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Allocations,
Tameside

GMA44 South of
Hyde

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Summary

In March 2020, the Centre for Applied Archaeology was commissioned by Tameside Metropolitan Borough Council to undertake a detailed historic environment assessment of the South of Hyde land allocation area, which has been identified for development within the Greater Manchester Spatial Framework. This was determined following a screening exercise undertaken in 2019 and aims to understand, in more detail, the nature of the historic landscape, archaeology and built heritage, including setting, where appropriate. This assessment also highlights opportunities to enhance the historic environment and enshrine this within policy.

This report presents the detailed evidence base for the assessment of the archaeology (Section 3), the built heritage (Section 4) and the historic landscape (Section 5).

There are large areas of the Site where there is archaeological potential, but which is still largely an 'unknown quantity' in terms of its extent, condition and significance, particularly in the case of the potential for hitherto unknown prehistoric remains, which have the potential to be of high local/regional importance. There are small areas where archaeological remains will have been affected. but overall the archaeological resource across large parts of these areas is currently largely unknown.

These areas should be subject to a programme of archaeological field investigation pre-application, and ideally will be undertaken at an early enough stage that the results can feed into the emerging masterplan. The benefit of undertaking this work pre-planning is that the results of the field investigation will give a much clearer picture of the archaeological resource within the Site, and this information can then be considered and fed into the designs for the new development and allow for the appropriate treatment for any archaeological remains. This treatment could take the form of *in situ* preservation, where any highly significant buried archaeological remains are incorporated into the 'green infrastructure' of the new development, or, for remains of lesser importance, an archaeological excavation in advance of development, where the buried remains are excavated and recorded prior to their ultimate loss.

For the designated built heritage at Apethorn Farm, recommendations have been made to enshrine and emphasise their protection within future policy. For both Apethorn Farm and Pole Bank Hall, measures have been proposed to reduce or remove harm, particularly where there are potential effects on the setting.

The analysis of the historic landscape character has found that there are a number of surviving features which could be incorporated into any future development to help create a sense of place and maintain a visual and tactile link with the Site's past.

1. Introduction

1.1 Introduction

In March 2020, the Centre for Applied Archaeology was commissioned by Tameside MBC to undertake a detailed historic environment assessment of the South of Hyde land allocation area (GMA44, herein referred to as 'the Site'), which has been identified for development within the Greater Manchester Spatial Framework (GMSF). The Site development proposals are to include around 440 houses.

The assessment aims to understand, in more detail, the nature of the historic landscape, archaeology and built heritage, including setting, where appropriate. The assessment draws inspiration from the Characterisation approach to the historic environment, which has been championed by Historic England as a useful method for assessing large areas of land at a strategic level. This report presents a summary of the key issues related to the historic environment for the Site. The evidence provided in this assessment is intended to inform masterplanning work for the GMSF to guide decisions on allocating locations and approximate densities for the development over the next 17 years and to inform planning policy to ensure they can be delivered in a way that minimises the risk of harm to heritage assets and the historic environment and proposes the appropriate level of mitigation as well as highlighting opportunities to enhance the historic environment.

This assessment should not be treated as a Heritage or Archaeology Impact Assessment to be relied upon for any current or future planning application.

1.2 Site Location and Description

The Site (centred at NGR 394683, 393058) lies to the west of Gee Cross, approximately 6km south of Ashton-Under-Lyne and measures 32.36ha in total. The Site is split into two separate allocations, which are separated by the A560 Stockport Road (Plate 1).

- GMA44: South of Hyde (Apethorn Lane): covers an area measuring 13.39ha and is bounded by Apethorn Lane to the north, the A560 Stockport Road to the east, Pole Bank Hall to the south and the former railway line to the west.
- GMA44: South of Hyde (Bowlacre Farm): covers an area measuring 18.97ha and is bounded by Elson Drive, Bowlacre Road, The Dingle and West Park to the north, Lord Derby Road trackway to the east, The Bluebell Centre to the south and the A560 Stockport Road to the west.

The Sites occupy an area of undulating land, which gradually slopes upwards towards the east. The Apethorn Site lies at approximately 105m above Ordinance Datum (aOD) to the west and gradually slopes upwards to almost 140m aOD to the east. The Bowlacre Site lies at 130m aOD towards the west and similarly slopes upwards to the east, reaching approximately 190m aOD. The underlying geology consists of Lower Coal Measures (mudstone, sandstone and siltstone) formed during the Carboniferous Period, with the overlying geology consisting of till.



Plate 1 Aerial View of the Site

1.3 Planning Background

1.3.1 Government and Local Planning Policies

There are a number of pieces of legislation, as well as National and Local planning policies on heritage within a wider framework. There are also a number of Guidance Notes published by Historic England on assessing heritage.

1.3.2 National Legislation

- 1979 Ancient Monuments and Archaeological Areas Act – legislates the protection of archaeological heritage of national importance (e.g. Scheduled Monuments)
- 1990 Planning (Listed Buildings and Conservation Areas) Act – legislates on planning permission where works affect listed buildings and conservation areas

1.3.3 National Planning Policy Framework (NPPF)

The significance of the archaeological resource identified within this report has been assessed as recommended in the revised *National Planning Policy Framework* (Ministry of Housing, Communities and Local Government, February 2019). The NPPF sets out the Government's planning policies and outlines the presumption in favour of sustainable development, which is defined by three principles: economic, social and environmental. Of the core planning principles underpinning decision making, conserving heritage assets 'in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of

existing and future generations' is one. Section 16 deals specifically with this historic environment (paragraphs 184-202), and states that local planning authorities should consider:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 189 states that local planning authorities, when determining applications, should require the applicant to describe the significance of any affected heritage assets, including any contribution made by their setting. 'The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'.

Paragraph 197 states that the effect of a proposal on non-designated heritage assets (designated assets are covered in paragraphs 193-96) should be taken into account in determining a planning application. Paragraph 199 states that local planning authorities should require developers to record and advance understanding of any heritage assets to be lost, in a manner proportionate to their importance and impact, and to make this evidence publicly accessible.

The historic environment is also dealt with briefly in other sections of the NPPF, including in Section 3: Plan Making and how strategic policies should make provision for the historic environment. Other relevant aspects dealt with in NPPF also include guidance on Ancient Woodland.

1.3.4 Planning Practise Guidance – Historic Environment

The Planning Practice Guidance outlines the main legislative framework for the historic environment, which includes:

- *The Planning (Listed Buildings and Conservation Areas) Act 1990* - provides specific protection for buildings and areas of special architectural or historic interest
- *Ancient Monuments and Archaeological Areas Act 1979* - provides specific protection for monuments of national interest
- *Protection of Wrecks 1973* - provides specific protection for wreck sites of archaeological, historic or artistic interest
- *Historic Buildings and Ancient Monuments Act 1953* - makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

Furthermore, the UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1973, whilst not within the legislative frameworks, also makes provision for or the World Heritage List, which is a list of cultural and/or natural heritage sites of outstanding universal value.

1.3.5 Guidance Notes

There are also Guidance Notes published by Historic England on assessing heritage, particularly in relation to designated assets and also the historic environment as part of the masterplanning process. The assessment also conforms to Chartered Institute for Archaeologists (ClfA) standards and guidance on undertaking archaeological desk-based assessments.

- HEAN 3 *The Historic Environment and Site Allocations in Local Plans* (published 2015) – to help identify a positive strategy for the historic environment with site allocation policies;
- *Conservation Principles, Policies and Guidance* (published 2008) – for assessing the significance of heritage assets;
- HEGPA 3 *The Setting of Heritage Assets* (published 2018, second edition) – to help define and assess setting of heritage assets;
- HEAN 10 *Listed Buildings and Curtilage* (published 2018) – to help assess whether other buildings associated with listed structures should also be considered as curtilage and therefore listed; and
- ClfA *Standards and Guidance for Historic Environment Desk-Based Assessment* (published 2014, updated Jan 2017).

In addition, a number of Introduction to Heritage Assets and Scheduling Selection Guides were also consulted and are referred to, where appropriate, within the document.

1.4 Methodology

The assessment adopts a characterisation approach to the historic environment and has been split into sections: Section 2 Historical Background, Section 3 Archaeological Resource, Section 4 Built Heritage and Section 5 Historic Landscape. There is specific methodology employed for analysing these elements of the historic environment different strands of characterisation and are outlined below. The production of the assessment conforms to the standards set by the Chartered Institute for Archaeologists (CIfA 2017) standards and guidance for historic environment desk-based assessments. The assessment has also been carried out in accordance with national planning policies on the conservation of the historic environment, which are set out in the NPPF and in *Planning Practice Guidance: Conserving and Enhancing the Historic Environment*. Consideration has also been given to Historic England's Good Practice Advice Notes *Managing Significance in Decision-Taking in the Historic Environment* and *The Setting of Heritage Assets*.

1.4.1 Methodology for Assessing the Archaeology

Defining the character and potential of the buried archaeological resource has taken into account a number of factors and sources including the extent of modern development, topography, geology, known archaeological sites including findspots, and the results of recent archaeological investigations. This has been combined with an assessment of secondary sources such as documentary and cartographic evidence. The Research Framework for the North West (published in 2007 and currently being updated) also outlines the current knowledge base across the area as well as targets and priorities for future research. The significance of any potential archaeological remains is also considered.

1.4.2 Methodology for Assessing the Built Heritage

Due to the early stage of the project, the intention of this built heritage assessment is to inform the emerging masterplan for the Site.

The assessment identified and characterised the built heritage across the Site, in order to allow for an assessment of significance. This involved examination of a number of sources including cartographic evidence, HER data, the National Heritage List for England, as well as site visits to undertake visual inspection. Significance is determined on the basis of statutory designation, research and professional judgement. Our approach for determining significance builds upon professional experience and the guidelines contained in two main national documents: the DCMS '*Principles of Selection for Listed Buildings*' (revised 2018) and in the English Heritage (now Historic England) '*Conservation Principles Policies and Guidance*' (2008). The first document states that special interest of a building is determined based on its Architectural and Historic Interest, assessed through principles of *Age and Rarity*, *Aesthetic Merits*, *Selectivity*, and *National Interest*. Historic England suggests that the aspects that reflect worth are the following values that people associate with a place: *Aesthetic value*, *Communal value*, *Evidential value*, and *Historical value*. NPPF defines heritage significance as being '*the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic*'.

Where a building or area has been identified with built heritage interest, its evolution over time has been characterised through cartographic analysis. For buildings which pre-date the available cartographic sources, a brief analysis of its fabric has been undertaken for the purposes of

determining its likely date and phasing. The setting of the built heritage has also been assessed and these elements are taken together to determine overall significance.

The possible impact that development within the Site may have on the identified significance takes into account the potential location and siting of any new development, as well as its form and appearance, other effects and secondary effects. These other and secondary effects can include increased traffic, noise from the new development and lighting. Measures to avoid, minimise and mitigate any potential impact in a way that meets the objectives of the NPPF have been presented as well as opportunities to better reveal or enhance significance, such as increasing understanding of any heritage assets and/or public access and interpretation.

Where appropriate, measures are recommended within future development proposals to protect those structures of higher significance. Also, where appropriate, recommendations are made to reduce/remove the level of harm on the setting of the built heritage. In line with NPPF para 189, the level of detail that has been applied is proportionate to the asset's importance, therefore the listed buildings within and in the proximity to the Site have been subject to more detailed assessment than the undesignated heritage assets.

1.4.3 Methodology for Assessing the Historic Landscape

The main source of information is the Historic Landscape Characterisation project data, which was carried out for the Greater Manchester area between 2007 and 2012. This was part of a national characterisation project which was co-ordinated by English Heritage (now Historic England). Each local authority area has its own report, with Tameside's produced in 2011 and the results are available on an integrated GIS via the MappingGM website. The level of analysis undertaken for this project was too detailed for the purpose of this assessment, therefore the data was collated and simplified for this analysis.

In addition, historic mapping and MAGIC mapping (as well as elements of MappingGM) were other key datasets used to identify other features of the historic landscape not necessarily identified in the other methods above. This included, but was not limited to, Ancient/Semi-Natural Woodlands, Orchards and other woodlands not defined as officially 'Ancient' but shown on early mapping. Map regression was also used to carry out a rapid assessment of surviving field boundaries, to map field systems and define the rural character of the areas further.

1.5 Research Sources

The assessment made use of the following sources:

- Published and unpublished cartographic, documentary and photographic sources;
- The Greater Manchester Historic Environment Record (HER);
- Manchester Archives, based at Manchester Central Library (online only);
- The National Heritage List for England;
- Historical borehole data held by the British Geological Survey;
- Other geotechnical information, such as investigations carried out in advance of development;
- Historic Landfills. The Environment Agency holds data on areas which have been subject to extensive tipping, which may have masked, or removed, archaeological deposit;
- Archaeological data;

- Historic mapping. Field names from tithe maps may also indicate potential occupation and/or industrial uses within the wider area.

1.6 Site Inspection

The aim of the site inspection was to relate the findings of the desk-based study to the existing land use of the Site in order to identify any evidence for surviving historic landscape features, to assess the setting of the identified built heritage, and to provide further details on the potential for below-ground remains. The site visit was undertaken in a single day in July 2020.

1.7 Report Structure

The following presents a summary of the site's Historical Background (Section 2), summary of the evidence for the Archaeological Resource (Section 3), Built Heritage (Section 4) and the Historic Landscape (Section 5), and includes recommendations, mitigation strategies and enhancement opportunities, where appropriate. These are summarised within Section 6 Recommendations.

2. Historical Background

2.1 Introduction

The historical background of the Site has been researched and summarised to provide a framework for the study, in order to better understand the nature of the surviving historic landscape, the character of the built heritage and the potential for buried archaeological remains to survive. The identified heritage assets (**HA**) are given numbers and detailed in Appendix 1: Gazetteer.

2.2 Prehistoric

No prehistoric sites are known within the area of the Site, and evidence is scant across the district; activity has been recorded in the uplands such as at Irontongue Hill (TAS 2007) and Boarflat (TAS 2012) where Mesolithic flints have been recorded. Mesolithic and Neolithic activity has also been recorded at Ashton Moss (GMAU 2011). Evidence for Bronze Age and Iron activity has been documented at Werneth Low, where there was once a group of barrows and cairns (GMAU 2011, 11). An Iron Age settlement is also thought to be located at Hangingbank as well (Nevell 1992, 38; 51). A number of cropmarks have been identified at Apethorn Junction, immediately south-west of the Apethorn site (south of Longacre Farm) (Plate 2), which could be prehistoric in date (GMHER13518.1.0).



Plate 2 Location of cropmarks to the south of Longacre Farm

2.3 Roman

There is evidence from across Greater Manchester for Iron Age sites to be occupied into the Roman period, such as at Mellor, Stockport and the settlement at Werneth Low may have been similar (GMAU 2011,12). Roman activity across Tameside however is fragmentary; the

nearest Roman fort is at Melandra (*Ardotalia*) (GMAU 2011, 12-13) and there is no known Roman activity recorded from within the Site. It is thought that a road connecting Stockport/Cheadle to Melandra, near Glossop, would have passed through, or close to the Site (Middleton 1932). The course of this road has not been confirmed (Nevell 1992) although the modern A560 is labelled as a Roman road on historic OS mapping.

