

Mirrlees Fields, Stockport
Historic Environment Desk-Based Assessment
August 2021

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Report

Historic Environment Desk-Based Assessment

Site

Mirrlees Fields, Stockport

Clients

MAN Energy Solutions UK

Date

August 2021

Planning Authority

Stockport Metropolitan Borough Council

Site Centred At

SJ 90627 87237

Prepared By

Dr Charlotte Willis ACIfA

Approved By

Dr Rob Smith MCIfA

Report Status

Final

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
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Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This historic environment desk-based assessment considers land at Mirrlees Fields, Stockport (hereinafter referred to as the “study site”). In accordance with government policy (National Planning Policy Framework), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site.

A review of the available evidence has confirmed that the study site has a low potential to contain finds and features from all periods, with the exception of the medieval period where there is a known potential for agricultural features of local significance (ridge and furrow).

Below ground heritage assets are unlikely to be a design constraint to the proposed development and as such no further archaeological works are recommended to inform the determination of planning consent.

The proposed development will have no direct or indirect effect on designated heritage assets.

1.0 Introduction

- 1.1** This historic environment desk-based assessment considers land at Mirrlees Fields, Stockport (Figure 1). It has been researched and prepared by Orion Heritage on behalf of MAN Energy Solutions UK. The site (hereinafter referred to as the “study site”) is located at grid reference SJ 90627 87237. It has been prepared for the purpose of providing initial advice to the commissioning client and in support of an outline planning application.
- 1.2** In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets, and provides an assessment of how their settings contribute to their significance.
- 1.3** The assessment enables relevant parties to assess the significance of heritage/archaeological assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4** The study area used in this assessment is a 1km buffer from the boundary of the study site (Figures 2 and 3).
- 1.5** A site visit was not appropriate as there is ample information available for the study site and it can be adequately assessed using available sources.

Location, Topography and Geology

- 1.6** The study site is located at Mirrlees Fields c. 3km to the south of central Stockport. Mirrlees Fields comprises approximately 26.88 hectares (ha) of natural and semi-natural greenspace located within the authority of Stockport Metropolitan Borough Council (SMBC). The land is privately owned by MAN Energy Solutions (MAN) and wraps around their headquarters located to the south-east.
- 1.7** The solid geology of the study site comprises ‘Manchester Marls Formation Mudstone’ at the north and centre and ‘Chester Formation – Sandstone, Pebbly (Gravelly)’ at the south. The superficial geology is recorded as ‘Till Devensian – Diamicton’ (British Geological Survey, 2020).

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the desk-based assessment is to:

- Gain an understanding of the archaeological potential of the study site;
- Identify any archaeological constraints to the development of the study site; and to
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *National Planning Policy Framework 2019*) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Management of Recording Projects in the Historic Environment: MORPHE (English Heritage 2006);
- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2017).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do

so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

Methodology

- 2.6** The archaeological desk-based assessment will include:
- Map regression based on Ordnance Survey maps and tithe/enclosure maps and apportionments held at Greater Manchester Archives and online;
 - Examination of material currently held in the Greater Manchester Archaeological Advisory Service, including Historic Landscape Characterisation, for the study site and for a 1km search area;
 - Consultation of the National Heritage List for England; and
 - Site inspection.
- 2.7** The study site has previously been the subject of a site visit and study by the Bramhall Local History Group in 1988 which recorded medieval and post-medieval field systems (EGM3678).
- 2.8** The report will also include a consideration of Lidar and aerial photography for the study site.
- 2.9** Lidar provides topographic data and is particularly useful in the detection and identification of heritage assets that survive as earthworks. The Environment Agency (EA) regularly collects Lidar data for England and makes these data available for public use through their online portal. Digital Terrain Models (DTM) are routinely used for heritage purposes as this model shows the grounds surface with buildings and trees filtered out to create a ‘bare earth’ effect. The Environment Agency collected Lidar data at 1m resolution in 2006 and these data were examined for the study site and the wider 1km study area. The coverage offered by the data for the study site was complete. These data were processed using the Relief Visualisation Toolkit (RVT) version 1.2 and were reviewed using QGIS.

3.0 Planning Background and Development Plan Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

- 3.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out broad policies and obligations relevant to the protection of listed buildings and conservation areas and their settings.
- 3.3 Section 66(1) states:
“In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.
- 3.4 Section 69 of the Act requires local authorities to define as conservation areas any ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ and Section 72 gives local authorities a general duty to pay special attention *‘to the desirability of preserving or enhancing the character or appearance of that area’* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area that is provided by the policy framework.

National Planning Policy Framework (NPPF) & National Planning Practice Guidance (NPPG)

- 3.5 Government policy in relation to the historic environment is outlined in Section 16 of the National Planning Policy Framework (NPPF), entitled ‘Conserving and Enhancing the Historic Environment’. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 3.6 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 3.7 Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an

applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

- 3.8** Paragraph 198 states that decisions regarding the removal or alteration of historic statues, plaques, memorials or monuments should have regard to the importance of their retention in situ and, where appropriate, explaining their historic and social context rather than removal.
- 3.9** Paragraph 203 requires the decision-maker to take into account the effect on the significance of non-designated heritage assets and to take a balanced judgement having regard to the scale of harm or loss and the significance of the asset(s) potentially affected.
- 3.10** Annex 2 of the NPPF has the following heritage related definitions:
- **Historic environment:** *All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*
 - **Heritage asset:** *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing);*
 - **Designated heritage asset:** *A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.*
 - **Significance (for heritage policy):** *The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.*
 - **Setting of a heritage asset:** *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

3.11 Heritage assets that have not been designated as a listed building, scheduled monument, registered park and garden, protected wreck, battlefield or conservation area is referred to as a non-designated heritage asset.

3.12 The NPPF is supported by the PPG (July 2019). In relation to the historic environment, paragraph 002 (002 Reference ID: 18a-002-20190723) states that:

“Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-making in respect of applications for planning permission and listed building consent to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable

development. Heritage assets are either designated heritage assets or non-designated heritage assets.”

- 3.13** Paragraph 18a-013 (Paragraph: 013 Reference ID: 18a-013-20190723) outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.
- 3.14** Paragraph 18a-013 concludes:
- “The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset’s significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.”*
- 3.15** The key test in NPPF paragraphs 193-196 is whether a proposed development will result in substantial harm or less than substantial harm to a designated asset. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 (Paragraph: 018 Reference ID: 18a-018-20190723) of the PPG provides additional guidance on substantial harm. It states:
- 3.16** “What matters in assessing whether a proposal might cause harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.
- 3.17** Proposed development affecting a heritage asset may have no impact on its significance or may enhance its significance and therefore cause no harm to the heritage asset. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 200-203) apply.
- 3.18** Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.
- 3.19** Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.
- 3.20** While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings’ significance. Similarly, works that are

moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting.

- 3.21** Paragraph 202 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the PPG (Paragraph: 020 Reference ID: 18a-020-20190723) outlines what is meant by public benefits:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit.

