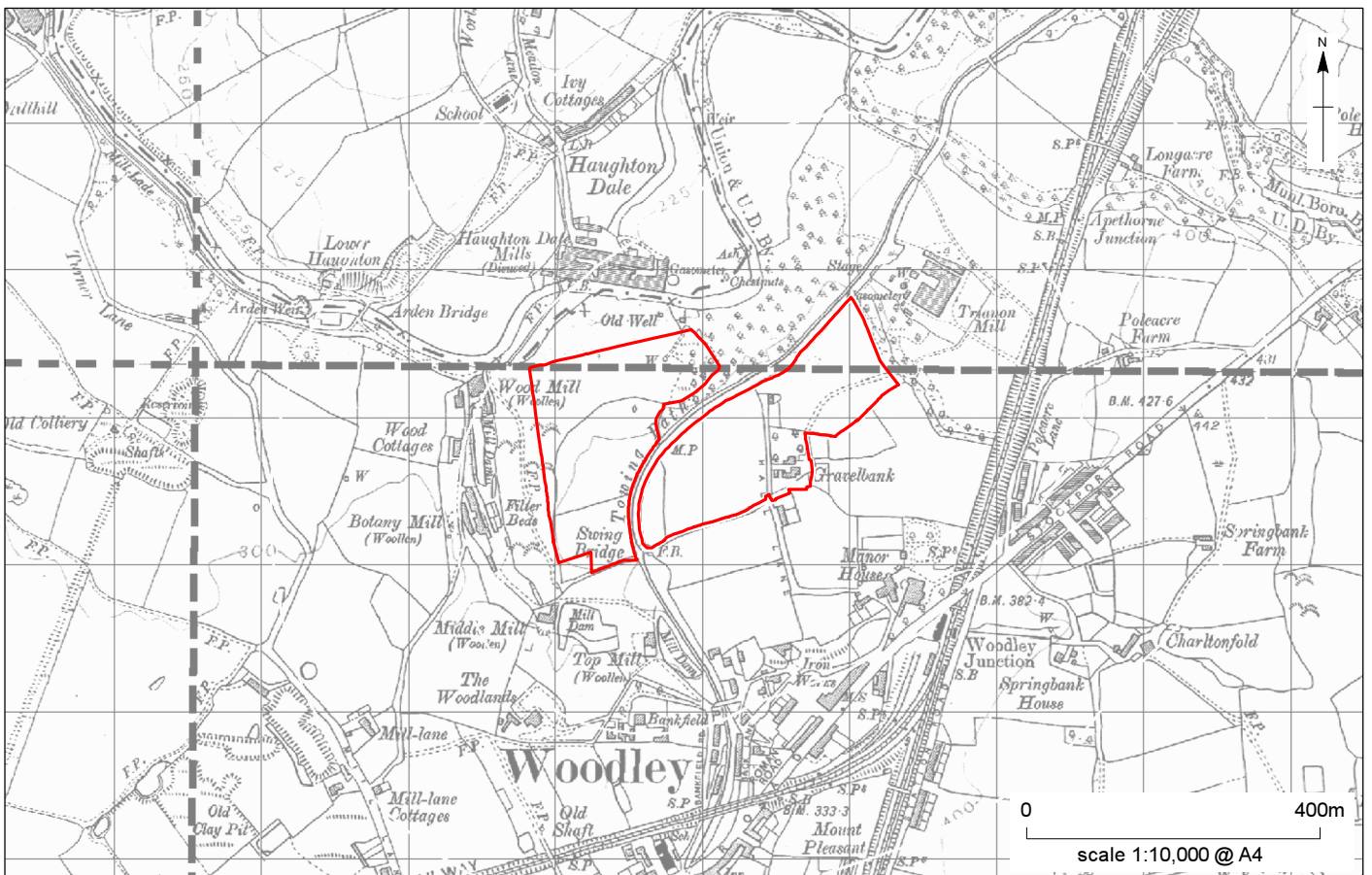
Figure 6



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Gravel Bank Road, Woodley: Ordnance Survey map, 1894-1899

Figure 7



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Gravel Bank Road, Woodley: Ordnance Survey map, 1910-1911

Figure 8