The geology of the site includes heavy boulder clays which were not thought to have been favoured for early settlements. However with known cropmarks nearby as well as being in close proximity to known watercourses, as well as a possible Roman road, show that there is potential for Prehistoric/Roman remains to be encountered.

2.4 Medieval to Post-medieval

Early medieval activity is scant, with place-names the only evidence for possible occupation. Werneth Low and Higham, located on its slopes derive from this period, for example (GMAU 2011, 13). The Site lies within the medieval township of Werneth, which was originally located within the Stockport parish. It is recorded in the Domesday as waste, with no recorded population but was likely divided as a manor and estate sometime during the 11th-13th centuries (GMAU 2011, 15).

There is little documentary evidence relating to the township; only one freehold within the manor is recorded (UMAU 1998, 19), which suggests that the township was predominantly rural. The Davenport and Arderne families held land here during this period, then the Bretland family purchased the Werneth Manor in the late 17th century. The last male heir of the Bretland family died around 1750 and the estates passed to the Chetwode family through marriage. The Chetwodes then conveyed the manor of Werneth, as well as Romiley to the Tattons of Wythenshawe in 1768 (Ormerod 1819, 411).

The area appears to have been characterised by scattered farmsteads and hamlets, although only Higham Farm was freehold; Gee Cross is mentioned in the late 17th century and appears to have been a larger settlement. These were predominantly tenanted farms and one of these was Apethorn Fold (**HA1 Appendix 1**).

2.4.1 Apethorn Fold

There is very little documentary evidence relating to Apethorn Fold, prior to the late 18th century, despite the high status of the original building; archaeological survey has shown that the farmhouse dates to the medieval period (see Appendix 3 for more detail). It is therefore possible that Apethorn Lane, which bounds the Site to the north, also dates to the medieval period. It is not clear who occupied Apethorn during the medieval period; cruck framed open halls were houses of the manorial lords, freeholders or wealthy tenant/yeoman farmers (Nevell 2012, 17-18). There was only one freehold within the Werneth township at Higham Farm and the manorial centre appears to have been at Werneth Hall. Therefore it appears Apethorn was occupied by an as-yet-unnamed wealthy tenant or yeoman, renting from the Davenports or Ardernes.

Originally, it was thought that the Ashton's of Hyde owned the farm from the 1780s (UMAU 1998, 17), however research has shown that they did not fully take over ownership of the farm until 1829. Previously, the ownership and tenancy had been split into two at some stage. The earliest known reference to Apethorn is a deed dating to 1733 (Chetwode Family Papers), showing it was in the ownership of the Bretland family. A later lease records the tenant as a John Didsbury in 1750, who was still living here at the time of his death in 1776. However the

wills of John Heginbotham and his son, in 1745 and 1787 respectively record the estate at Apethorn in their possession, with John Davenport listed as the tenant of the former. In 1787, the Heginbotham's share of the estate was then conveyed to William Wood, who is mentioned in the Land Tax Assessments, along with William Egerton Tatton. When William Wood died in 1808, Apethorn Farm was eventually sold to his tenant, Henry Swindells. The other part of the farm, owned by the Bretlands/Tattons was occupied by John Didsbury in 1750, Henry Swindells's grandfather and then the Simister family from the late 18th century. Samuel Ashton eventually purchased Swindell's share in 1822 and the rest from Tatton in 1829.

The farm eventually appears to have re-entered single occupancy when the Barton family then took over in the late 19th century. The farm was used for dairying at one stage during the late 19th/early 20th century and was divided into cottages during the early 20th century. The Bartons were recorded in one of these in the 1939 register, and this also states that it was partly unoccupied at this time. The farm was taken over by the current owners' family during the early 20th century.

2.4.2 The Ashton Family

The Ashton family were a locally prominent landowning family, who later dominated the local textile industry. The earliest records of this family show Benjamin Ashton (1718-1791) recorded at Gerrards (Middleton 1932; Ridgeway 2019). One of his sons, John, is the first to venture into the textile industry and was recorded as owning Greencroft Mill, the first steam-powered purpose-built spinning factory in Hyde (Hydonian 2010). His nephew, Samuel (1773-1849) built and lived at Pole Bank House, establishing Linnet Mill (later Apethorn, then Gee Cross Mill to the north of the Site) and Woodley Mill. The family would go on to establish a number of textile mills, including Newton Bank Printworks, Bayleyfield Mill, Throstle Bank Mills and Carr Field Mill, as well establishing the Industrial suburb of Flowery Field.

Apethorn Lane was the scene of the murder of Thomas Ashton, Samuel's son, in 1831 but it was not until 1834 that James Garside, Joseph Mosley and William Mosley were committed for trial. It is believed he was murdered due to a dispute between the mill owners and workmen and a number of mills had ceased production in the area at this time. William Mosley turned King's evidence, Garside was found to have fired the fatal shot and both he and Joseph Mosley were hung for their crimes at Horsemonger Gaol in London on 25th November 1834.

According to local tradition, the exact spot where Thomas Ashton fell was kept visible by workers at the nearby mill scraping their feet over the grass when passing. Samuel Ashton had a number of stones embedded in the ditch to mark the place and also planted an ash tree to mark the tragedy (Middleton 1932).

2.5 Post-medieval and Industrial

The Site and surrounding area appear to have remained predominantly rural, with the Site subject to piecemeal enclosure. Small settlement areas appear to have been established around Gerrard's Wood and Gerrard's Fold, just east of the Site. The Werneth Land Tax Assessments gives an indication of how the landscape was occupied and utilised. In 1797 for example, 76 parcels were rated for the tax and these incorporated a mix of land, farmsteads, small industrial premises as well as small houses and gardens. During the early 19th century, the Ashton family held the land around Apethorn Fold and the Tattons owned the land around Bowlacre Farm.

There were small developments within the Site, such as the Hyde Chapel parsonage, at the corner of Stockport Road and Apethorn Lane and a range of cottages, including a hat shop facing Stockport Road. The exact origins of these are unknown, but an early 19th century date seems likely. The Ashton family are thought to be responsible for the construction of a small number of cottages along Apethorn Lane, including Jasmine Cottages (83-85 Apethorn Lane) and 2-8 Apethorn Lane.

The Site is bounded to the east by Stockport Road, which is shown on the 1841 tithe map as a Turn Pike. The western boundary of the Site is marked by the former line of the Cheshire Lines railway (Plate 3), which fell out of use in the late 20th century.

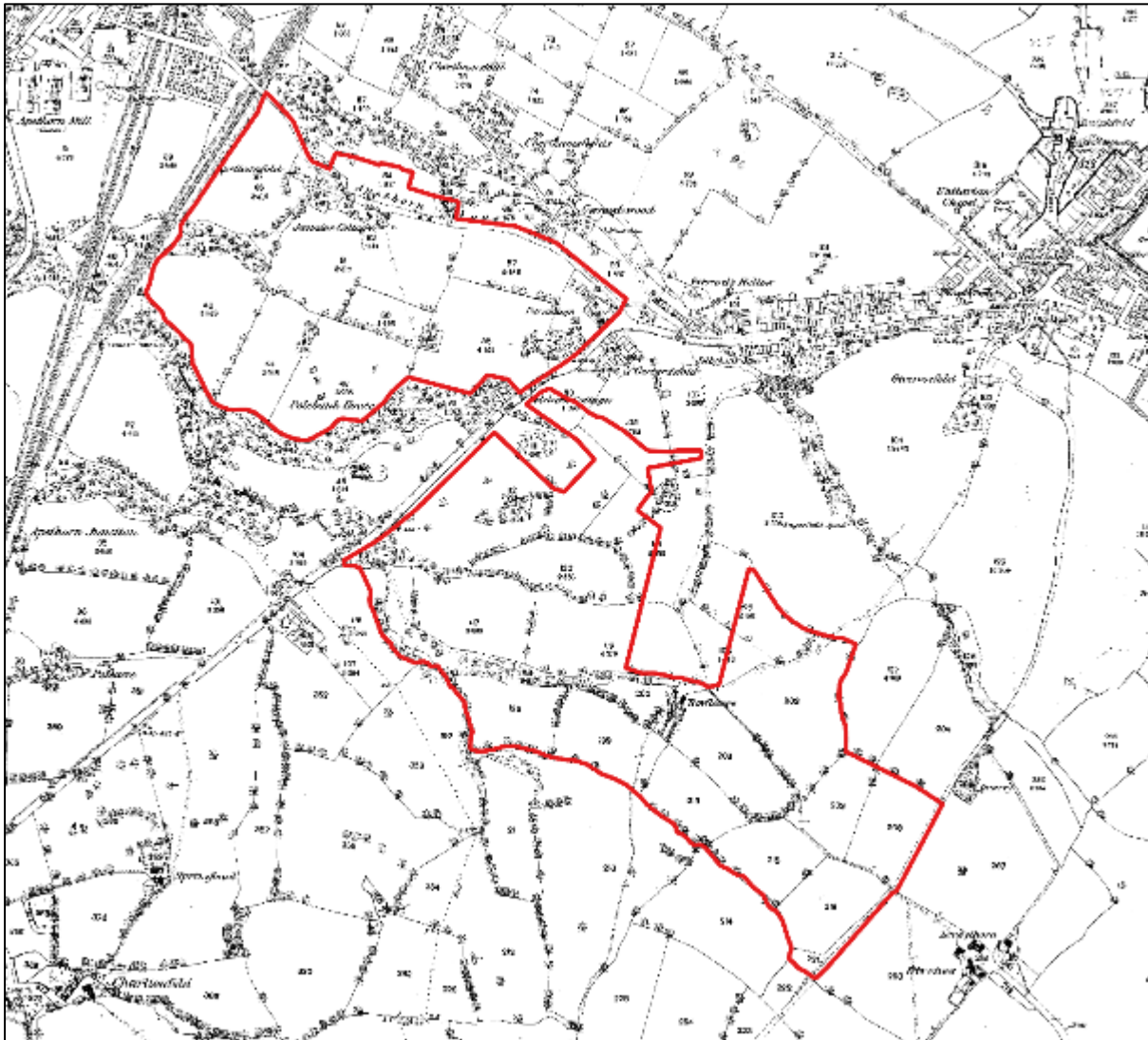


Plate 3 The Site boundaries superimposed onto the first edition OS map

Development into the 20th century was still limited; there has been some agglomeration of fields and a loss of field boundaries from the late 19th century onwards (Plate 4). Leisure facilities were developed to the north of Stockport Road, which briefly included a cricket ground and tennis courts, though this was cleared during the mid-20th century. During World War II, an area close to Pole Bank Hall was used as practice trenches was utilised by the Home Guard. These may have been practice slit trenches or actual trench shelters, which the Home Guard would excavate as examples for the public to use in their gardens. These were employed if there were not enough public or private shelters in the event of invasions or air

raids. Apethorn Lane was infilled during the mid-20th century and the houses along Stockport Road were cleared during this time as well and replaced by Pear Tree Farm. The parsonage was demolished during the late 20th century, after being converted into a garage.

There is very little documentary evidence relating to Bowlacre Farm, prior to the late 18th century. It is recorded in the Land Tax Assessments for Werneth (from 1794 onwards when the farmsteads were named), in the possession of Susan Deplitch. It was then occupied by Ralph Booth by 1804, with the property split by 1806 and Samuel Wood occupying part of Bowl Acre. The farm eventually became one property during the later 19th century. The surviving historic buildings appear to be mid-late 18th century in date (see Appendix 3 for more detail).

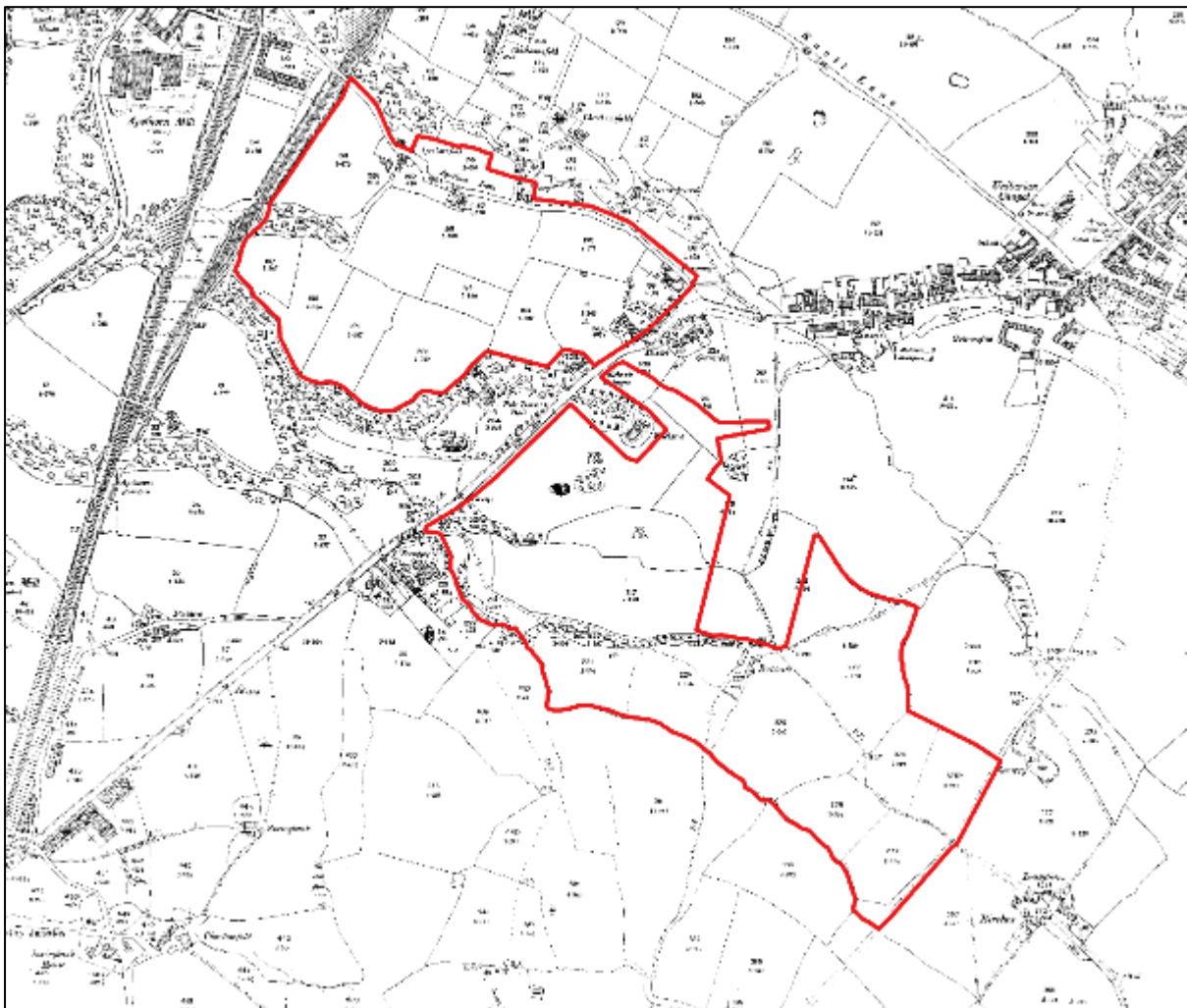


Plate 4 The Site boundaries superimposed onto the 1898 OS map

3. Archaeological Resource

3.1 Introduction

The evidence base consists of a combination of site-based specific archaeological investigations, such as individual building surveys, field evaluations and excavations, and overarching pieces of work across larger areas, such as archaeological desk-based assessments.