Examples of heritage benefits may include:

- *sustaining or enhancing the significance of a heritage asset and the contribution of its setting;*
- *reducing or removing risks to a heritage asset; and*
- *securing the optimum viable use of a heritage asset in support of its long-term conservation.”*

- 3.22** In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 3.23** The Stockport Metropolitan Borough Council Core Strategy (Adopted March 2011) contains policy SIE-3 which covers development management, the relevant sections are detailed below:

Policy SIE 3 – Development Management

D) PROTECTING THE HISTORIC ENVIRONMENT

3.352 *Development which preserves or enhances the special architectural, artistic, historic or archaeological significance of heritage assets will be welcomed. Heritage assets include buildings, sites, places, areas or landscapes positively identified as having a degree of significance meriting consideration in planning decisions.*

3.353 *Loss or harm to the significance of a heritage asset, through alteration, destruction or development within its setting, will require clear and convincing justification. Substantial harm or loss to designated heritage assets will only be permitted if:*

- 1. there is clear evidence that there is no viable means of securing its preservation and that no viable alternative use can be found; or*

2. that the benefits to the community resulting from redevelopment would decisively outweigh the loss resulting from demolition.
- 3.354 *New uses will be permitted for statutorily or locally listed buildings if:*
1. *the use for which the building was designed is no longer viable in economic terms or cannot effectively be carried out without harming the architectural or historic interest of the building;*
 2. *the proposed use would preserve the architectural or historic interest of the building, its fabric, interior and setting; and*
 3. *the proposal would not detract from the amenities of the surrounding areas or cause traffic danger.*
- 3.355 *Where a new use is acceptable the Council may relax controls over land use, density, plot ratio and other matters of detail where this facilitates the preservation of the listed building.*
- 3.356 *Development will not be permitted if it would significantly alter, damage or destroy a Scheduled Ancient Monument or other important archaeological site, its setting or amenity value, unless overriding justification is demonstrated commensurate with the importance of the site.*
- 3.357 *Prior to determining applications for development proposals where a site is expected to reveal material of archaeological importance prospective developers will be required to carry out an archaeological field evaluation. Where that evaluation indicates that remains of archaeological importance are likely to be present and where it is not considered essential or feasible to preserve remains in situ developers will be required to excavate and record archaeological evidence prior to the development commencing. Where remains of archaeological or heritage value are preserved in situ opportunities should be sought to provide interpretive information explaining the significance and context of the remains.*
- 3.358 *Innovative regeneration proposals will be welcomed for the reuse and retention of mill buildings which are of historic value. Re-use will be considered acceptable in situations where there is no current use or where retention of an existing use is either no longer viable or cannot continue without causing harm to the historic value of the building.*

Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 3.24 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant

information relating to heritage assets potentially affected by a proposed development:

- Understand the significance of the affected assets;
- Understand the impact of the proposal on that significance;
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
- Look for opportunities to better reveal or enhance significance;
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Historic Environment Good Practice Advice In Planning Note 3: The Setting of Heritage Assets (Historic England 2017)

- 3.25** Historic England’s Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 3.26** The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 3.27** The Good Practice Advice Note sets out a five-staged process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
 5. Making and documenting the decision and monitoring outcomes
- 3.28** The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

4.0 Archaeological and Historic Baseline

- 4.1** The heritage assets under consideration have been identified by means of a review of the following resources:
- Greater Manchester Archaeological Advisory Service (GMAAS) data;
 - The National Heritage List for England (NHLE) held by Historic England;
 - Historic England Archive;
 - Pastscape;
 - Local studies and record office research; and
 - Review of historic mapping.
- 4.2** This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.
- 4.3** The location of heritage assets mentioned in the text are shown on Figs. 2 & 3.
- Previous archaeological investigations*
- 4.4** There have been a total of seven archaeological investigations within the 1km study area which are illustrated at Fig. 2 and listed at Appendix A.
- 4.5** The study site has previously been the subject of a site visit and study by the Bramhall Local History Group in 1988 which recorded medieval and post-medieval field systems (EGM3678).
- 4.6** A historic building recording was undertaken at Bramhall House in 2015 (12910.1.0) c. 100m to the north of the study site access road and c. 315m to the east of the main portion of the study site (EGM4247) prior to its demolition.
- 4.7** A site at 11-16 Chapel Street c. 890m to the east of the study site was the subject of a DBA (EGM4249)(The Jessop Consultancy, 2015) and then subsequent evaluation excavation (EGM4268) and open area excavations (EGM4289) between 2015 and 2016. The evaluation excavation identified the foundations of a former 18th century Methodist chapel and its associated burial ground (CFA Archaeology, 2015). The open area excavations recorded the presence of a Sunday school building which was later used as a t-shirt factory and also partially excavated the burial ground which contained the remains of 44 individuals (CFA Archaeology, 2016).
- Prehistoric*
- 4.8** The GMAAS search returned four entries relating to the Prehistoric period, three of these relate to natural landforms and one relates to a Neolithic circular feature with associated finds.
- 4.9** A possible Neolithic site is recorded c. 1km to the south west of the study site (3196.1.0). A circle of darkened earth was observed during groundworks ahead of residential development in 1975. Two basalt axe heads were recovered from the area of the dark earth which are thought to be Neolithic in date.

- 4.10** The GMAAS records three Prehistoric natural features, all of which are moorland. Bramhall Moor is shown on the 1882 map (Figure 8) and is c. 220m to the east of the study site. The moor was more recently heath with evidence of ridge and furrow (2586.1.0). 'Woods Moor' is noted c.460m to the north of the study site, however studies in 1995 and 2005 did not identify evidence for a moor in this location (2582.1.0). Stockport Great Moor was located c. 930m to the north of the study site and has since been redeveloped (2600.1.0).
- 4.11** There is limited evidence for the Prehistoric period within the 1km study area, the moorlands identified have since been redeveloped and no record of Prehistoric activity has been made. The Neolithic circular feature and stone axes were not formally excavated and are located some distance from the study site (1km). Therefore, based upon the available evidence, the study site is considered to have a low potential to contain finds and features from the Prehistoric periods.

Roman

- 4.12** The GMAAS records show three entries relating to the Roman period within the 1km study area, two of which are roadways, and one is of a tessellated pavement.
- 4.13** There are two Roman roads recorded within the 1km study area. Pepper Street (12588.2.0, 12588.1.0) is recorded by the GMAAS c. 650m to the south of the study site and had been uncovered at various points in the past during building works. A segment of the Roman road between Manchester and Buxton was identified by Margary c.855m to the east of the study site (28.1.1).
- 4.14** The discovery of a tessellated pavement is recorded at an approximate location c. 760m to the north of the study site (15134.1.0). The pavement is thought to have been uncovered when an old cross on a pedestal was removed however there is limited further information available in the GMAAS.
- 4.15** There is limited evidence of Roman activity within the study site and its immediate environs. The routes of two Roman roads have been recorded within the study area and it is common that settlement features would be located close the road network; as the roads lie over 650m from the study site the potential for Roman features within the study site is considered low.

Saxon and early Medieval

- 4.16** The township of Bramhall (also historically known Bramall, Bromale) historically lay in the parish of Stockport and is recorded in the Domesday Survey of 1086 as Bramale, derived from the old English 'brom' meaning broom and 'halh' usually meaning secret place, in the hundred of Hamestan and the county of Cheshire. It had a recorded population of 5 households, putting it in the smallest 20% of settlements recorded in Domesday (Open Domesday).
- 4.17** By the mid-11th century estates at Bramall were held as two separate manors, owned by two freeman Brun of Siddington and Hacun. William I granted both parts of manorial land to Hamo de Mascy, the first Baron of Dunham Massey (Earwaker 1877).

- 4.18** Based upon the available evidence the study site is considered be located beyond the historic core of Bramhall and has a low potential to contain finds and features relating to the Saxon and early medieval periods.

Medieval

- 4.19** The focus of settlement during the medieval period was around the historic core of Bramhall c. 1km to the west of the study site. The study site was likely located within the rural hinterland to settlement.
- 4.20** The study site has previously been the subject of a site visit and study by the Bramhall Local History Group in 1988 which recorded medieval and post-medieval field systems (EGM3678) (15671.1.0). The history group also noted the presence of marl pits and suggested that the study site might form part of a Medieval hunting park.
- 4.21** In summary, the focus of settlement in the medieval period was focussed within Bramhall c. 1km to the west of the study site. The study site appears to have been located within the rural hinterland to settlement illustrated by the presence of ridge and furrow. Therefore, the study site is considered to have a low potential to contain settlement features relating to the medieval period and a known potential to contain agricultural remains (ridge and furrow) of local significance.

Post Medieval

- 4.22** The Bromales were Lords of the Manor until the late 14th century, when Alice, daughter of Geoffrey de Bromale inherited the estate after his death. The descendants of Alice and her husband John de Davenport resided at Bramall Hall for 500 years (12910.1.0, 431.1.0). The male Davenport line became extinct when William Davenport died in 1829; his daughters Maria and Ann inherited the estate.
- 4.23** The centre of the village was located at Bramhall Green, at the gates of Bramall Hall. Bramhall's mill was located here, abandoned c.1800. In 1845 the Macclesfield branch of the Manchester and Birmingham railway opened, connecting Bramhall on a direct line to Manchester. The centre of the village consequently moved to its present location near to the station, effectively creating a more desirable and more expensive residential area (12841.1.0, 12841.1.1). The population grew from 1033 in 1801 to 3365 in 1891. In 1870 there were a cotton mill, a silk mill, a police station, and Independent and Wesleyan chapels (Wilson 1870-2). Bramhall continued to expand, largely due to the construction of large housing estates built on farmland.
- 4.24** By the mid-19th century part of the site lay within the Davenport estates, the remainder apparently in freehold hands, although may once have been part of manorial lands.
- 4.25** The GMAAS records relating to the post-medieval period mostly relate to buildings or the locations of demolished buildings, these are illustrated at Figure 2 and listed in Gazetteer A. These include residential buildings, industrial buildings, places of worship and public houses.

- 4.26** The GMAAS indicates the types of industry active within the study area including brickworks, laundries, cloth industries, mills, glue works and blacksmiths. The distribution of these sites is shown at Figure 2 and a full list can be seen at Gazetteer A.
- 4.27** There are also a number of farms/former farms within the study area which are largely located to the south and west of the study site, which at the time would have been located within the rural hinterland to settlement.
- 4.28** The 1777 map by Burdett (Fig. 4) and the 1832 plan of Stockport (Fig. 5) show the general location of the study site to the south of Stockport.
- 4.29** The title survey of 1841 (Fig. 6) shows the study site covering multiple plots which were owned and tenanted by numerous individuals, all plots were under pasture or arable use.
- 4.30** The 1841-42 and 1845 Ordnance Survey (OS) maps (Figs. 6 & 7) shows the study site within an open plot of land to the south of Woods Moor. The 1882 OS map (Fig. 8) shows the study site in more detail, occupying a series of enclosed fields to the south of the Stockport and Whaley Bridge Railway and to the west of Bramhall House.
- 4.31** By 1910 (Fig. 9) the study site is partially occupied by a golf course and the surrounding area has been subject to residential development and the railway line has been built to the immediate south of the study site. The development to the west of the study site has expanded by the 1938 OS map (Fig. 10).
- 4.32** The 1977 OS map (Fig. 11) shows the study site marked as a sports ground with the golf course and club house to the immediate north east.
- 4.33** The 2006 and 2020 OS Maps (Figs. 12 & 14) show the study site as part of a large, enclosed field. The study site is privately owned by MAN Energy Solutions (MAN) and wraps around their headquarters located to the south-east.
- 4.34** The Environment Agency collected Lidar data at 1m resolution in 2006 that offers full coverage of the study site. There were no topographic features of archaeological interest identified through the Lidar data.
- 4.35** Google Earth holds satellite imagery which covers the study site for the period 2000 to 2019. For the duration of the imagery held by Google Earth the study site has been under grass with mature tree boundaries and evidence of footpaths across the study site. Between the 2018 and 2019 images a formal footpath has been added at the south of the study site. Undated imagery at Bing Aerial shows the study site with the new path shown in the 2019 Google Earth image.
- 4.36** The study site is located within two plots identified by the Historic Land Characterisation Project (HLC):
- HGM38142 – Mirrlees Fields Woods Moor, 20th century recreation ground; and
 - HGM38081 – Bramhall Moor Lane, 20th century industrial works.

4.37 There are three conservation areas (Fig. 3) all of which are located over 500m from the study site to the north and west. These include:

- Bramhall Lane South (DGM1345);
- Davenport Park (DGM1343); and
- The Crescent/Egerton Road, Davenport (DGM1344).

4.38 The post-medieval period sees the development of the area surrounding the study site for residential and industrial use. The growth of the population and the supporting infrastructure such as railways, places of worship and housing are evident throughout this period. The study site has remained as enclosed fields, which have been used in more recent times as recreation grounds and as part of a golf course. Therefore, the study site is considered to have a low potential to contain finds and features relating to the post-medieval period.

Summary of Archaeological Potential and Assessment of Significance

4.39 A review of the available evidence has confirmed that the study site has a low potential to contain finds and features from all periods, with the exception of the medieval period where there is a known potential for agricultural features of local significance (ridge and furrow).

Designated Heritage Assets

4.40 This assessment will consider the potential effects of development within the study site on the significance of built heritage assets. Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England guidance on setting (Historic England 2017).

4.41 There are no strict parameters for the setting of study areas. This has been defined based on the results of the site visit, professional judgement and experience of potential significant direct and indirect effects likely to arise from the proposed development.

4.42 A buffer of 1 km from the boundary of the study site has been used for assessing indirect effects on all non-designated and designated heritage assets.

4.43 The distribution of built heritage designated heritage assets in relation to the study site can be found in Figure 3. The area beyond this radius was also reviewed and no sensitive heritage assets were present in the wider area that merited further consideration in this assessment.

Designated assets not requiring assessment

4.44 Not all heritage assets within the study area will require full assessment for impacts on an individual basis; where a heritage asset has been excluded, a clear justification will be provided, for example, if the asset is sufficiently far, and well screened from the study site. Also, not all assets will require the same level of assessment: the level of detail will be sufficient to inform the nature and degree of effect of development within the study area on the significance of the heritage asset in question.

4.45 The designated heritage assets shown in the table below are located within the 1 km search area.

4.46 However, views to and from the site to these designated heritage assets are blocked by modern development. As such, there is no intervisibility between the site and these designated heritage assets and it is therefore considered that there will be no additional impact upon their settings nor significance as a result of the proposed development.

NHLE Reference	Name	Designation
1393514	WAR MEMORIAL, ENTRANCE GATES, WALL AND RAILINGS IN MEMORIAL GARDENS	II
DGM1345	BRAMHALL LANE SOUTH	CA
DGM1343	DAVENPORT PARK	CA
DGM1344	THE CRESCENT/EGERTON ROAD, DAVENPORT	CA

Designated assets requiring assessment

4.47 There are no heritage assets that have been identified to have the potential to be affected by the proposed development

5.0 Proposed Development Proposed Development and Predicted Impact on Designated and Non-Designated Heritage

Site Conditions

- 5.1 The site is currently natural and semi-natural greenspace which is owned by Man Energy Solutions and wraps around their headquarters which are located to the south east. The open space contains mature landscaping which is woven around former sports pitches and golf fairways.