The aim of this analysis was to broadly identify areas where archaeological deposits have been subject to disturbance or where they survive relatively undisturbed, as well as the potential and significance of any remains. Several sources were analysed, including historic and modern maps, the HLC data (Section 5), the results of the built heritage analysis (Section 4) and secondary sources. Further geological data was analysed, including from historical boreholes as well as where more recent work has been undertaken in advance of development within the Site. Other sources were consulted, such as data on areas of historic landfill.

3.2 Summary of findings

There are no known archaeological remains from the Site and there is little evidence for archaeological investigations within the vicinity of the Site. Therefore, our current knowledge of the archaeological resource and is limited, however there is still potential for prehistoric remains. In addition, field names from tithe mapping hints at past Industrial activity, as well as possible WWII practice trenches.

3.3 Identification of Archaeological Features

3.3.1 Site A Bowlacre

There are no known archaeological remains from the Site, however the general lack of development within the Site shows that there is high potential for archaeological remains due to the lack of disturbance. However, there is evidence for some disturbance to the east of the former Tameside College, now Broadmeadow Drive, during the development of this residential area.

The landscape setting shows that there is potential for archaeological remains, however the greater potential lies on the flatter areas to the south and west of Bowlacre Farm. This area is dominated by till (boulder clay) and there are a number of small watercourses which broadly run east to west to eventually drain into the River Tame. Any archaeological remains of prehistoric origins have the potential to be regionally important. There are some marshy areas beyond the Site boundary, south of Bowlacre Farm which could have the potential to preserve organic remains and offer palaeoenvironmental evidence of past landscapes.

There are examples of sites from across Greater Manchester for prehistoric activity close to watercourses. Although evidence suggests that sands and gravels were a more favourable geology (demonstrated at sites such as Great Woolden Farm near Cadishead, Port Salford and Carrington – Nevell 1988; WYAS 2019), there is evidence from sites such as Timperley for settlement on boulder clay, particularly close to watercourses.

There is the potential for archaeological remains of former field boundaries; some of these are visible as slight earthworks on Google Earth. There is also a possible area of ridge and furrow to the south of Broadmeadow Drive. These are of low (local) significance.

3.3.2 Site B Apethorn

There are no known archaeological remains from the Site, however the general lack of development within the Site shows that there is high potential for archaeological remains due to the lack of disturbance.

The landscape setting shows that there is potential for archaeological remains. This area is dominated by till (boulder clay) geology and a watercourse runs along the southern boundary of this part of the Site. The topography gently slopes from east to west which means that this area is conducive for prehistoric settlement evidence to survive.

A hint at past activity within the Site comes from the tithe map. Three plots, located just west of Stockport Road, are named 'Kiln Field', 'Kiln Field Meadow' and 'Nearer Kiln Field', which could be indicative of former industrial activity (**HA7 Appendix 1**). There are very few kilns recorded archaeologically across Greater Manchester and a number of them are medieval in date. Excavated examples include Cutacre near Bolton, Gadbury Fold near Atherton and Newall Green (OAN 2016; Gregory 2019; UMAU 2006; UMAU 2004; 2009). Any archaeological remains relating to this former industrial activity has the potential to be of regional significance.

Other features include possible areas of ridge and furrow, as well as relict field boundaries. Despite the construction of Pear Tree Farm in the 20th century, there is potential for archaeological remains relating to the row of workers' cottages and hatshop (**HA8 Appendix 1**) to survive. There is also the potential for archaeological remains of the WWII trenches dug by the Home Guard (**HA12 Appendix 1**). These have the potential to be of 'high local' significance.

It has been recognised that evidence for prehistoric sites, particularly in this region are rare and adding to existing datasets has been identified as a research priority (Hodgson and Brennand 2007; Nevell and Redhead forthcoming). Overall, evidence for ironworking across Greater Manchester is rare and it has been highlighted as a research priority within the current and revised Research Framework (Newman and Newman 2007).

4. Built Heritage

4.1 Summary

Apethorn Farmhouse, Grade II* listed, has been identified within the Site boundary. In addition, the grade II listed Pole Bank Hall has been identified within 20m of the Site boundary which could be affected by development through their setting. The grade II listed boundary stone at Stockport Road and the Peak Forest Canal Conservation Area are located within 250m of the boundary, however they have not been subject to detailed assessment as they are not thought to be affected for reasons outlined in the following Section.

The main issues relate to the condition and future redevelopment of Apethorn Farm and its outbuildings, which are considered curtilage listed, as well as the development within the rural setting to the west and south, which makes a positive contribution to the significance of both Apethorn Farm and to Pole Bank Hall outside the Site. A number of recommendations have been made, which include measures to encourage the sympathetic restoration and renovation of Apethorn Farm. Recommendations (Section 6) are also made to protect the setting through sympathetic design of the masterplan.

4.2 Built Heritage Context

The Site and its surroundings remained predominantly rural, sitting at the edge of the village of Gee Cross until the mid-20th century when suburban development expanded into the surroundings. Apethorn Farm reflects how this landscape was occupied from the medieval period onwards; Bowlacre Farm was probably established in the mid-late 18th century. Pear Tree Farm was established in the late 19th century and shows the continuing rural nature of the landscape. The cottages along Apethorn Lane, including 2-8 Apethorn Lane, 83-85 Apethorn Lane and 448-454 Stockport Road, represent small-scale development in the area in the early 19th century.

4.3 Designated Built Heritage Assets with the Site

Designated Heritage Assets

The designated heritage assets within 250m of the Site are given in Table 1 below.

Asset Number	Asset Name	HER Number	Designation	NHLE Number
1	<i>Apethorn Farmhouse</i>	<i>1070.1.0</i>	<i>Grade II*</i>	<i>1068079</i>
2	Pole Bank Hall	940.1.0	Grade II	1356445
3	Boundary Stone, Stockport Road	11348.1.0	Grade II	1319492
4	Peak Forest Canal	CA24	Conservation Area	-

Table 1 Designated Heritage Assets identified within (italics), and outside the land allocation boundary

4.4 Apethorn Farm (Grade II*)

Description

Apethorn Farm originated as a cruck-framed open hall house in the 15th century. It was converted during the late 17th/early 18th century and split into two farmhouses (*contra* National Heritage Listing Entry; see Appendix 1 for historical background), with two separate outbuildings constructed for each farm during the 18th century. The 1882 OS map shows the

farmhouse, combination barn and northern outbuildings which made up Apethorn Fold during the nineteenth century (Plate 5). The farm buildings have been derelict since the 1960s and part of the farmhouse was affected by fire in 1993. The farmhouse has been placed on Historic England's Heritage at Risk Register and continues to deteriorate as the temporary weather protection fails.



Plate 5 Apethorn Fold (shown on OS 6inch to 1 mile, published 1882). 1 – Farmhouse. 2 – Combination Barn. 3 – Northern Outbuilding

Farmhouse (Grade II)*

The surviving cruck frames include surviving tie beams, collar ties and collar yokes which supported a stone slate roof (Plate 6). The southern part was originally an open hall, and the northern part of the building would have been the 'lower' end with two rooms – the buttery and the pantry, with a floor above (Pacey 1971, 7). The walls at the northern end of the building were constructed of stone during the 17th century conversion to a farm, and a small gabled wing, also of stone, appears to have been added at this time at the northern end. A second floor is thought to have been inserted at this time in the southern part; the brick walls are believed to be a later 19th century addition. The southern brick elevation is believed to have replaced a fifth cruck frame (Pacey 1971; UMAU 1998; Donald Insall Associates 2018, 8). There are a number of later modifications, including the addition of dormers (only one now remains), which indicates that the attic space was used as a workshop at one stage. The one that remains is likely to be late 18th/early 19th century in date.



Plate 6 Apethorn Farmhouse. The building originated as a medieval cruck-framed hall (left-hand side), it was later split into two farmhouses in the 17th century

UMAU's original survey dendrochronologically dated one of the cruck frames to the early 13th century, with another dated to the 17th century (UMAU 1998). However, it was acknowledged that the earliest cruck frame had a carved capital on the eastern blade, which was stylistically dated to the late 15th century (Pacey 1971; 1998, 19-20). This interpretation has been questioned by a more comprehensive dendrochronological survey carried out by English Heritage in 1999, which favours a later 16th century date for construction (Tyers 1999); the latter interpretation is favoured here. The estate at Apethorn then appears to have been split into two, and the hall divided into two dwellings during the late 17th/early 18th century. The southern end does not appear to have been used as a shippon until the late 19th century, when the walls were reconstructed in brick. It was also around this time that the farm appears to enter single ownership.

Combination Barn (curtilage listed)

Two other buildings are associated with the farm and are considered to be curtilage listed; a barn to the west and an outbuilding of unknown function to the north. The barn appears to have originated as an 'L' shaped combination barn and appears to be stylistically similar to the northern wing of the farmhouse, though with more regularly coursed stone (Plate 7). Therefore a mid-late 18th century date is favoured for the original construction of this building. The roof of the later part of the combination barn is in poor condition, however, the oldest part of the barn is well-preserved. The eastern half of the building is likely to have contained the cow stalls (Plate 8 for supporting evidence), with a central feeding passage and fodder storage beyond. The barn was modified during the later 18th/early 19th century to accommodate a cart entrance and a small lean-to was probably added around a similar time to the south. The

western part of the building was added during the mid-19th century. Other later modifications include the insertion of a taking-in door and timber hoist in the eastern elevation.



Plate 7 Combination Barn at Apethorn, probably mid-late 18th century. The left-hand side is the oldest part; the right-hand side was added in the mid-19th century



Plate 8 Eastern elevation of the combination barn shows the entrances for the cows as well as a later taking-in door

Northern Outbuilding (curtilage listed)

The original function of the outbuilding to the north is unclear though it was probably a modestly sized barn, which was later converted into a tractor barn during the 20th century. It shows signs of repair and reconstruction, however the western and eastern elevations appear to be the oldest part of this building and constructed of stone. The rough coursing of the stone is very similar in appearance to the northern wing of the farmhouse, therefore a late 17th century/early 18th century date is suggested for the origin of this building. The only notable architectural features visible at the time of the site visit are what appear to be owl holes within the east and west elevations (Plate 9). However, the rest of the building has been reconstructed in brick, with a lowered and heavily altered lean-to at the southern end as well. Mapping suggests that this would have originally been a larger building with extensions both to the east and west. Visibility of the outbuilding is restricted due to overgrown vegetation, however, the building appears to be well-preserved (Plate 10).



Plate 9 Close up of owl hole within the western elevation of the northern outbuilding



Plate 10 Outbuilding to the north of Apethorn Lane; although not within the Site, it is an integral part of the farmstead's development and is considered to be curtilage

Significance

- Historical – the farmhouse has illustrative values demonstrating the evolution from a medieval open hall to a farm building with changing functions and uses. It is also a rare example of a cruck framed hall, of which 70 are known across Greater Manchester, 10 of which are in Tameside (UMAU 1998). The combination barn also appears to be an early, rare example. It also has associative values and is connected to the locally prominent landowners and Industrialists - the Ashton family of Hyde.
- Evidential – although there has been some archaeological investigation of the hall, there is still high potential for the complex to reveal further information. No comprehensive archaeological survey has been carried out and this has the potential to reveal information about the dates, origins and functions of the buildings throughout its long history. Archaeological evaluation also has the potential to reveal evidence for unrecorded extensions or outbuildings. Further documentary research could help elucidate who the original occupant was and the circumstances as to why it was split into two separate farmsteads.
- Aesthetic – the complex demonstrates fortuitous values, having evolved from a medieval hall into two, then one farmstead(s). There are also elements of conscious design, with the additional outbuildings built specifically to fulfil an agricultural function.

The farmstead retains its original buildings and there is little evidence for major alterations, with the exception of the outbuilding to the north which was adapted as a tractor barn. The complex is arranged as a loose courtyard and the buildings form a coherent group.

Contribution of Setting to Significance

Apethorn Fold sits within a gently sloping landscape and abuts Apethorn Lane, which has been developed with a mix of terraces and semi-detached properties either side in a linear pattern, some of which were constructed during the early 19th century. The landscape immediately to the south of the farm and the lane is agricultural, with woodland framing this area and there are no boundaries between the farm complex and the field to the south. Houses have been built close to the north-western edge of the farm complex, with a low green fence and conifers separating the farm from 117 Apethorn Lane and there is a small gap to the south-east separating the farm from the housing here. The plot the farm sits in is overgrown, with a low stone wall along Apethorn Lane which is in a poor state of repair and a modern gate.

Views (Plate 14) to and from the farm along Apethorn Lane are fairly limited due to the later residential development; although the later brick houses and trees frame the view of the farmhouse from the west. The farmhouse has a strong historical and visual relationship with Apethorn Lane and there is a key view from the east, from which vantage point a number of old photographs have been taken (e.g. Plate 12) although this view is currently obscured by an overgrown hedge (Plate 13). There is visual relationship with the farmland to the south and the farm can be appreciated from across this area, although the principal elevations are orientated towards Apethorn Lane. The farm complex has not been deliberately positioned to be particularly prominent within the immediate landscape however its stone building materials contrast with the predominantly brick-built surroundings. There are also long-range views of the farm from the agricultural land to the south (Plates 15 – 17). The farm has a historical-functional association with the pastoral landscape to the south and was part of the same ownership/tenancy during the preceding centuries. Despite the later residential development, around the farm the Lane is still relatively narrow and winding, widening out either side where residential development has taken place. The presence of the narrow lane and the farmland landscape to the south affords the immediate setting of the farmhouse a semi-rural character.

The extent of the setting of Apethorn Farmhouse and associated buildings is shown on Plate 11 (also Figure 7), where the setting has been graded into three levels of sensitivity:

- High sensitivity – this includes the immediate land parcel within which the complex sits as well as a small area of open area to the immediate east, which is an important component of the being able to visually appreciate the farmhouse when approaching from the east along Apethorn Lane.
- Medium sensitivity – the open land to the immediate south of the complex is sensitive for its historical associations with the complex and for the way it contributes to the semi-rural nature of the setting.
- Low sensitivity – this area has some sensitivity due to long range views towards the farm complex, although this area is not considered to form a key part of the setting.



Plate 11 Map showing the levels of setting sensitivity for the Apethorn Farm complex



Plate 12 19th century photograph showing the view of Apethorn farmhouse from Apethorn Lane to the east. This aspect is currently obscured to a certain extent by the overgrown roadside hedge



Plate 13 The view of Apethorn Farmhouse from the east is currently obscured by an overgrown hedge.



Plate 14 Map showing locations of viewpoints for photographs taken during the site visit. The key view is indicated by a blue arrow. The location of Apethorn Farmhouse is indicated with a star.