The Proposed Development

- 5.2 “Outline planning application proposing the erection of a residential development with all matters reserved, with associated landscaping, site infrastructure and the creation of new public open space.”
- 5.3 The proposed scheme comprises up to 200 new family and affordable homes. The proposals would deliver a mix of housing types, tenures and sizes to be agreed at the reserved matters stage in consultation with SMBC. The Illustrative Masterplan (not for approval) is shown at Figure 15.

Potential Archaeological Impacts and Mitigation Measures

- 5.4 A review of the available evidence has confirmed that the study site has a low potential to contain finds and features from all periods, with the exception of the medieval period where there is a known potential for agricultural features of local significance (ridge and furrow).
- 5.5 Below ground heritage assets will not be a design constraint to the proposed development and as such no further archaeological works are recommended to inform the determination of planning consent.

Potential Impacts on Designated Heritage Assets

- 5.6 There are no heritage assets that have been identified to have the potential to be affected by the proposed development.

6.0 Summary and Conclusions

- 6.1 This historic environment desk-based assessment considers land at Mirrlees Fields, Stockport, which is proposed for residential development (Fig. 15).
- 6.2 A review of the available evidence has confirmed that the study site has a low potential to contain finds and features from all periods, with the exception of the medieval period where there is a known potential for agricultural features of local significance (ridge and furrow).
- 6.3 Below ground heritage assets are unlikely to be a design constraint to the proposed development and as such no further archaeological works are recommended to inform the determination of planning consent.
- 6.4 The proposed development will have no direct or indirect effect on designated heritage assets.

Sources

General

British Library

The National Archives

Greater Manchester Archaeological Advisory Service

Cheshire Archives

Cartographic

1777	Burdett's Survey of the County Palatine of Chester
1832	Plan of the Parish of Borough of Stockport
1841-42	Tithe Survey of Bramhall
1845	Ordnance Survey First Edition Map
1882	Ordnance Survey 1:10,560 Map
1910	Ordnance Survey 1:10,560 Map
1938	Ordnance Survey 1:10,560 Map
1977	Ordnance Survey 1:10,000 Map
2006	Ordnance Survey 1:10,000 Map
2020	Ordnance Survey 1:10,000 Map

Websites

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British History Online – <http://www.british-history.ac.uk/>

British Geological Society Geology of Britain Viewer -
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

Historic England National Heritage List for England -
<https://www.historicengland.org.uk/listing/the-list/>

Heritage Gateway - www.heritagegateway.org.uk

MAGIC - www.magic.gov.uk

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Bibliographic

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Historic England. 2017. Historic Environment Good Practice Advice in Planning Note 3 – The Setting of Heritage Assets

The Jessop Consultancy, 2015. 11-16 Chapel Street, Hazel Grove, Stockport, Manchester, Archaeological Desk Based Assessment. Project No. CSH15. Document No. TJC2015.17.

Wilson, J.M. 1870-72 Imperial Gazetteer of England and Wales

Lidar

Lidar data were downloaded from the Environment Agency website in November 2020 - <https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>

Tile Name	Year	Resolution (m)
SJ98 NW	2006	1

APPENDIX A – GAZETTEERS

GAZETTEER OF ARCHAEOLOGICAL ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 1km buffer of the study site was adopted. The following gazetteer represents all of the entries from the Greater Manchester Archaeological Advisory Service.

Abbreviations:

GMAAS:

Greater Manchester Archaeological Advisory Service

Pref Ref:

Greater Manchester Archaeological Advisory Service
monument identification reference number

Pref Ref	Name	Period
2582.1.0	Woods Moor	Prehistoric
2586.1.0	Bramhall Moor	Prehistoric
2600.1.0	Stockport Great Moor	Prehistoric
3196.1.0	Hut Circle and associated Finds (site of)	Prehistoric
12588.1.0	Roman Road, Pepper Street to Street Fields, Projected Line	Roman
12588.2.0	Pepper Street (Roman Road)	Roman
15134.1.0	Tessellated Pavement, Mile End (C19 report of)	Roman
28.1.1	Manchester to Buxton Roman Road	Roman
15671.1.0	Medieval and Post Medieval Field Systems, Bramhall	Medieval
16455.1.0	Boundary Marker, Former George & Dragon PH	Post-medieval
12921.1.0	Christians Bethel [Church] (site of)	Post-medieval
12922.1.0	Chapel Houses	Post-medieval
12923.1.0	Phoenix Public House (formerly the George and Dragon PH)	Post-medieval
12940.1.0	Cottage & loomshop at 26 Hatherlow Lane	Post-medieval
14737.1.0	St Saviour's Church (site of)	Post-medieval
14739.1.0	Oak House	Post-medieval

Pref Ref	Name	Period
14740.1.0	Brickworks (site of)	Post-medieval
14741.1.0	Brick Field (site of)	Post-medieval
14750.1.0	Brickworks (site of)	Post-medieval
14762.1.0	Laundry, Dysart Street (site of)	Post-medieval
1273.1.0	Grove Inn (site of)	Post-medieval
1275.1.0	Congregational Chapel (site of)	Post-medieval
1307.1.0	The Woodman PH (former)	Post-medieval
1309.1.0	The Anchor Public House	Post-medieval
16356.1.0	Hazel Grove Reform Club	Post-medieval
16357.1.0	Houses & former loomshop on Hatherlow Lane	Post-medieval
12841.1.1	Hazel Grove Station – Goods Shed (site of)	Post-medieval
1349.1.0	2–14, Green Lane	Post-medieval
1356.1.0	6–16 Spring Gardens	Post-medieval
12761.1.1	Burial Ground to Wesleyan Methodist Chapel (former)	Post-medieval
12756.1.0	The Hollies	Post-medieval
12757.1.0	Ebenezer Church (later used as a Sunday school) (site of)	Post-medieval
12760.1.0	Sunday School, Chapel Street (site of)	Post-medieval
12761.1.0	Wesleyan Methodist Chapel (site of)	Post-medieval
12837.1.0	Hazel Grove Civic Hall (former Mechanics Institute)	Post-medieval
12838.1.0	The Grapes Inn	Post-medieval
12840.1.0	Methodist Chapel (site of)	Post-medieval
12907.1.0	Ivy Cottage (site of)	Post-medieval

Pref Ref	Name	Period
12910.1.0	Bramhall House (site of)	Post-medieval
12911.1.0	Cottages, 90–92 Bramhall Moor Lane	Post-medieval
12917.1.0	Three Tuns Public House	Post-medieval
12920.1.0	Cock Inn	Post-medieval
12941.1.0	Mount Pleasant	Post-medieval
14738.1.0	School (site of)	Post-medieval
14742.1.0	Stepping hill (settlement)	Post-medieval
14746.1.0	Buildings, Hampstead Lane (site of)	Post-medieval
14747.1.0	Ash Cottage (site of)	Post-medieval
14748.1.0	Rose Villa (site of)	Post-medieval
14749.1.0	Cottages, Cherry Tree Lane	Post-medieval
14754.1.0	Vine Cottage	Post-medieval
15136.1.0	Travellers Call Public House	Post-medieval
16046.1.0	War Memorial, London Road, Hazel Grove	Post-medieval
12753.1.0	Thread Mill/Hazel Grove Mills (site of)	Post-medieval
12754.1.0	Glue Works (site of)	Post-medieval
12755.1.0	Rose Cottage (site of)	Post-medieval
12758.1.0	Green Mount (site of)	Post-medieval
12759.1.0	Silk Mill (site of)	Post-medieval
12762.1.0	Timber Yard, Vine Street	Post-medieval
12777.1.0	Albion Mills (site of)	Post-medieval
12778.1.0	Smithy, Angel Street	Post-medieval

Pref Ref	Name	Period
12780.1.0	Zion Chapel, Commercial Road (site of)	Post-medieval
12841.1.0	Hazel Grove Station (site of)	Post-medieval
12842.1.0	Building (site of)	Post-medieval
12843.1.0	Wilds (site of)	Post-medieval
12844.1.0	Walnut Tree (house) (site of)	Post-medieval
12846.1.0	Mospits/Norbury Moor Farm (site of)	Post-medieval
12855.1.0	Smithy Croft (site of)	Post-medieval
12859.1.0	School, Buxton Road (site of)	Post-medieval
12877.1.0	House and Garden, Woods moor Lane (site of)	Post-medieval
12879.1.0	Bramhall Grange and Grange Farm (site of)	Post-medieval
12881.1.0	Charlestown	Post-medieval
12884.1.0	Grundy fold (site of)	Post-medieval
12888.1.0	Moscow Hall (site of)	Post-medieval
12889.1.0	New Barn, Bridge Lane (site of)	Post-medieval
12891.1.0	Pepper street Farm (site of)	Post-medieval
12896.1.0	Yewtree Farm (site of)	Post-medieval
12897.1.0	New House (site of)	Post-medieval
12898.1.0	House and Garden (site of)	Post-medieval
12899.1.0	Spindle Works (former)	Post-medieval
12900.1.0	Oak Cottage	Post-medieval
12901.1.0	Buildings, Bramhall Moor Lane (site of)	Post-medieval
12902.1.0	Buildings, Rutter's Lane (site of)	Post-medieval

Pref Ref	Name	Period
12903.1.0	Building, Rutter's Lane (site of)	Post-medieval
12904.1.0	Building (site of)	Post-medieval
1303.1.0	3 Flowery Field (Holly Cottage)	Post-medieval
1303.1.1	Flowery Grove	Post-medieval
16327.1.0	Jolly Sailor Public House	Post-medieval
16428.1.0	169 Buxton Road ('Greeba')	Post-medieval
16450.1.0	Stockport Grammar School Buildings	Post-medieval
16451.1.0	Church of Latter Day Saints	Post-medieval
16452.1.0	Stockport School	Post-medieval
16453.1.0	St. Saviour's Church	Post-medieval
16454.1.0	Great Moor Library	Post-medieval
1357.1.0	23-33 Hatherlow Lane	Post-medieval
2570.1.0	Hampstead Cotton Mills	Post-medieval
2617.1.0	Dysart Street Weaving Shed (site of)	Post-medieval
3727.1.0	United Reformed Church & Sunday School	Post-medieval
431.1.0	Mile End Hall (site of)	Post-medieval
6317.1.0	Old Fold (site of)	Post-medieval
7513.1.0	15-21, London Road	Post-medieval
7514.1.0	Farm, Cow Lane (site of)	Post-medieval
12905.1.0	Bramhall moor (site of)	Post-medieval
12906.1.0	Hatherlow (site of)	Post-medieval
12908.1.0	Grove Cottages (site of)	Post-medieval

Pref Ref	Name	Period
12909.1.0	Bramhall moor Cottage (site of)	Post-medieval
12912.1.0	Building, Bramhall Moor Lane (site of)	Post-medieval
12913.1.0	Mile End (site of)	Post-medieval
12914.1.0	Bramhall Lodge	Post-medieval
12915.1.0	Woodsmoor (site of)	Post-medieval
12916.1.0	Crown Inn	Post-medieval
12918.1.0	Christians' Refuge (Methodist Free Church) and Burial Ground (site of)	Post-medieval
12918.2.0	United Methodist Church (site of)	Post-medieval
12919.1.0	Oak Street Mill	Post-medieval
12924.1.0	Stepping Hill, Poor Law Hospital (former)	Post-medieval
12925.1.0	Dog & Pheasant Public House (now Dog & Partridge PH)	Post-medieval
12929.1.0	Methodist Church/Wesleyan Chapel (site of)	Post-medieval
12930.1.0	Chapel/Cabinet Works (site of)	Post-medieval
12934.1.0	Chapel Meadow (field name)	Post-medieval
12935.1.0	Brick Kiln Croft (field name)	Post-medieval
12939.1.0	320 Buxton Road	Post-medieval

GAZETTEER OF ARCHAEOLOGICAL EVENTS

The following gazetteer represents all events recorded by the GMAAS within the 1km study area.

Abbreviations:

GMAAS:

Greater Manchester Archaeological Advisory Service

Event Number:

Greater Manchester Archaeological Advisory Service
event identification reference number

Event Reference	Name
EGM4247	Site of Bramhall House, Hazel Grove: Archaeological Building Survey
EGM4249	11-16 Chapel Street, Hazel Grove
EGM4268	11-16 Chapel Street, Hazel Grove
EGM4289	11-16 Chapel Street, Hazel Grove
EGM3583	A6(M) Stockport North-South Bypass. An archaeological Assessment of the Visibility Envelope
EGM3678	Site visit and study of the former Mirrlees Golf Club by the Bramhall Local History Group
EGM3582	A6(M) Stockport North-South Bypass. An Archaeological Assessment