Plate 15 Apethorn Farm, viewed from the south-west



Plate 16 Apethorn Farm, viewed from the south-east



Plate 17 Apethorn Farm, viewed from the south-east

Potential Impact of the Proposed Land Allocation

If the development proposals were to include a sympathetic restoration of the farm complex then this would have a major positive impact on the significance of the farm complex, which would take place through better revealing its significance and allow the building to be brought back into use. In its current state the farmhouse appears to be at high risk of imminent and extensive collapse, which would result in the destruction of the majority of the significance of the building. Therefore the single biggest potential impact of the proposed development (beyond its demolition, which is not considered an option) would be the safeguarding of the physical fabric of the building through sympathetic restoration. Considering the lamentable state of the building, there seems little point in considering the setting of the building in the design of the site masterplan unless the building itself is guaranteed a future as part of the development scheme.

It is considered that the area of highest setting sensitivity is the land parcel the buildings sit within and the area immediately to the east ('High Sensitivity' on Plate 11). Any development within this area would likely cause substantial harm to the significance of the setting of the listed complex.

The open farmland to the south of the farm has a historical-functional relationship with Apethorn Farm and from a visual and aesthetic point of view this area makes a key contribution to the semi-rural setting of the listed complex ('Medium Sensitivity' on Plate 11). Unsympathetic development in this area could cause substantial harm to the significance of the setting of the listed complex.

The open farmland further away from the listed complex ('Low Sensitivity' on Plate 11) has some sensitivity due to long range views towards the farm complex. Any development in this area may affect to some extent the ability to appreciate these long range views from some, however this is considered unlikely to cause substantial harm to the significance of the setting of the listed complex.

Recommendations

- In line with the Historic England guidance, a condition survey is recommended to establish the extent and nature of repairs required and the associated costs. This should also be accompanied by an appropriate level of archaeological building survey, to Historic England level 3 or 4 (see also Appendix 2).
- With regards to conversion and reuse of the buildings, once there is a condition schedule, there are a range of Historic England guidance documents on the adaptation of traditional farm buildings to retain, or better reveal, the significance of Apethorn Farm (it is noted that planning permission was granted for the residential conversion of the farmhouse in 2017).
- During any future conversion works of the buildings and landscaping within the farm courtyard, a programme of archaeological monitoring will likely be required (see Table 3)
- The most sensitive areas of setting is shown on Plate 11 (and Figure 7). For the area of 'High Sensitivity' this area should be protected from development, which is seen as crucial to protecting the immediate setting of the farmhouse and the key view from Apethorn Lane.
- For the area of 'Medium Sensitivity', as far as possible, the rural nature of this setting should be retained within the development, so as to avoid substantial harm to the significance of the setting. This could be best achieved through low density of building in this area and relatively higher areas of green space, the use of local building materials and vernacular design to help the development to blend into the landscape. There should also be a consideration of the transition from the open landscape to the edge of developments. Consideration should be given to re-establishing as a public footpath the historic routeway that linked the farmhouse to the woodland to the south (see Plate 5) and using this as a public footpath between Apethorn Lane and the woodland. This would also allow for an unbroken 'green link' between the farmhouse and the woodland as well as strengthening the historical association between the farmhouse and the land to the south.
- The degraded hedgerows and tree lines within this area should also be restored and re-established. This will help to both enhance the rural nature of the area, provide some authentic historical coherence and sense of time-depth within the development site, as well as providing visual screening between different portions of the Site.
- Considerations of access. Vehicular access for the Site should be avoided within the immediate vicinity of the farmhouse. Apethorn Lane within the vicinity of the farm should also be preserved as a single-track road as this contributes to the rural character of the landscape.

4.5 Pole Bank Hall (Grade II)

Description

Pole Bank Hall is an early 19th century house, built for Samuel Ashton of the Ashton family of Hyde, local landowners and industrialists (Plate 18). The house is constructed of handmade brick in Flemish bond, with ashlar dressings and a slate roof. Architectural details include an Ionic stone portico with a pediment and frieze. There are a number of later 19th and early 20th century outbuildings to the rear (north) of the house, with later 20th century extensions to the west. The house was set in landscaped gardens and parkland and was bequeathed to the Corporation of Hyde in 1946, as stipulated in the then-owner's will, George Frederick Byrom. The house was converted into a residential care home and the grounds became publicly accessible open space.



Plate 18 Pole Bank Hall

Significance

Pole Bank Hall derives its significance from a number of heritage values:

- Historical – the house has associative values, having been built for the locally prominent Ashton family. The house and gardens are also illustrative of the wealth accumulated by Industrialists during the early 19th century.
- Aesthetic – the building has design value, as a consciously designed house and a number of attractive and typical architectural features for the time. This includes the ionic stone portico at the main, front entrance.

Contribution of Setting to Significance

The extent of the setting of Pole Bank House is shown on Plate 20, where the setting has been graded into two levels of sensitivity:

- High sensitivity – this includes the immediate land parcel within which the complex sits. The full extent of the most sensitive area of setting is thus outside the Site.
- Low sensitivity – the open land to the immediate west of the complex has some sensitivity due to views from and towards the upper floors of the house, although this area is not considered to form a key part of the setting.

The Hall sits on a high point within extensive, wooded landscaped gardens, with the topography generally sloping east to west. The land parcel which constitutes the house and extensive gardens constitutes the coherent setting of the house.

The dense woodland within the landscaped gardens of the house affords privacy, although there is a small gap in the woodland to the rear of the house, where the outbuildings are located, and there are views of the upper stories of the house from farmland to the north (Plates 22 and 23). The landscaped gardens to the south of the house is criss-crossed by a network of paths and there is a small lake or large pond, which was presumably created as part of the landscaped garden. The landscaped gardens now function as a public park. The whole area is surrounded by trees and the boundaries have remained unchanged. There have been some alterations to the hall and gardens over the years; there is evidence for further landscaping to the south which includes the creation of a car park and a mid-20th century extension to the west. The original lodge at the entrance from Stockport Road was demolished in the mid-20th century.

The first edition OS map (surveyed 1872) shows how Pole Bank Hall had been designed to sit within a large landscaped garden, with views from the front of the house extending over extensive landscaped gardens, which included a large lawn down to a lake, which extended south-west and north-east of the house. The orientation of the house, as well as the presence of the wooded garden and the long narrow outbuilding along the western edge of the property (possibly a stable) suggests that the house was not designed with any consideration of views to the south-west, west, north or north-west.

There is a sense of tranquillity with the house set in a densely screened landscaped garden. With the conversion of the Hall to a care home and park now in public use, there is no longer a close relationship with the grounds although these have survived with some alterations. The later 20th century extensions and car parking areas have had a minor impact on the setting, however the setting of the Hall makes a positive contribution to the significance of Pole Bank Hall.



Plate 19 The first edition OS map (surveyed 1872) shows how Pole Bank Hall had been designed with views from the front of the house extending over extensive landscaped gardens, which included a large lawn down to a lake. The orientation of the house, as well as the presence of the wooded garden and the long narrow outbuilding along the western edge of the property (possibly a stable) suggests that the house was not designed with any consideration of views to the south-west, west, north or north-west, but rather was provided with a degree of privacy and seclusion from the open land on these sides.

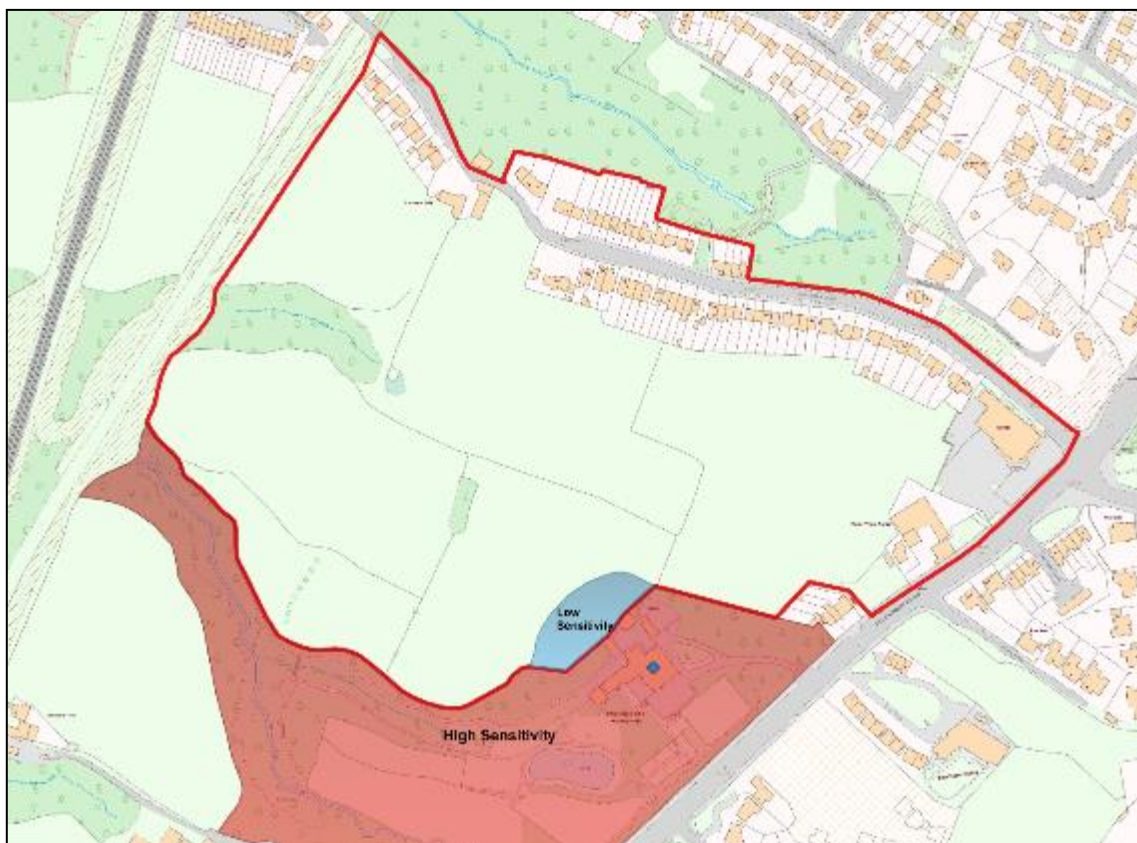


Plate 20 Map showing the extent and levels of setting sensitivity for Pole Bank Hall. The area of high sensitivity represents the original extent of the designed landscaped gardens of the Hall, which appear to retain some original features such as the lake as well as retaining its secluded woodland character. The area of low sensitivity relates to the fact that there is a lack of tree screening in this area, and therefore the setting of the house would be negatively affected by any visually dominant new development in this area.



Plate 21 Map showing locations of viewpoints for site visit photographs. The location of Pole Bank Hall is indicated with a star.



Plate 22 The rear of Pole Bank Hall, looking southeast from within the fields



Plate 23 Pole Bank Hall, looking south from near Apethorn Farmhouse

Potential Impact on setting

The entirety of the area of highest sensitivity to setting lies outside the Site. However, the fact that the Hall sits on elevated ground, looking over the open land to the north-west, means that any development close to the boundary of the Hall's grounds in this area (the area of 'low sensitivity' shown on Plate 20) could visually interfere with the setting of the Hall in this area. Due to the current screening and intervening housing developments, there is considered to be no impact from the Bowl Acre parcel on the significance of Pole Bank Hall.

Recommendations

- The most appropriate mitigation to offset any visual impact of the development on the Hall would be to plant trees within a landscape buffer along the boundary of the Site and the Hall's land parcel where there is currently a gap in the woodland. By closing the gap in the woodland, this would retain the secluded setting of the Hall that was an integral part of the design for the west, north and south sides of the property's land parcel, which was achieved through the creation of the extensive wooded landscaped garden. The area for the recommended woodland landscape buffer lies within the block of land indicated as 'low sensitivity' on Plate 20 (also Appendix 2: Figure 8).

4.6 Boundary Stone (Grade II)

Description

This boundary stone is located on Stockport Road, to the south of the Site and is probably early 19th century in date (Plate 24). The heritage asset consists of stone slab with a shaped head, built into a wall. The stone is inscribed with the words "Township of Werneth/Bredbury" and now marks the administrative boundary between Stockport and Tameside Council areas.

Significance

The Boundary Stone derives its significance from the following values:

- Historical – illustrative of the earlier administrative units within the Stockport parish as well as the way boundaries would have been marked out on the ground, using spaced out stones

Contribution of Setting to Significance

The boundary stone sits within a low stone wall alongside Stockport Road, which is shown on the 1841 tithe map as a Turn Pike road. It is presumed that the boundary stone would have stood independently at one stage. There has been limited development along the road however the road has been significantly widened and altered to accommodate increasing traffic. Due to its small size it can only be fully appreciated close-up. The setting does not contribute to the significance of the boundary stone.

Potential Impact of the Proposed Land Allocation

The Sites are not considered to contain any areas that are sensitive to development regarding any impact on the Boundary Stone. As a heritage asset, it can only be fully appreciated close-up and the wider setting does not contribute to its significance. Therefore, any development will not impact upon the significance of the boundary stone.

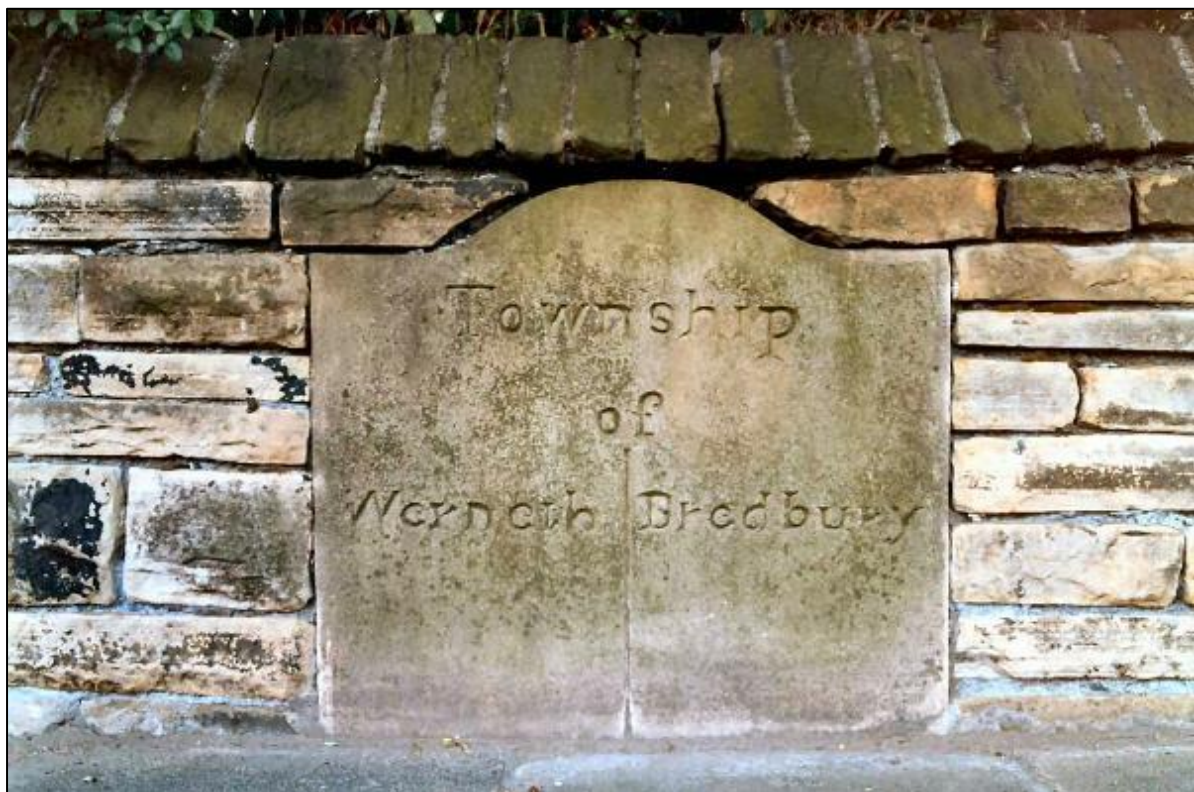


Plate 24 The boundary stone within a low stone wall alongside Stockport Road

4.7 Peak Forest Canal (Conservation Area)

Description

The Peak Forest Canal is designated as a Conservation Area within the Stockport Council area (Plate 25). It is a narrow-locked artificial waterway, running from the Dukinfield junction

with Ashton Canal to connect with the Macclesfield Canal at Marple Junction. It then runs on to Bugsworth Basin in Derbyshire and totals 14.5 miles. Construction commenced in 1794 and it was completed in 1801.