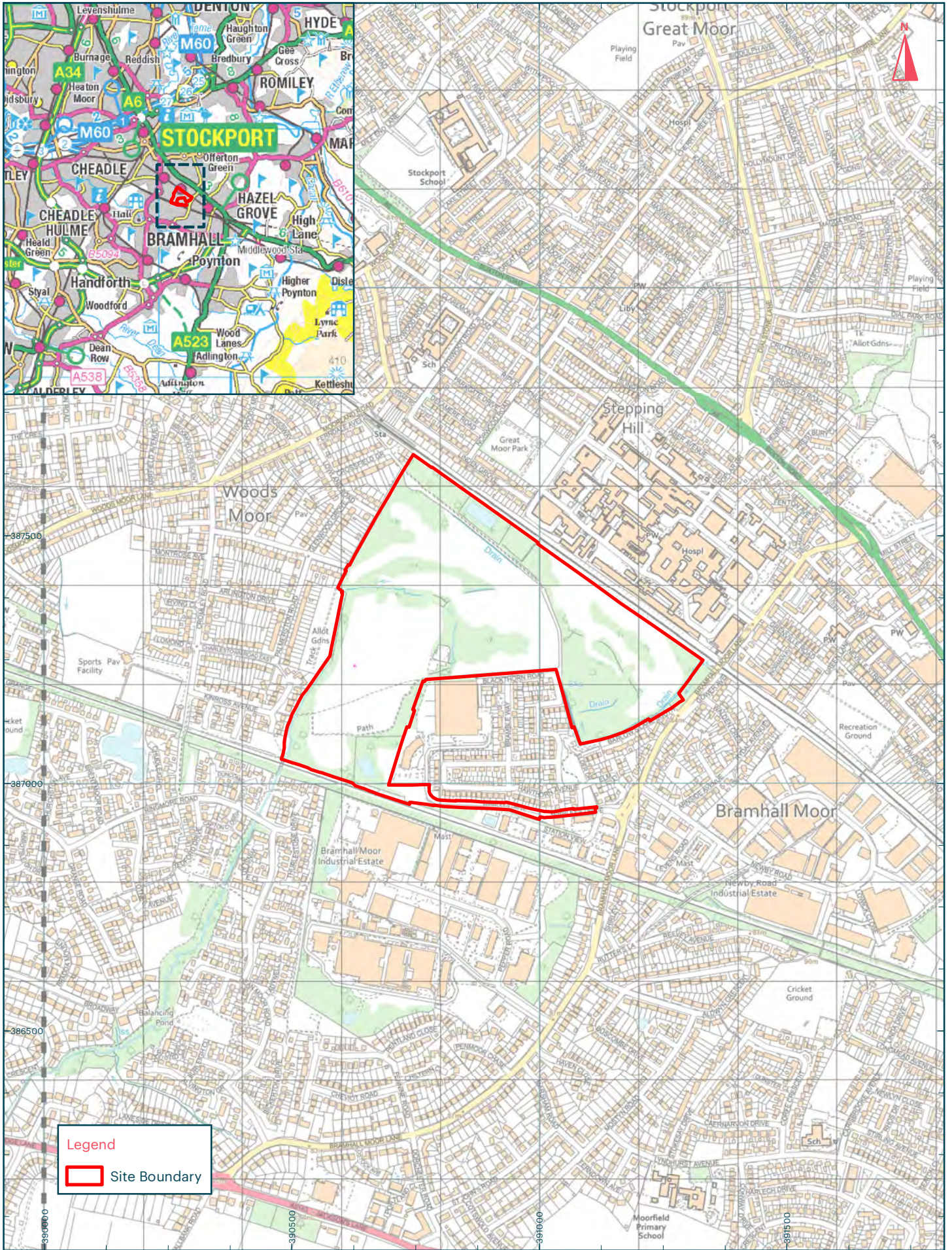
GAZETTEER OF DESIGNATED HERITAGE ASSETS

The following gazetteer represents all known designated heritage assets (listed buildings, conservation areas, scheduled monuments and registered parks and gardens) within the 1km study area.

Abbreviations:

NHLE: National Heritage List for England

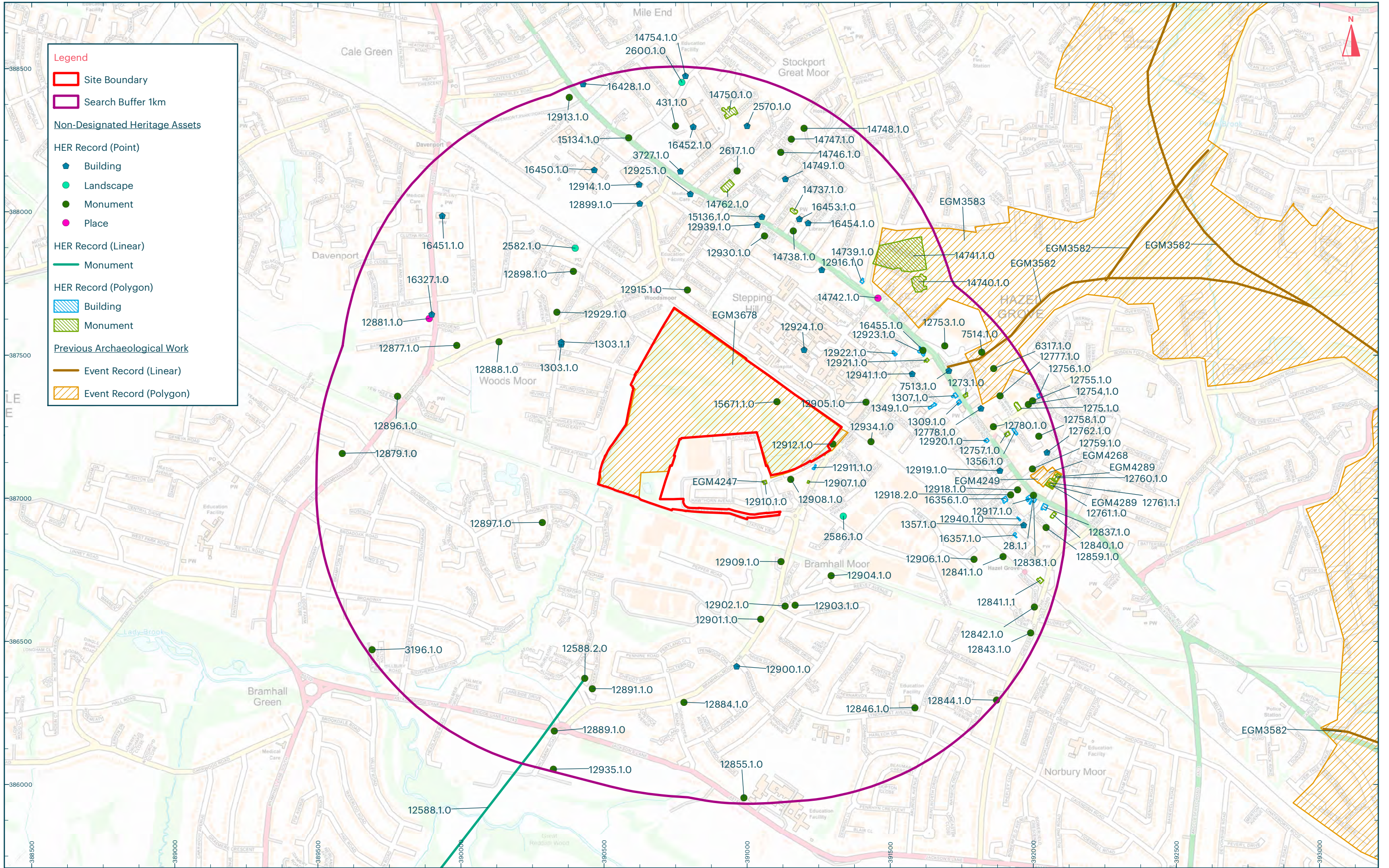
NHLE Reference	Name	Designation
1393514	WAR MEMORIAL, ENTRANCE GATES, WALL AND RAILINGS IN MEMORIAL GARDENS	II
DGM1345	BRAMHALL LANE SOUTH	CA
DGM1343	DAVENPORT PARK	CA
DGM1344	THE CRESCENT/EGERTON ROAD, DAVENPORT	CA



Title:
Figure 1: Site Location
Address:
Mirrlees Fields, Stockport

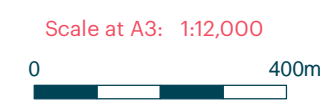
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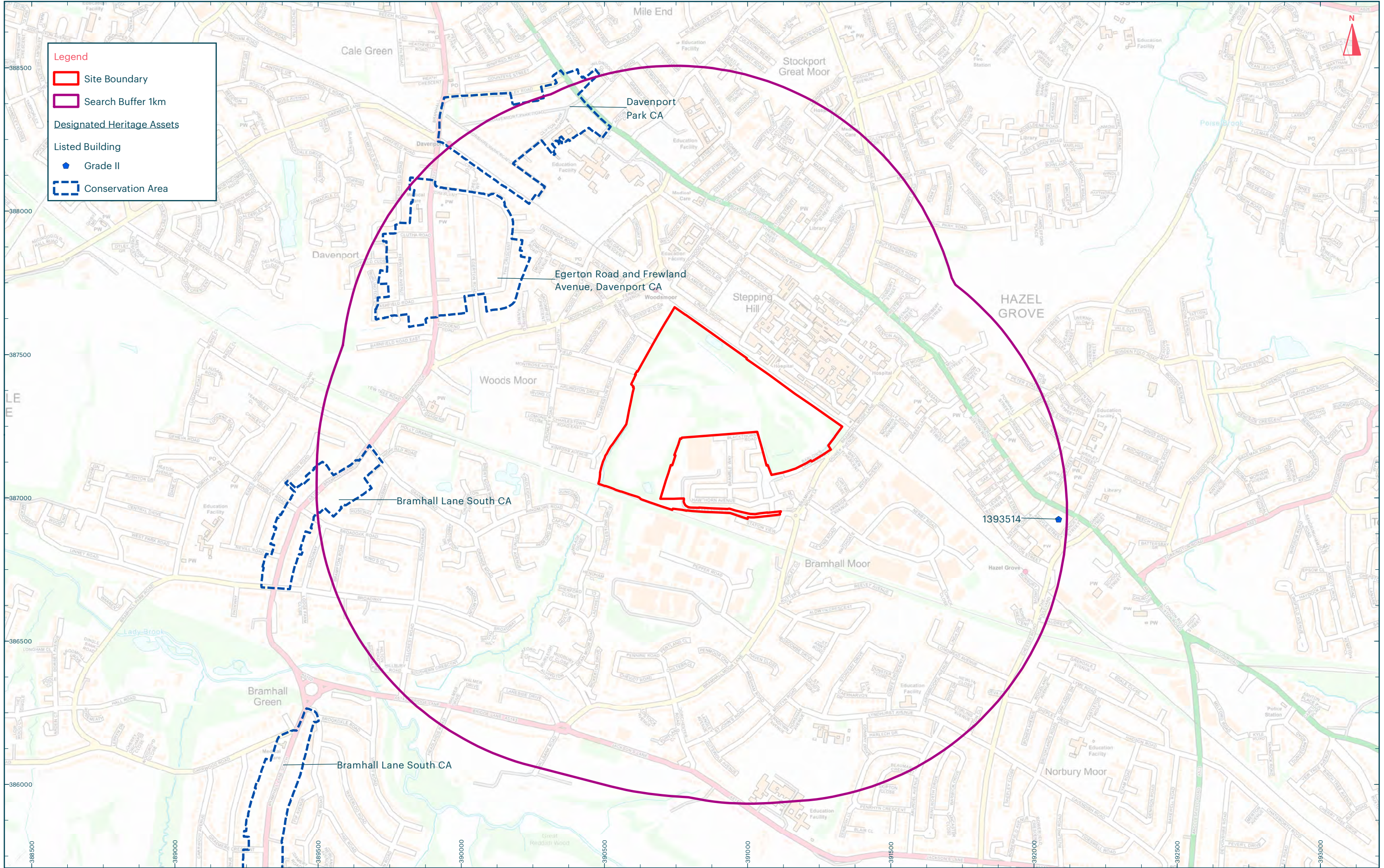


Title:
Figure 2: HER Monuments & Events Data

Address:
Mirrlees Fields, Stockport



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Title:
Figure 3: Designated Heritage Assets & Conservation Areas

Address:
Mirrlees Fields, Stockport

Scale at A3: 1:12,000

0 400m



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<p>Title: Figure 4: 1777 Burdett's Survey of the County Palatine of Chester</p> <p>Address: Mirrlees Fields, Stockport</p>	<p>Scale at A4: 1:25,000</p> 	
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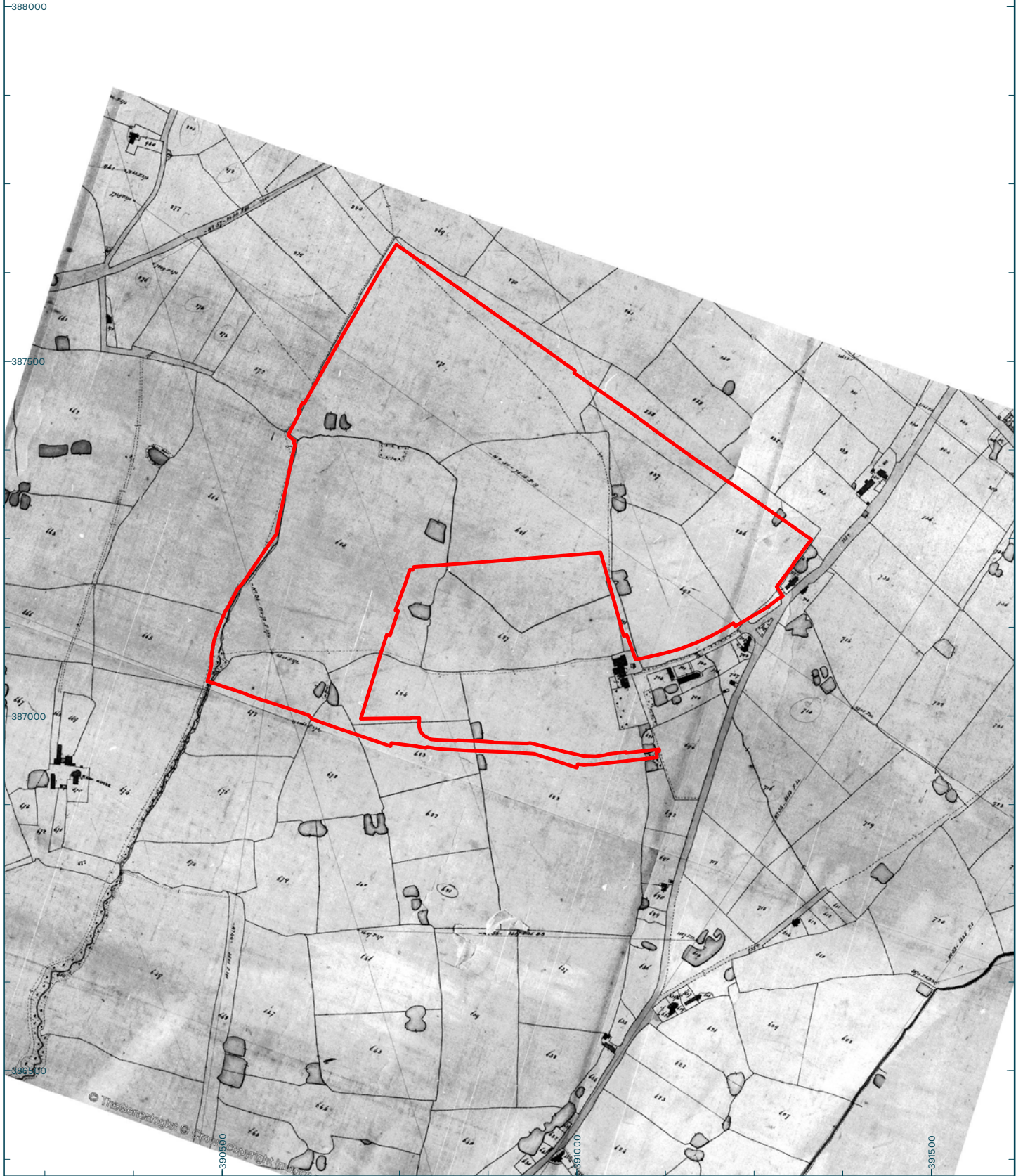
<p>Title: Figure 5: 1832 Plan of the Parish of Borough of Stockport</p> <p>Address: Mirrlees Fields, Stockport</p>	<p>Scale at A4: 1:15,000</p> <p>0 400m</p>	
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Legend