Significance

The special interest and heritage values derive from a number of values, including its use of local stone and the architectural merit of the infrastructure, buildings and structures associated with the canal. There are a number of views and vistas, which are constantly changing as the canal passes through suburban, semi-rural and rural settings (Stockport Council 2005).

Contribution of Setting to significance

The canal occupies a rural setting here and sits within dense woodland, before opening out to the south-west. It sits at the bottom of the valley, with the land gently sloping upwards. The setting makes a **positive** contribution to the significance of the canal.

Potential Impact of the Proposed Land Allocation

The Site forms part of the wider rural setting of the Peak Forest Canal however it sits at the bottom of the valley. The intervening railway line, the former railway line (now the Trans Pennine Trail) and dense woodland means that there is no visual connection between the Site and the Canal.

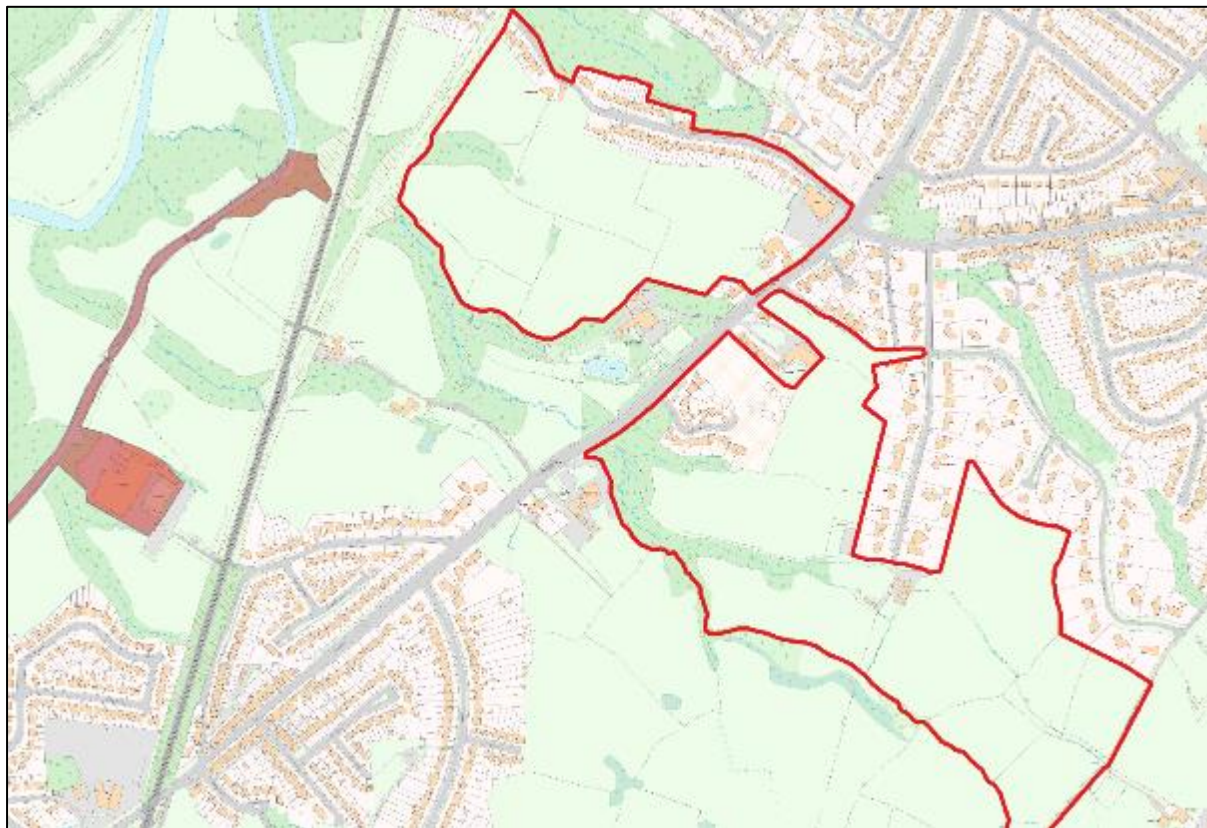


Plate 25 The Peak Forest Canal Conservation Area in relation to the Site

Recommendations

Although the Site is not visible from the Peak Forest Canal, it is still recommended that any development within the Site should not be visually dominant so as not to affect any vistas and views from the canal.

4.8 Undesignated (Non-designated) Built Heritage Assets

Four undesignated buildings and structures have been identified within the Site as having a degree of heritage significance and are included within Table 2 below (Appendix 2: Figure 1). These are classed as ‘undesignated heritage assets’ and have been subject to considerations of significance and an assessment of the potential impact of any proposed development.

Name	HA Number	Date	Significance
Jasmine Cottages	6	Early 19 th Century	High Local
Bowlacre Farm	9	?Late 18 th Century	High Local
2-8 Apethorn Lane	10	Early 19 th Century	High Local
Pear Tree Farm	13	Late 19 th Century	High Local

Table 2 List of undesignated built heritage assets, including their significance

4.9 Bowlacre Farm (Undesignated)

Description and Significance

This farmstead appears to originally be mid-late 18th century in date and is constructed of stone (Plate 26). A large part of the farm complex was rebuilt in the later 20th century, however two elements are considered to form the historic core of this complex: the barn to the west and a small part of the farmhouse to the east.



Plate 26 The Bowlacre Farm complex, looking south-east

Most of the farmhouse was rebuilt in the late 20th century, however the central part of the farmhouse appears to be mid-late 18th century (Plate 27). The outbuilding is modest in size, of 2 bays, single storey and constructed of stone. It is likely to have been a combination barn and appears to be mid-late 18th century in date; the doors in the southern half indicate access for cows and the northern half was probably used for crop/fodder storage, indicated by small ventilation slits in the northern elevation (Plate 28). A small brick lean-to has also been added to the western side of the barn, which appears to be early 20th century in date. Bowlacre Farm is considered to be of high local significance.



Plate 27 The farmhouse at Bowlacre Farm has been largely rebuilt, however the central part is original



Plate 28 The Combination Barn at Bowlacre Farm

Contribution of Setting to Significance

The farm still sits within a rural landscape, which opens up to the west, south and east. The land slopes steeply up to the east is mostly pastoral with some mature hedgerows and small pockets of woodland. There are relatively long-ranging views east and west across the open landscape, however woodland and hedgerows block any wider views. The plot the farm sits in is surrounded by tarmacked surfaces and there is no evidence for survival of historic materials beyond the buildings. The setting has been eroded to the north with the development of Bowlacre Lane with large detached properties. However despite this, the setting makes a positive contribution to the significance of Bowlacre Farm.

Potential Impact of the Proposed Land Allocation

Development within the Bowlacre allocation has the potential to impact upon the significance of the farmstead, impacting upon the rural setting. Due to the topography and presence of woodland, the Apethorn parcel is not considered to have an impact on Bowlacre Farm. Although development has occurred to the north of the farm, the Site has remained largely unchanged. Any development immediately east, south and west would be visible, although the visibility reduces upslope to the east, due to the presence of hedgerows and trees and west beyond the wooded areas. Most of the views from the east are towards the later rebuild of the farm complex as well.

Recommendations

- Employ a buffer zone immediately around Bowlacre Farm, where no development should take place.
- Consideration of massing and height. Long range views to the north-west can be appreciated therefore any development should not be visually dominant.
- Considerations of plan and design. Any design should reflect this and consider incorporation of green space, the density of development, the height and boundary treatments. There should also be a consideration of the transition from the open landscape to the edge of developments
- Maintain hedgerows. A small number of historic field boundaries have been identified to the east and their preservation is recommended as part of green infrastructure (Appendix 2: Figures 5 and 6)

4.10 Pear Tree Farm (Undesignated)

Description and Significance

Pear Tree Farm dates to the late 19th century however most of the buildings are mid-late 20th century in date and therefore of little historic significance. There is one late 19th century outbuilding, which appears to be a modestly sized, brick-built cow house with a hay loft (Plate 29). It was inaccessible at the time of the site visit, however it appears to have its original entrance door but with very few architectural embellishments. This type and date of building is not rare, however there are few agricultural buildings locally, therefore this building is of high local significance.



Plate 29 Late 19th century cow house at Pear Tree Farm

Contribution of Setting to Significance

The Site remains predominantly rural and gently slopes downwards to the west and offers long ranging views across here. However the cow house has no visual connection with this landscape due to the construction of later 20th century buildings. In addition, the area to the east has been developed as a car showroom. The farm is also currently derelict and overgrown which reduces the significance, however an original cobbled surface survives to the south-west. The setting makes a minor positive contribution to the significance.

Potential Impact of the Proposed Land Allocation

There is some visual connection with part of the Bowlacre allocation, alongside Hilda Road and development within both of these areas will impact upon the rural setting of the farm. However the cowhouse is a modestly sized building and is not a prominent building within the landscape and currently has no visual connection with the rural landscape. The development of this however will remove the historical-functional connection of this farm to the wider landscape.

Recommendations

- There is an opportunity to enhance this currently derelict heritage asset by removing the redundant buildings and restoring the former cowhouse, as well as the historic materials still surviving to the south-west. This will open up views, particularly from Stockport Road and allow appreciation of this building, as well as visually reconnect the building with the landscape to the north-west.
- A buffer zone to the north to allow appreciation of this building within any new development, within vestiges of the rural setting

4.11 Jasmine Cottages and 2-8 Apethorn Lane (Undesignated)

Description and Significance

These are two separate rows of houses; Jasmine Cottages 83-85 Apethorn Lane consists of 2 buildings, whilst 2-8 Apethorn Lane consist of 4 terraced houses. Both date to the early 19th century and are workers' cottages. 2-8 have front elevations constructed of brick, however the rear consists of stone; 2 have since been rendered obscuring any historic detail. Jasmine Cottages have also been rendered obscuring any detail and one has also had a later garage extension. They reflect the early development of Apethorn Lane and hold some group value with Apethorn Farm as part of the historic core of this area; they are of local significance.

Contribution of Setting to Significance

Both these sets of cottages would have once sat in an isolated rural landscape, however Apethorn Lane has been developed in a linear pattern during the mid-late 20th century diminishing this remote setting. 2-8 Apethorn Lane have no visual connection with the Site due to development on the opposite side of the road, however Jasmine Cottages retains its visual connection with the rural landscape to the south. The setting therefore makes a **positive** contribution to the significance of the cottages.

Potential Impact of the Proposed Land Allocation

Whilst 2-8 Apethorn Lane has no visual connection with the Site, Jasmine Cottages retains an open vista across the landscape to the south and development here will impact upon its setting.

Recommendations

- Considerations of plan, design, density and massing to reflect the current pattern of development along Apethorn Lane.

4.12 448-454 Stockport Road

Description and Significance

The four cottages at 448-454 Stockport Road appear on the 1841 tithe map. They reflect the early development of Stockport Road and hold local significance. The cottages maintain views of farmland to the rear.

Contribution of Setting to Significance

The setting of the cottages includes rural views to the rear, which reflect the historic rural setting of the houses. The setting therefore makes a **positive** contribution to the significance of the cottages.

Potential Impact of the Proposed Land Allocation

The cottages at 448-454 Stockport Road retain an open vista across the landscape to the west and so development will impact upon their setting.

Recommendations

- Considerations of plan, design, density and massing to reflect the current pattern of development along this part of Stockport Road

4.12 Other Undesignated Heritage Assets

The following undesignated heritage assets have also been identified within 250m of the Site boundaries, however, these undesignated heritage assets, and their settings, will not be affected, and so they are not discussed further within this report.

Apethorn Mill

Apethorn Mill was located approximately 250m to the west of the Apethorn land allocation. A mill is shown on the 1841 tithe map, however, during the 20th century, the earlier mill was demolished and replaced by Gee Cross Mill. Gee Cross Mill was then replaced by 169 Apethorn Lane.

Cottages 151-167 Apethorn Lane

The cottages at 151-167 Apethorn Lane are located approximately 115m to the northwest of the Site. The houses appear on the 1841 tithe map, indicating that they were built in the early-nineteenth century. The houses cannot be seen from the Site, and views from the houses do not include the land allocations. The cottages and their settings will therefore not be affected.

5. Historic Landscape

5.1 Introduction

The rural landscape reflects past human activity as well as topographical and geographical influences. The landscape of an area has many qualities and values including visual character, biodiversity, recreation and economic value. The Site has a varied historic landscape which reflect different influences and patterns of use.

The landscape across the Site is predominantly rural agricultural land, used for keeping sheep and horses and there are also smaller areas of clough woodland. As part of the analysis of the historic landscape, a rapid assessment was carried out on the field boundaries, hedgerows and other visual remnants relating to the historic land use of the Site. This was to characterise the extent of surviving field systems and to analyse the preservation of historic character within the present landscape. Other features highlighted include longstanding public footpaths and tracks, as well as areas of woodland.

5.2 Approach to Assessment

The approach included consideration of the following:

- Field boundaries/hedgerows: a rapid assessment has been carried out to identify those boundaries depicted on historic mapping and which contribute to the historic character of the Site (see Appendix 2: Figures 5 and 6).
- Historic roads: a rapid assessment has been carried out to identify roads which have survived, either as main roads or tracks/footpaths in the modern landscape (see Appendix 2: Figure 2);
- Woodland: areas have been highlighted that also contribute to the historic character of the Site (see Figure 2).

5.3 Broad Description of the Site Landscape

The two Site slightly differ in their topography' Site A (Bowlacre) is relatively flat between Bowlacre Farm and the A560 Stockport Road, with the woodland along the south-western side defining a steep-sided clough. The topography climbs relatively steeply to the east of Bowlacre Farm to the Site edge along Lord Derby Road. The topography within Site B (Apethorn) gently descends from south-east to north-west. The landscape is predominantly pastoral however a large part of the enclosed landscape has either been removed or replaced with modern fencing. The enclosure that does remain is within the Bowlacre allocation and is post-medieval in origins. The farm complex at Apethorn was one of a small number of high status, yeoman houses established in the medieval period, then later converted into a farm complex during the post-medieval period. The Sites form part of a larger rural buffer between the local authority areas of Stockport and Tameside, sitting at the edge of the Hyde and Stockport suburbs.

This historic landscape character has been retained across some of the Site, with a partially preserved post-medieval field system (see pre-1760 field boundary on Fig. 2). There has been some agglomeration of during the later 19th and 20th centuries and Apethorn and Pear Tree Farms are no longer in agricultural use meaning that there is a loss of connection to the rural landscape.

5.3.1 19th Century and Earlier Field Boundaries

The assessment has highlighted those hedgerows which, based on historic map evidence, have 19th century or earlier origins. Such hedgerows are considered to possess some historic and archaeological significance and are worthy of retention as far as possible. The incorporation of 'old' hedgerows within the scheme will help to enhance the time depth and sense of place of the local landscape. It should be noted that the assessment has not attempted to ascertain whether any of the hedgerows located within the Site may be classed as 'Important' according to the Hedgerow Regulations 1997, as this was beyond the agreed scope of the assessment. Therefore, any references within this assessment to 'historic field boundaries', or 'historic hedgerows' relates to any hedgerows that have been attributed a 19th century or earlier date.

Identified hedgerows were broadly divided into those that are likely to be part of parliamentary enclosure (between 1760 and 1820) and those that likely predate this.

The mapping shows the extant field boundaries which appear on the tithe map or the First Edition OS map onwards. There is fragmentary survival to the east of Bowlacre Farm as well as one possible boundary within the Apethorn allocation; part of this allocation boundary also forms the old township boundary between Werneth and Bredbury which now divides the Stockport and Tameside local authority areas.

Figures 5 and 6 (see Appendix 2) show the field boundaries identified that can be seen on tithe maps for Werneth township (published c.1841) and/or the first edition Ordnance Survey map (published 1882). Those hedgerows that are not species rich and/or just consist of hawthorn, are likely to have belonged to the phase of parliamentary/surveyed enclosure, which took place between 1760 and 1820. Those identified with a number of species, including mature trees, are likely to predate this and could be medieval/post-medieval in origins. Field boundaries running along roads and natural features such as cloughs and watercourses were hard to define and it is not clear whether these would have been present historically.

5.4 Historic Roads

The Site is defined by historic routeways along some of its boundaries and the majority of existing roads are likely to have been in existence since the medieval period. It is likely that Apethorn Lane existed during the medieval period, as it links Apethorn Fold to the turn pike road, now Stockport Road. Apethorn Lane bounds the Apethorn land allocation to the north. Stockport Road, the former turn pike road, bounds the Apethorn land allocation to the east, and the Bowlacre land allocation to the west.

5.5 Woodlands

The historic woodlands identified within this assessment are recommended for retention. Any further assessment should also bring in the input of ecologists to help determine their condition and significance from an ecological perspective. The woodland is located to the western side of the Apethorn land allocation and the southwestern side of the Bowlacre land allocation. Both these areas of woodland are shown on the 1841 tithe map. The ancient woodland is already publicly accessible from the grounds of Pole Bank Hall and efforts should be made to increase accessibility from any new development areas (See Fig 2).

6. Recommendations

6.1 Recommendations for the Archaeological Resource

Specific recommendations have been provided in Table 3 below, which provide a guide for the next stages of archaeological investigations in relation to taking the development forward.

This assessment has considered all the land within the red line boundary. However, it may be the case that not all of the land within the red line boundary will be proposed for development and therefore the recommendations are only relevant to those areas which are proposed for development.

The basis for defining the strategy for dealing with the archaeology for the Site is the archaeological sensitivity of different areas of the Site, which have been identified through this assessment.

The recommendations have been split into the following categories (see Appendix 2: Figure 3)

- Areas where the requirement for further work should be set out in the development brief and the work completed pre-application
- Areas where a programme of archaeological works can be secured by planning condition and referenced in the development brief
- Areas where no further archaeological work is anticipated to be required

There are large areas of the Site where there is archaeological potential, but which is still largely an 'unknown quantity' in terms of its extent, condition and significance, particularly in the case of the potential for hitherto unknown prehistoric remains, which have the potential to be of high local/regional importance. There are small areas where archaeological remains will have been affected, but overall, the archaeological resource across large parts of these areas is currently largely unknown.

These areas should be subject to a programme of archaeological field investigation pre-application, and ideally will be undertaken at an early enough stage that the results can feed into the emerging masterplan. The benefit of undertaking this work pre-planning is that the results of the field investigation will give a much clearer picture of the archaeological resource within the Site, and this information can then be considered and fed into the designs for the new development and allow for the appropriate treatment for any archaeological remains. This treatment could take the form of *in situ* preservation, where any highly significant buried archaeological remains are incorporated into the 'green infrastructure' of the new development, or, for remains of lesser importance, an archaeological excavation in advance of development, where the buried remains are excavated and recorded prior to their ultimate loss.

The programme of field investigation could most usefully comprise a geophysical survey, followed by targeted archaeological evaluation trenching. Geophysical survey has been shown to highlight archaeological features and could also detect areas subject to high heating temperatures and may help determine the extent of any industrial activity within the fields named 'kiln'. The results of the geophysical survey would then help to pinpoint areas of interest for targeted evaluation trenching.

Area	Key Issues	Recommendations
'Kiln' Fields	Three fields on tithe map with the name 'kiln' which could indicate industrial activity such as evidence for metalworking or pottery production	<p>A requirement for further work should be set out in the development brief and be completed pre-application.</p> <p>This is a large area of archaeological sensitivity where the potential has not been defined. The masterplan should identify broad areas of where development might take place and then archaeological evaluation should be undertaken in the form of geophysics and trenching to establish where especially significant archaeology should be preserved <i>in situ</i> through sympathetic planning within those developable areas, and/or where the archaeology can be removed but first of all recorded through a planning condition.</p>
Rest of the Apethorn Allocation	Possible WWII practice trenches near Pole Bank Hall; remnants of possible ridge and furrow; no known archaeological remains however there is potential due to lack of development	<p>A requirement for further work should be set out in the development brief and be completed pre-application.</p> <p>This is a large area of archaeological sensitivity where the potential has not been defined. The masterplan should identify broad areas of where development might take place and then archaeological evaluation should be undertaken in the form of geophysics and trenching to establish where especially significant archaeology should be preserved <i>in situ</i> through sympathetic planning within those developable areas, and/or where the archaeology can be removed but first of all recorded through a planning condition.</p>
Bowlacre Allocation	No known archaeological remains however there is potential due to lack of development. A small marshy area on the Site boundary may have environmental potential (if it extends into the Site)	<p>A requirement for further work should be set out in the development brief and be completed pre-application.</p> <p>This is a large area of archaeological sensitivity where the potential has not been defined. The masterplan should identify broad areas of where development might take place and then archaeological evaluation should be undertaken in the form of geophysics and trenching to establish where especially significant archaeology should be preserved <i>in situ</i> through sympathetic planning within those developable areas, and/or where the archaeology can be removed but first of all recorded through a planning condition.</p>
Apethorn Farm	Although recommendations specified within Built Heritage section, there are also archaeological implications	<p>A requirement for further work should be set out in the development brief and be completed as a staged approach.</p> <p>A condition survey is recommended to determine if further protection measures are needed for the buildings. An archaeological presence is recommended to determine the potential and method for future archaeological building survey, as well as whether this should be staged prior to, and during, conversion works.</p> <p>An archaeological watching brief is also recommended during any reduction of ground levels within the immediate vicinity of the buildings</p>
Pear Tree Farm	Recommendations have been made to retain the late 19 th century cowhouse	<p>A programme of archaeological works can be secured by planning conditions and referenced in the development brief.</p> <p>An archaeological building survey is recommended prior to any conversion or demolition of the cowhouse.</p>

Area	Key Issues	Recommendations
Bowlacre Farm	Recommendations have been made to retain the farm	<p>A programme of archaeological works can be secured by planning conditions and referenced in the development brief.</p> <p>An archaeological building survey is recommended should demolition be proposed of the historic elements of the farm.</p> <p>An archaeological watching brief is also recommended during any reduction of ground levels on the site of the former buildings</p>
Site of cottages and hatshop	Late 18th/early 19 th century cottages and hatshop, demolished mid-20 th century	A programme of archaeological works can be secured by planning conditions and referenced in the development brief.
Site of Gerrard's Fold	Possible post-medieval settlement	A programme of archaeological works can be secured by planning conditions and referenced in the development brief.

Table 3: Archaeological recommendations

6.2 Recommendations for the Built Heritage

For the designated built heritage at Apethorn Farm, recommendations have been made to enshrine and emphasise their protection within future policy. For both Apethorn Farm and Pole Bank Hall, measures have been proposed to reduce or remove harm, particularly where there are potential effects on the setting.

Name	Designation	HA No. (see Appendix 2: Figure 7)	Key Issues	Recommendations	Opportunities (if any)
Apethorn Farmhouse	Grade II*	1	Outbuildings considered to be curtilage; on the Heritage At Risk list; effect of development on rural setting (positive contribution to significance) Areas of sensitivity shown on Figure 7	<p>In line with the Historic England guidance, a condition survey is recommended to establish the extent and nature of repairs required and the associated costs. This should also be accompanied by an appropriate level of archaeological building survey, to be discussed with GMAAS (see also Appendix 2).</p> <p>With regards to conversion and use of the buildings, once there is a condition schedule, there are a range of Historic England guidance documents on the adaptation of traditional farm buildings to retain, or better reveal, the significance of Apethorn Farm.</p> <p>Regarding any future conversion works of the buildings and landscaping within the farm courtyard, a programme of archaeological monitoring will likely be required by GMAAS (see Table 3)</p> <p>The most sensitive area of setting is shown on Figure 7. As far as possible, the rural nature of this setting should be retained within the development, so as to avoid substantial harm to the significance of the setting. This could be best achieved through no development taking place within this area. However, if development is to take place within this area then the harm can be reduced through low density of building in this area, the use of local building materials and vernacular design to help the development to blend into the landscape. There should also be a consideration of the transition from the open landscape to the edge of developments.</p> <p>The degraded hedgerows and tree lines within the Site should also be re-established. This will help to both enhance the rural nature of the area as well as providing visual screening between different portions of the Site</p> <p>It is recommended to reserve an area of green space immediately east of the farmhouse in order to preserve this key view from Apethorn Lane. It is also recommended to re-establish the historic lane which led south-westwards from the farm and connected with the woodland.</p> <p>Considerations of access. Vehicular access for the Site should be avoided within the immediate vicinity of the farm, as part of the buffer zone proposed above. Apethorn Lane within the vicinity of the farm should also be preserved as a single-track road as this contributes to the rural character of the landscape.</p>	Restore farm complex

Name	Designation	HA No. (see Appendix 2: Figure 7)	Key Issues	Recommendations	Opportunities (if any)
Pole Bank Hall	Grade II	2	Effect of development on rural setting (positive contribution to significance) Areas of sensitivity shown on Figure 7	The most sensitive area of setting is shown on Figure 7, which encompasses the key view from of the designated asset. As far as possible, the rural nature of this setting should be retained within the development, so as to avoid substantial harm to the significance of the setting. This could be best achieved through no development taking place within this area of sensitivity. However, if development is to take place within this area then the harm to the setting can be reduced through low density of building in this area, the use of local building materials and vernacular design to help the development to blend into the landscape. The heights of any new buildings should also be considered, with a maximum of two-storeys recommended for buildings within this area. The degraded hedgerows and tree lines within the Site should also be re-established. This will help to both enhance the rural nature of the area as well as providing visual screening between different portions of the Site.	
Boundary Stone	Grade II	3	No issues identified	No recommendations	
Peak Forest Canal	Conservation Area	4	Effect of development on rural setting (positive contribution to significance)	Avoid visually dominant development	
Bowlacre Farm	Undesignated	9	High local significance; part of 18 th century farmhouse and barn remains but largely rebuilt; setting makes positive contribution to significance of farm	Preservation of farm; buffer zone; avoid visually dominant development; considerations of plan and design; preservation of field boundaries to east	
Pear Tree Farm	Undesignated	13	High local significance; all other farm buildings mid-20 th century onwards	Preservation of late 19 th century cowhouse; landscape buffer zone; archaeological requirements (see Table 3, above).	Restore the former cowhouse; demolish later farm buildings

Name	Designation	HA No. (see Appendix 2: Figure 7)	Key Issues	Recommendations	Opportunities (if any)
Jasmine Cottages and 2-8 Apethorn Lane	Undesignated	6, 10	Local significance; effect on setting	Considerations of plan, design, density and massing	
448-454 Stockport Road	Undesignated		Local significance; effect on setting	Considerations of plan, design, density and massing	

Table 4: Built heritage recommendations

6.3 Recommendations for the Historic Landscape

The analysis of the historic landscape character has found that there are a number of surviving features which could be incorporated into any future development to help create a sense of place and maintain a visual and tactile link with the Site's past.

Historic Landscape Features (see Figures 4 and 5)	Recommendations and Opportunities
Historic field boundaries	The historic field boundaries highlighted on Figures 5 and 6 (Appendix 2) are recommended for retention and incorporation into the masterplan as part of the green infrastructure for the scheme. Hedgerows are a rapidly diminishing resource across this area and as well as contributing to the historic and rural character of the area. Some of the hedgerows are also likely to be species-rich features of ecological importance. The natural screening provided by the vegetation along the clough to the south-west along the boundary of the Bowlacre allocation is also recommended for retention.
Roads and paths	It is recommended that the current network of public footpaths are maintained as well as the character of the Lord Derby Road, which contributes to the wider rural landscape setting.
Woodland	There are small areas of woodland across both allocations and their retention is recommended as they form an important part of the rural character of the area. In addition, ancient woodland within the grounds of Pole Bank Hall and beyond sit beyond the Site boundary. However efforts should be made to increase accessibility from any new development areas. Research by the Woodland Trust has shown the benefits of preserving natural greenspace, like woodlands (2010, 3). There are opportunities to find ways to manage these woodlands sustainably and maximise public benefits through identifying their ecological potential and how to involve the community in managing and using woodland. Creating community woodlands is one possible way forward and there are a number of examples of these, such as Vert Woods and Monkton Community Woodland. There is also the opportunity to link to the Trans Pennine Trail as well as the Ancient Woodland which also leads to Pole Bank House and the public space there.
Other	The results of the archaeological mitigation, along with further research and information on the built heritage, can be incorporated into heritage trails across the Site as well as interpretation points. Subjects highlighted include the prehistoric occupation of this landscape, as well as the use of this area during the medieval/post-medieval period onwards. Some of this work could also be published in a popular booklet within the Greater Manchester Past Revealed series.

Table 5: Historic Landscape Recommendations

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Appendix 1: Gazetteer

HA Number	Site Name	Designation	HER Ref	Period	Location (E/N)	Description
1	Apethorn Fold Farmhouse	Grade II*	1070.1.0	Medieval	394473, 393470	Farmhouse and shippon, 16 th century in date. External walls and other features 17 th -19 th centuries. Cruck-framed with brick and squared rubble walls and a graduated stone slate roof. Originally a 4-bay cruck-framed open-hall house. Two other farm buildings considered curtilage – 18 th century and later in date. Currently on the Buildings at Risk register and within the land allocation.
2	Pole Bank Hall	Grade II	940.1.0 & 940.2.0	Early 19 th century	394584, 393180	House, now residential home. Early C19. Flemish bond brick with ashlar dressings and slate roof. Double-depth central- staircase plan with 2 storeys, a C19 addition to rear and a single-storey C20 wing to left. The hall was built for the Ashton family. Situated within 4 hectares of parkland. Outside the land allocation.
3	Boundary Stone, Stockport Rd	Grade II	11348.1.0	Early 19 th century	394473, 392988	Boundary stone, probably early 19 th century. Stone slab with a shaped head, built into a wall. The stone is inscribed with the words "Township of Werneth/Bredbury. Outside the land allocation.
4	Peak Forest Canal	Conservation Area	CA24	Late 18 th century	394106, 393369	Canal, opened in 1796 and completed in 1805. Principal engineer was Benjamin Outram. Starts at Dukinfield and runs for 14.8 miles to Bugsworth Basin in Derbyshire.
5	Projected Melandra to Stockport/Cheadle Roman Road	Undesignated	4.1.1	Roman	394954, 392752	The possible line of the Roman road from Cheadle to the Roman fort of Melandra is thought to pass near to, or through, the Site.
6	Jasmine Cottages (site of)	Undesignated	-	Early 19 th century	394553, 393427	Two cottages, probably early 19 th century in date. Shown on Tithe Mapping but only named on first edition Ordnance Survey. Still extant.
7	Kiln Field Meadow and Nearer Kiln Field	Undesignated	-	?Post-medieval	394700, 393341	Field names on the Tithe mapping which suggest the presence of Industrial activity.
8	Gerrard's Fold (site of)	Undesignated	-	Post-medieval	394783, 393262	Settlement, possibly post-medieval. Cluster of buildings straddling both sides of Stockport road. According to the Tithe Map, the buildings consisted of 6 cottages, a hatshop and a garden. Buildings now demolished and mostly replaced with later buildings of Pear Tree Farm though some parts remain undeveloped.
9	Bowlacre Farm	Undesignated	-	?Late 18 th century	394912, 392835	Farm complex, late 18 th /early 19 th century. Most of the buildings appear to still survive.

HA Number	Site Name	Designation	HER Ref	Period	Location (E/N)	Description
10	2-8 Apethorn Lane	Undesignated	-	Early 19 th century	394629, 393433	Four cottages, probably early 19 th century. Still standing. Two cottages are now rendered.
11	Parsonage (site of)	Undesignated	-	Early 19 th century	394822, 393320	Parsonage for Hyde Chapel, which was originally built in 1708 and replaced in 1846. Date of the parsonage is unknown but it is shown on the Tithe Map. Extended in the early 20 th century. Demolished in later 20 th century when road widened. Site now a garage.
12	World War II Practice Trenches	Undesignated	-	Mid-20 th century	394547, 393228	According to the current landowner, a number of trenches were dug during WW2 by the Home Guard. No obvious cropmarks can be seen on satellite imagery
13	Pear Tree Farm	Undesignated	-	Late 19 th century	394753, 393258	Farmstead, late 19 th century in date. One building remains of this date, the rest are later 20 th century in date
14	448-454 Stockport Road	Undesignated	-	Early 19 th century	394702, 393216	Cottages, early 19 th century in date. Shown on the 1841 tithe map.

Appendix 2: Figures

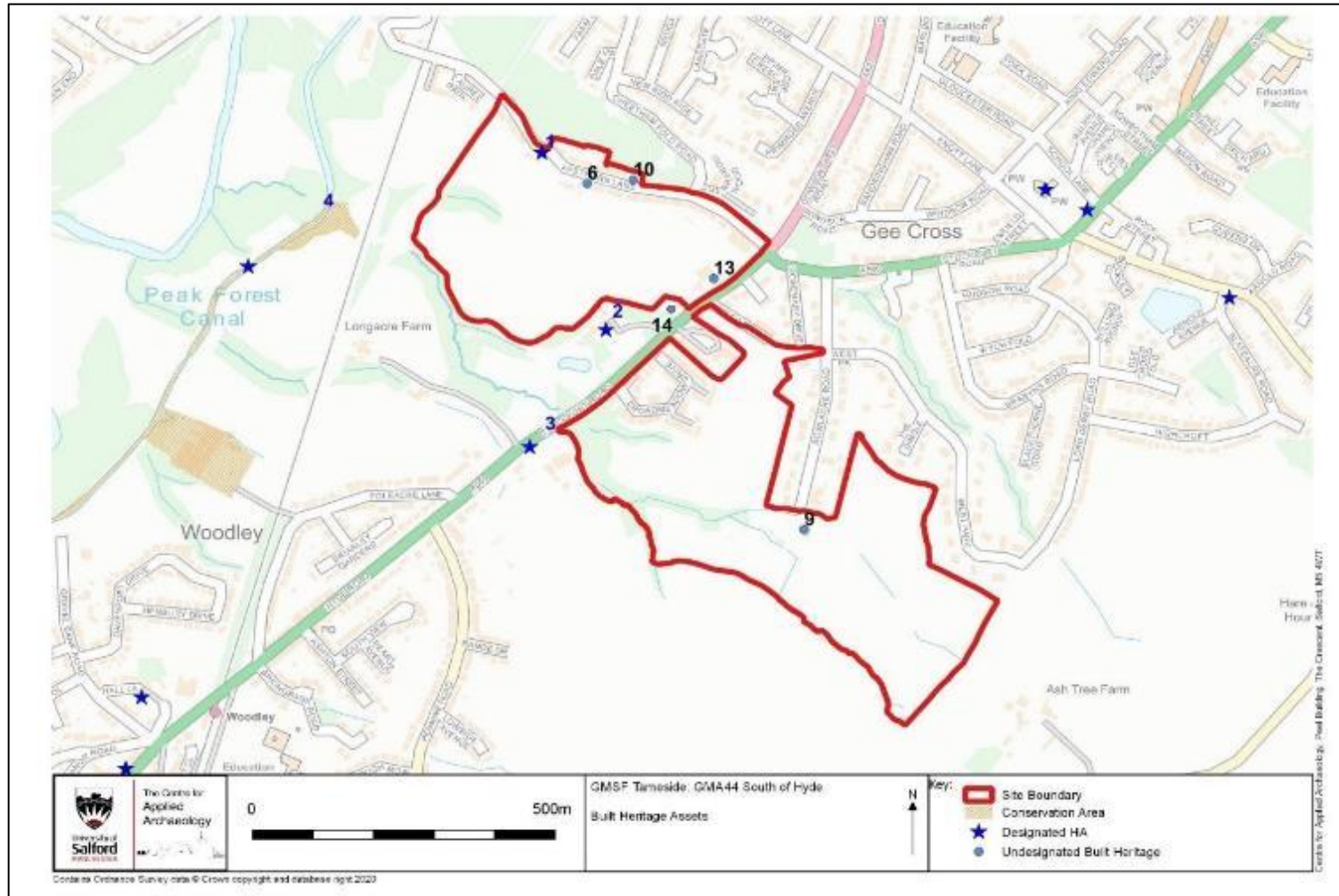


Figure 1 Built Heritage Assets within and in the vicinity of the Site

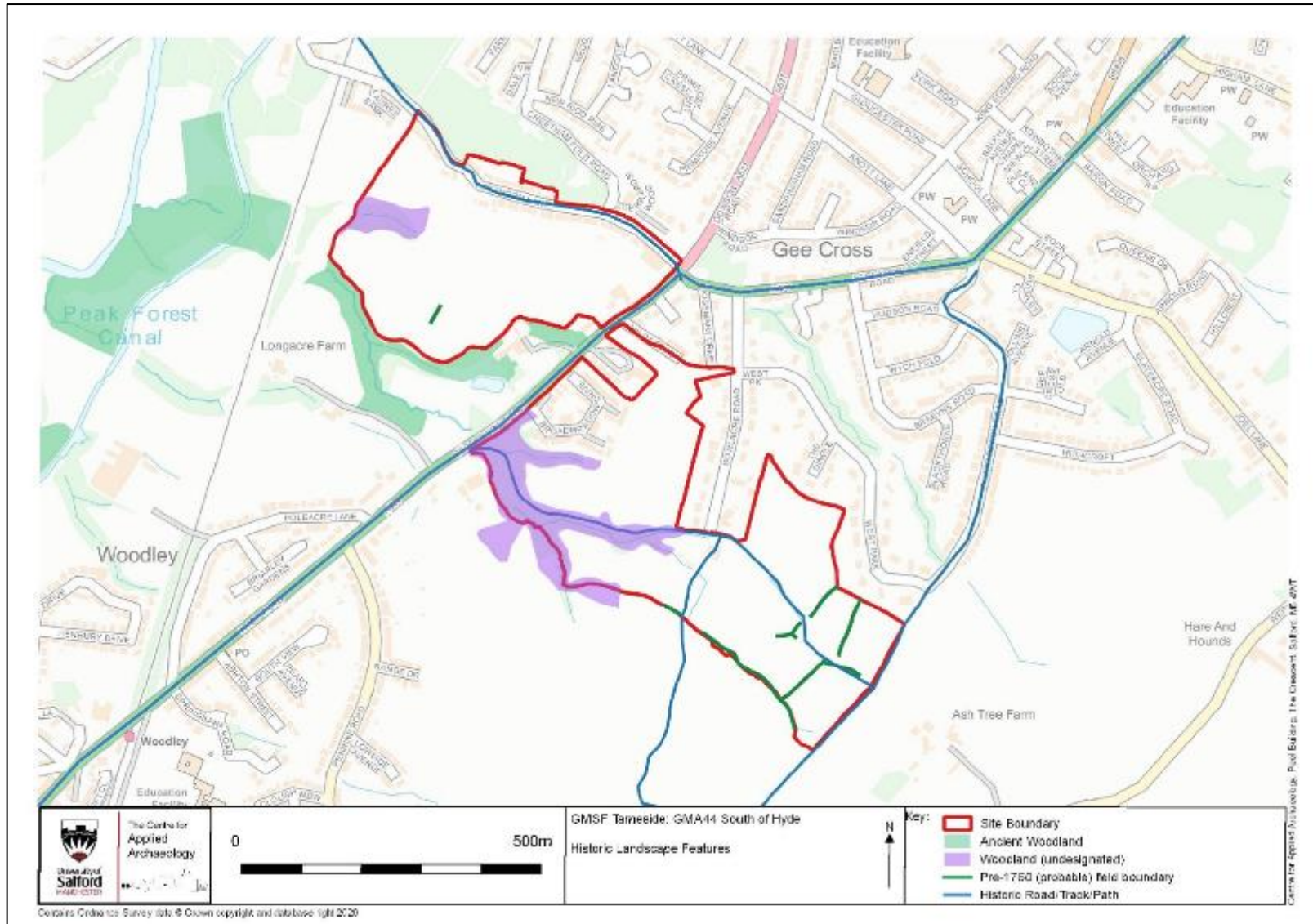


Figure 2 Historic Landscape Features in, and around, the Site

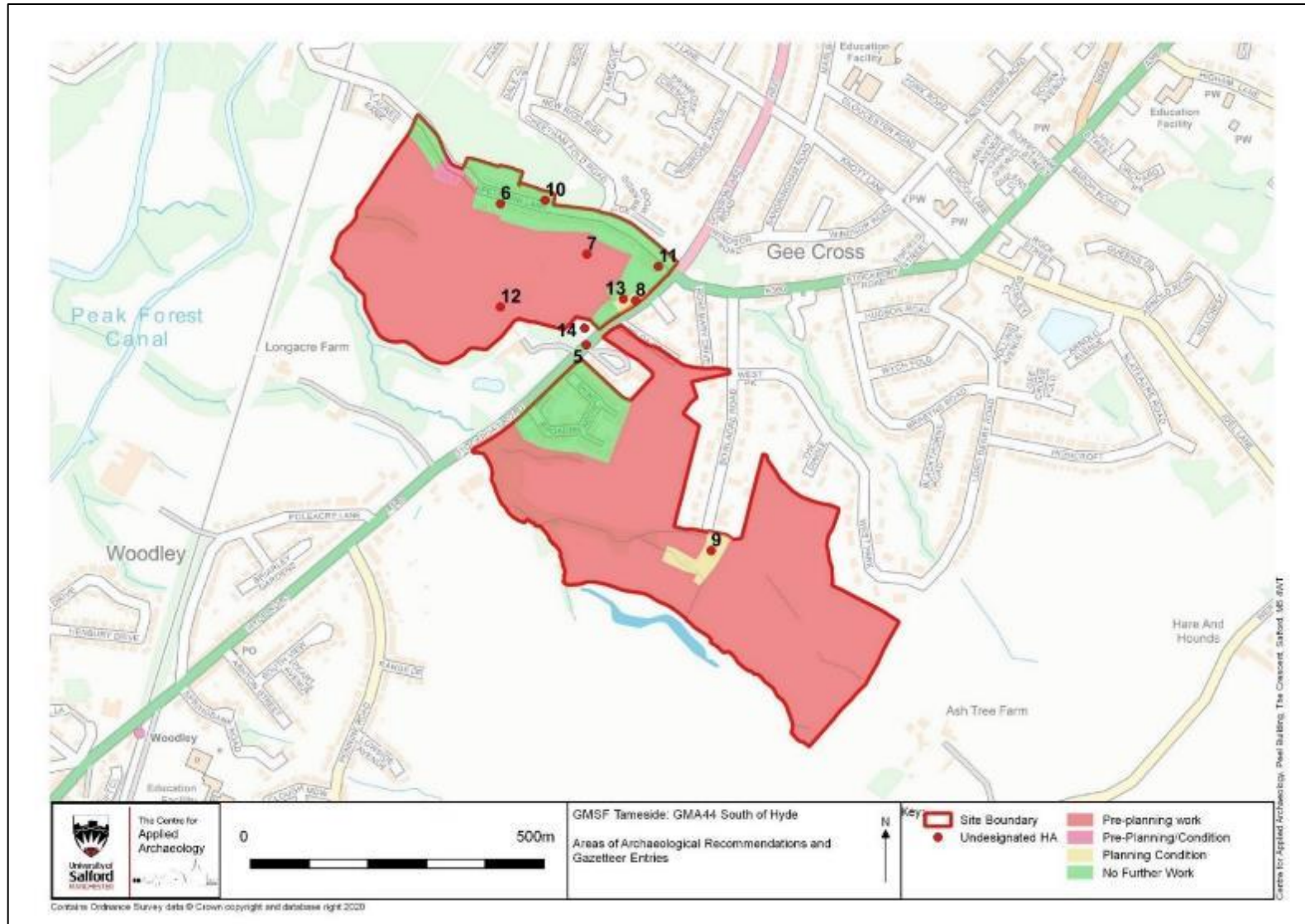


Figure 3 Areas of Archaeological Recommendations and Gazetteer Map

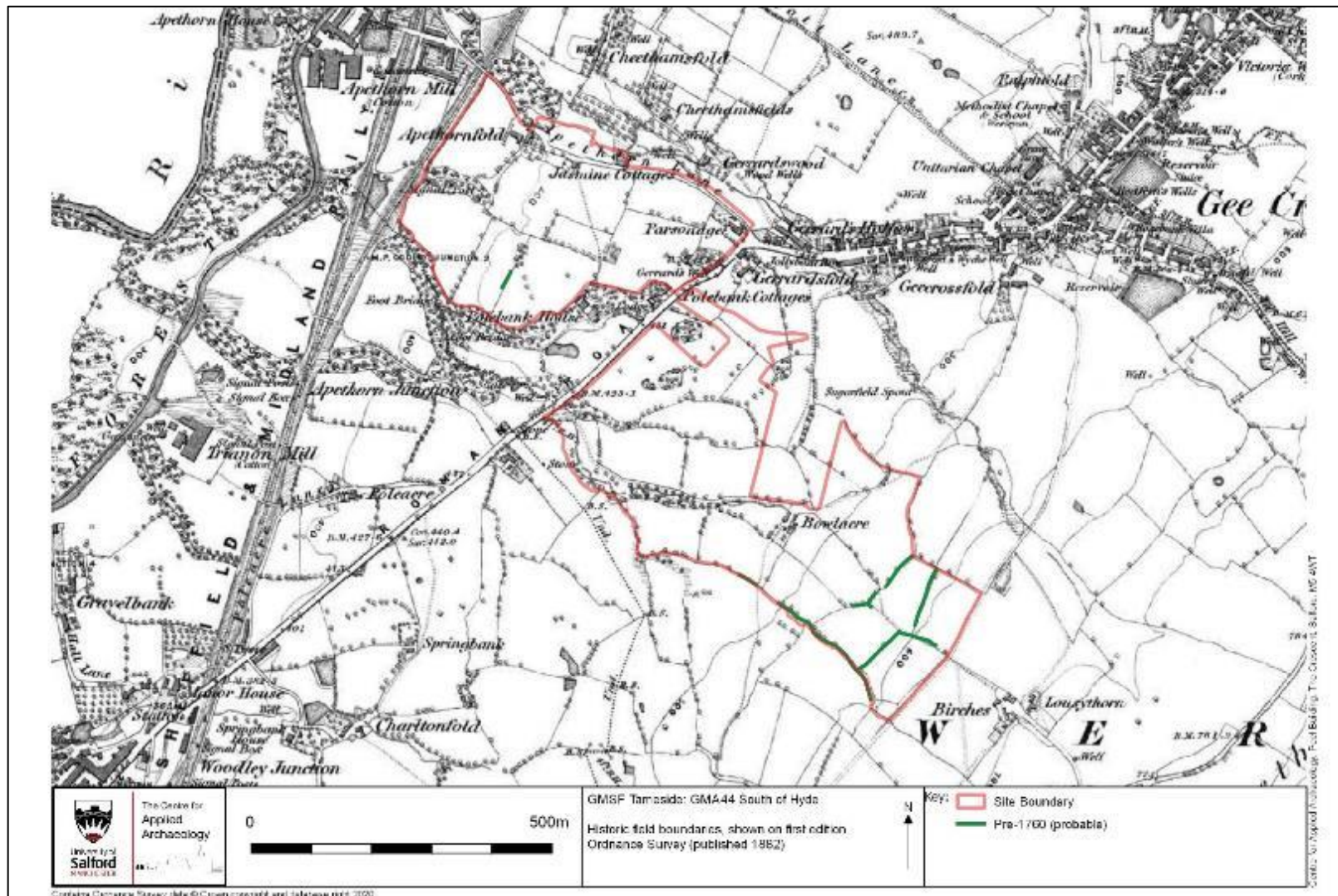


Figure 5 Historic Field Boundaries, shown on first edition OS

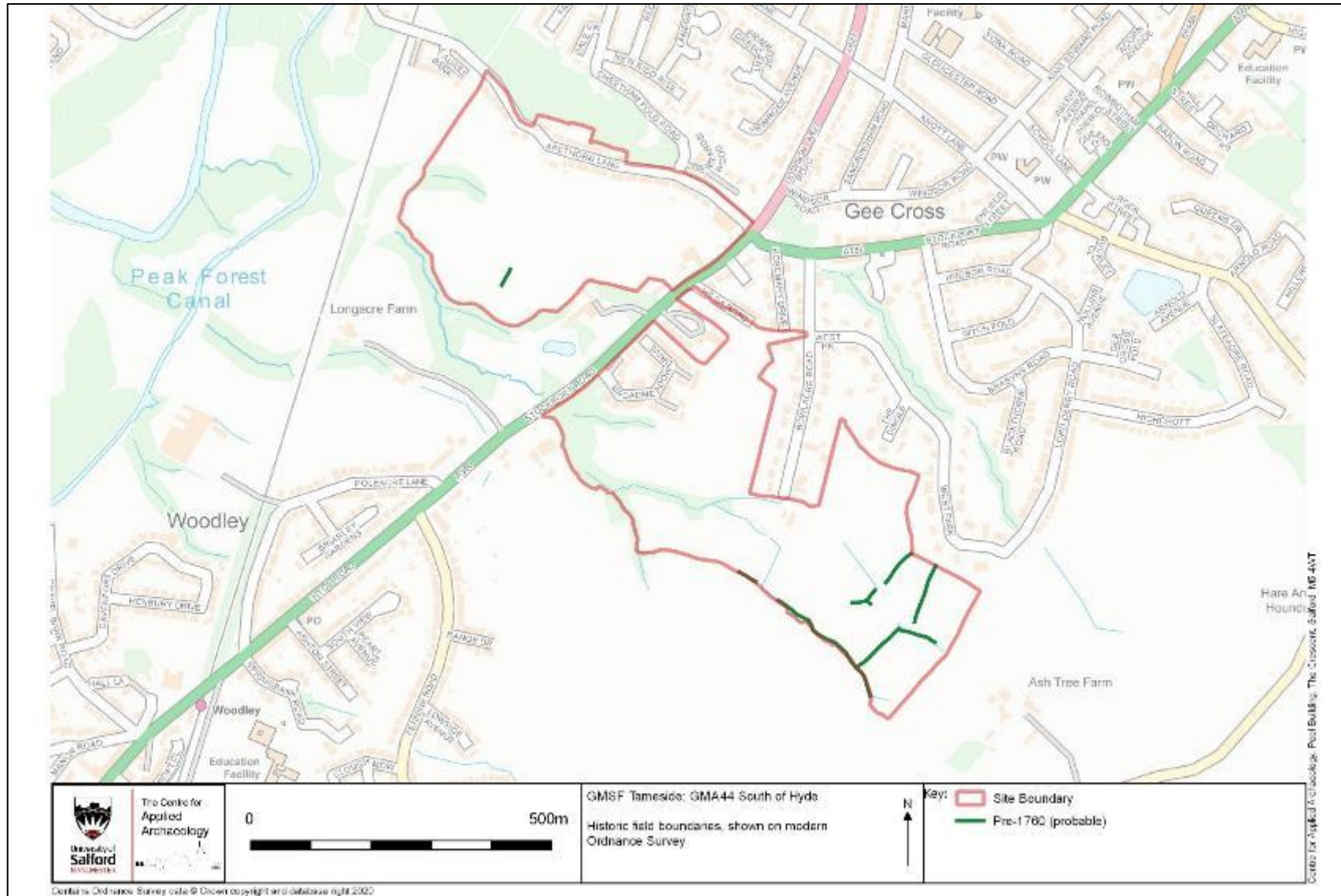


Figure 6 Historic field boundaries, shown on modern OS

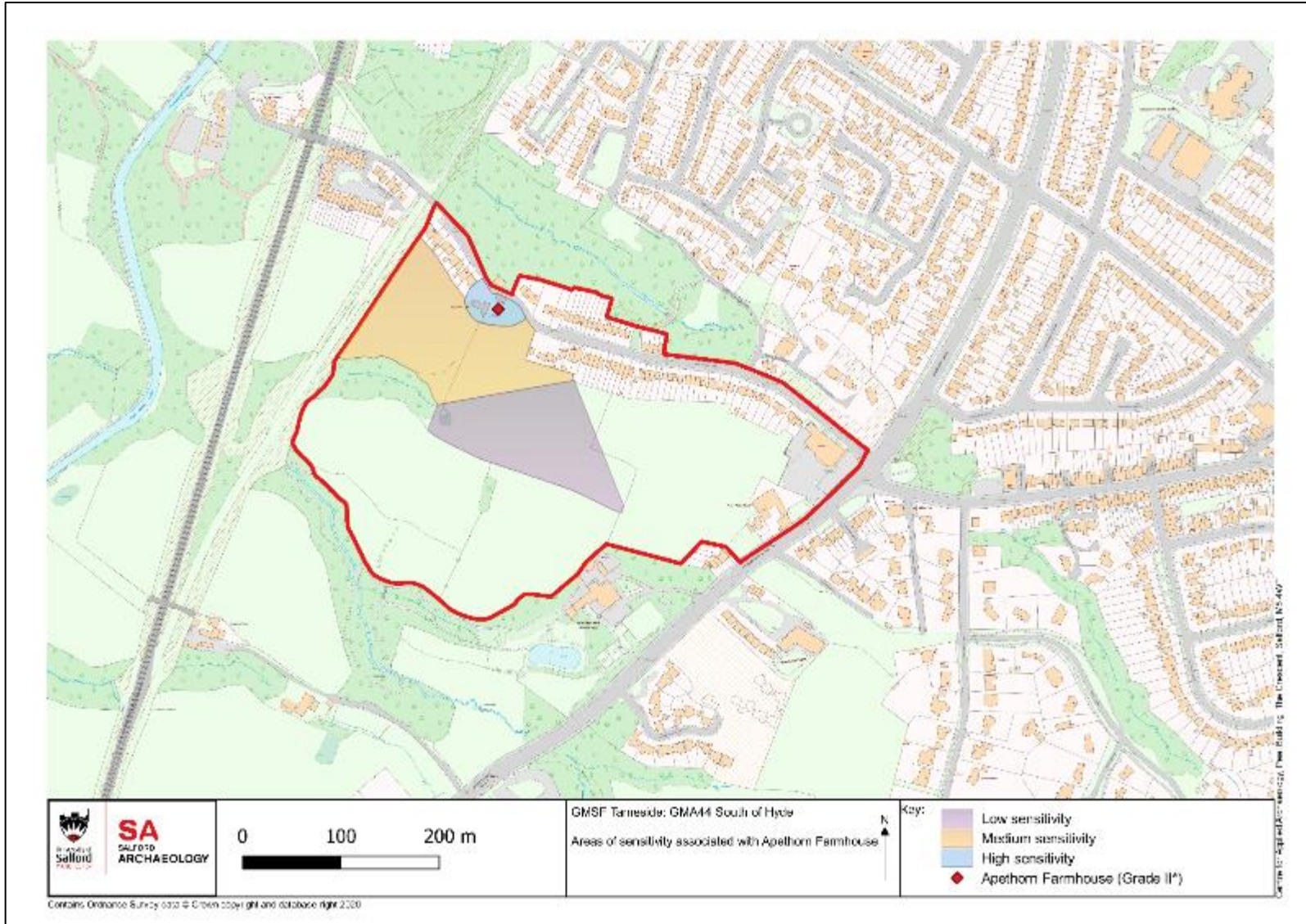


Figure 7 Areas of setting sensitivity for Grade II* listed Apethorn Farmhouse

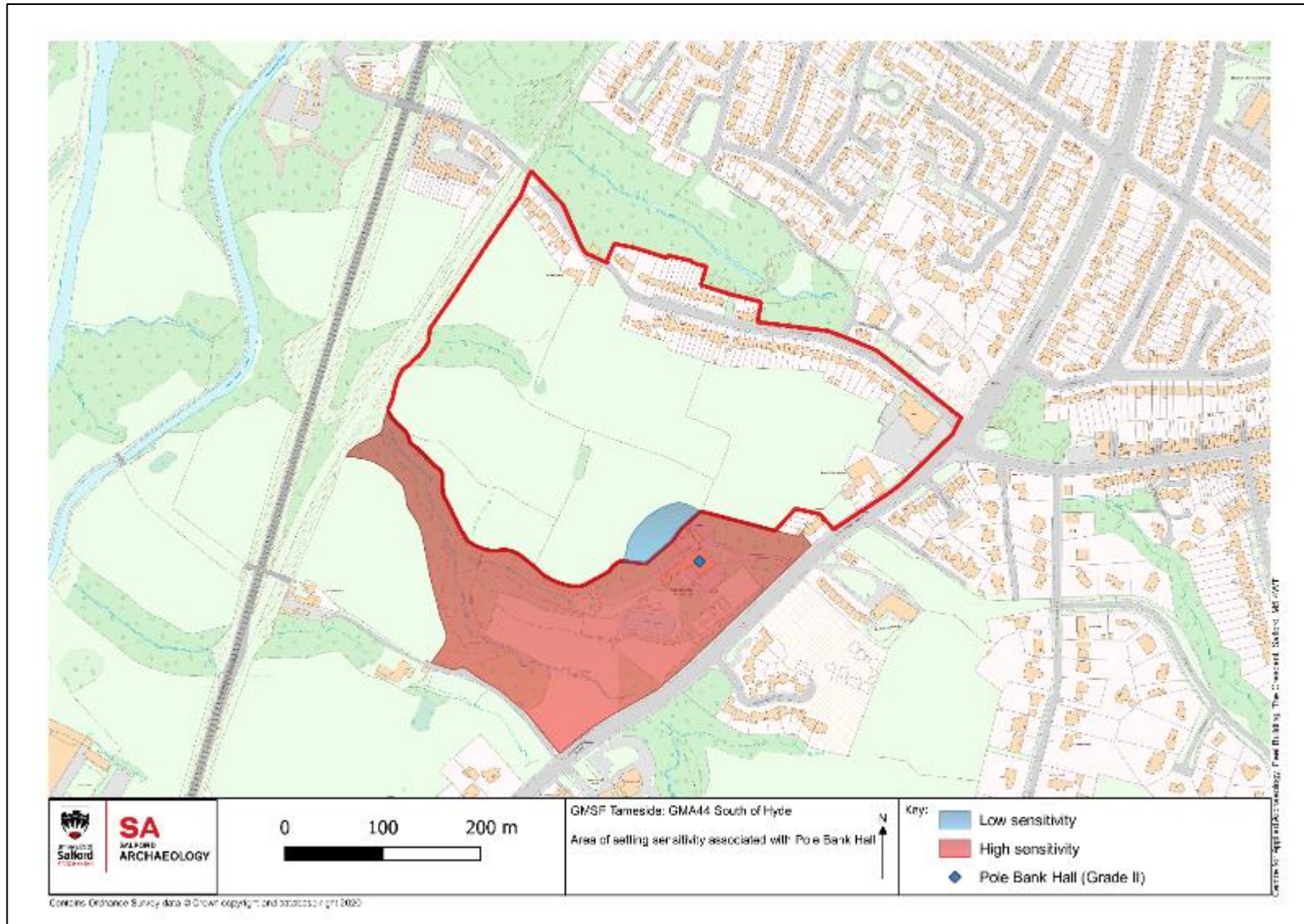


Figure 8 Areas of setting sensitivity for Grade II listed Pole Bank Hall