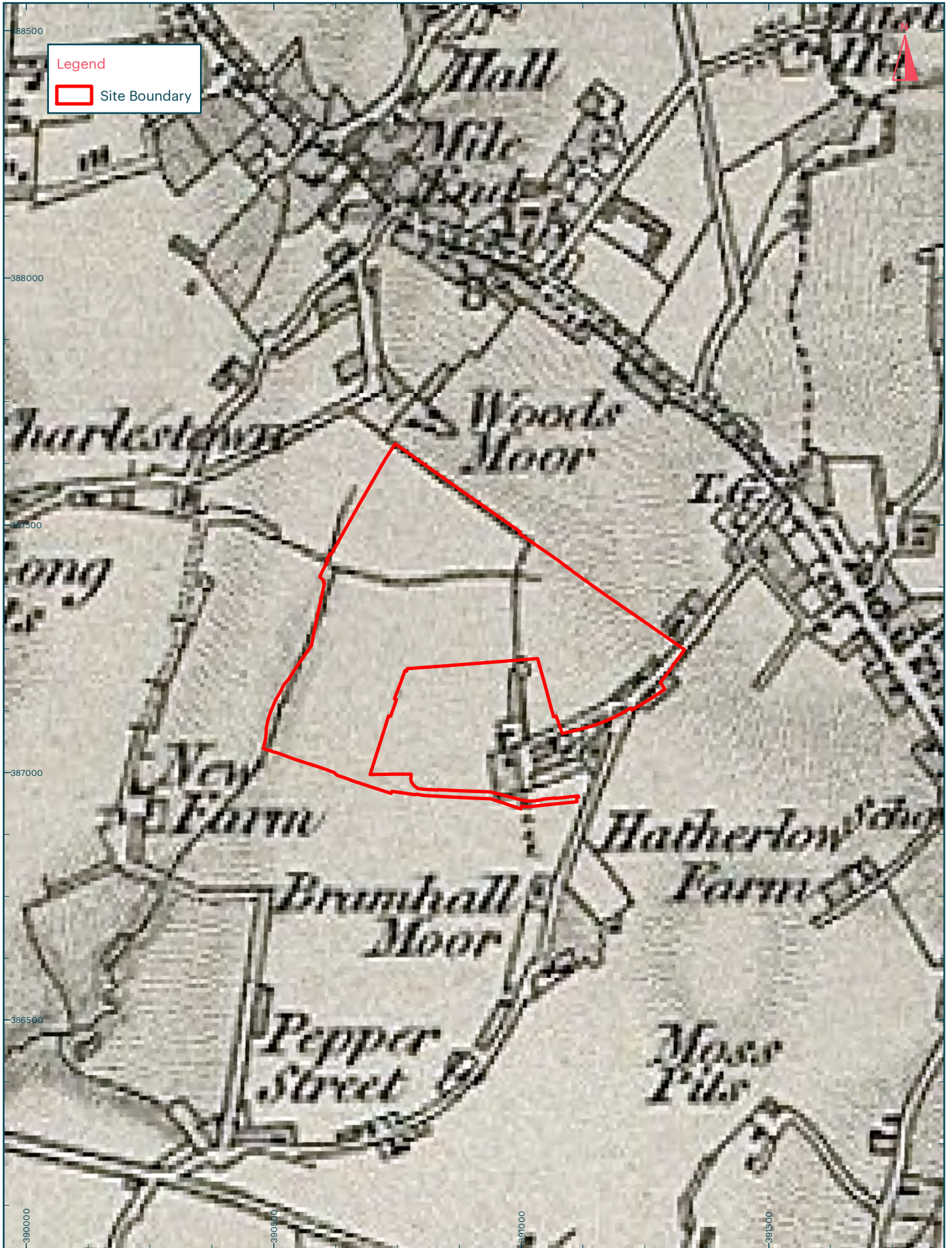
 Site Boundary



Title:
 Figure 6: 1841-42 Tithe Survey of Bramhall
Address:
 Mirrlees Fields, Stockport

Scale at A4: 1:7,500

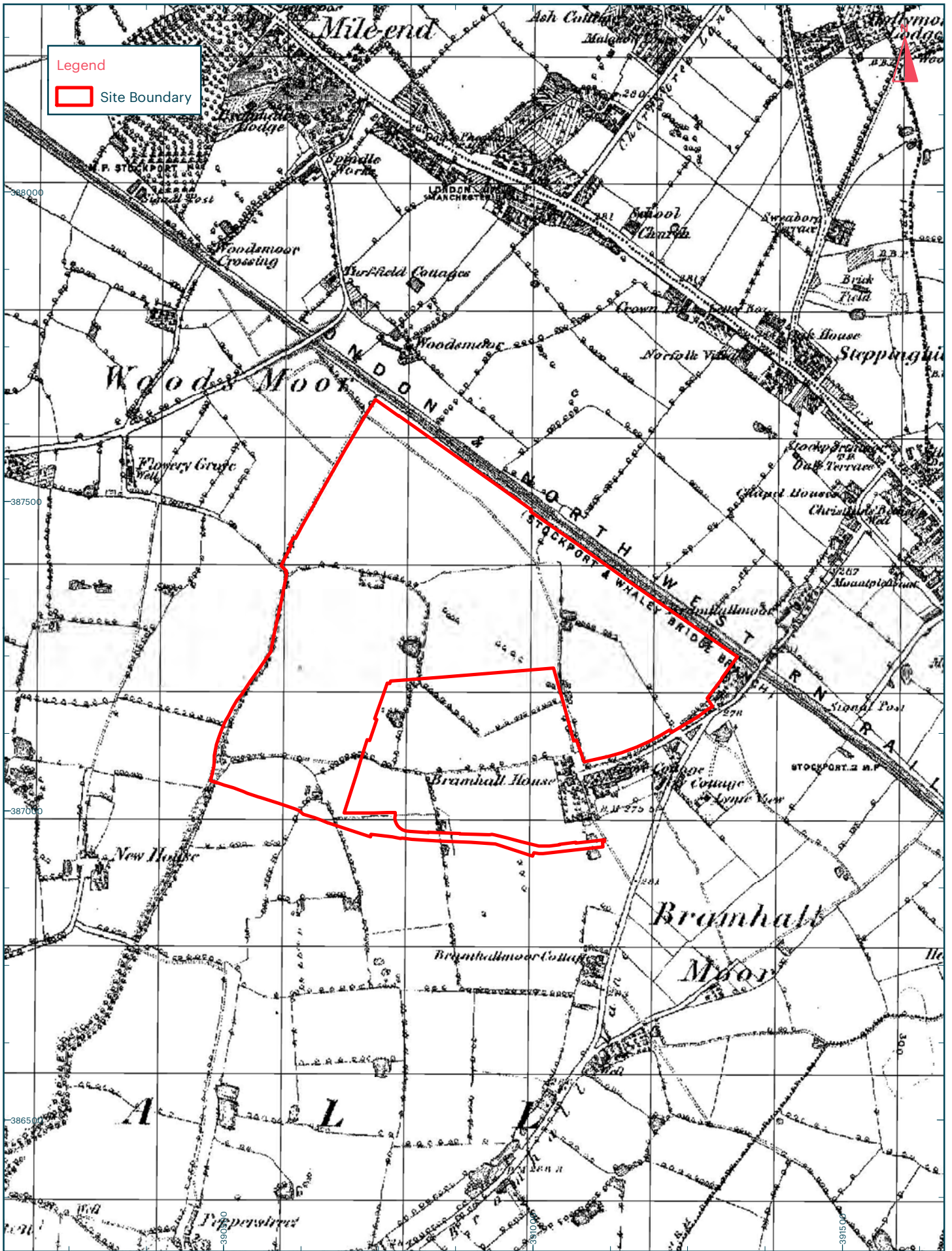




Title:
Figure 7: 1845 Ordnance Survey First Edition Map
Address:
Mirrlees Fields, Stockport

Scale at A4: 1:10,000
0 300m

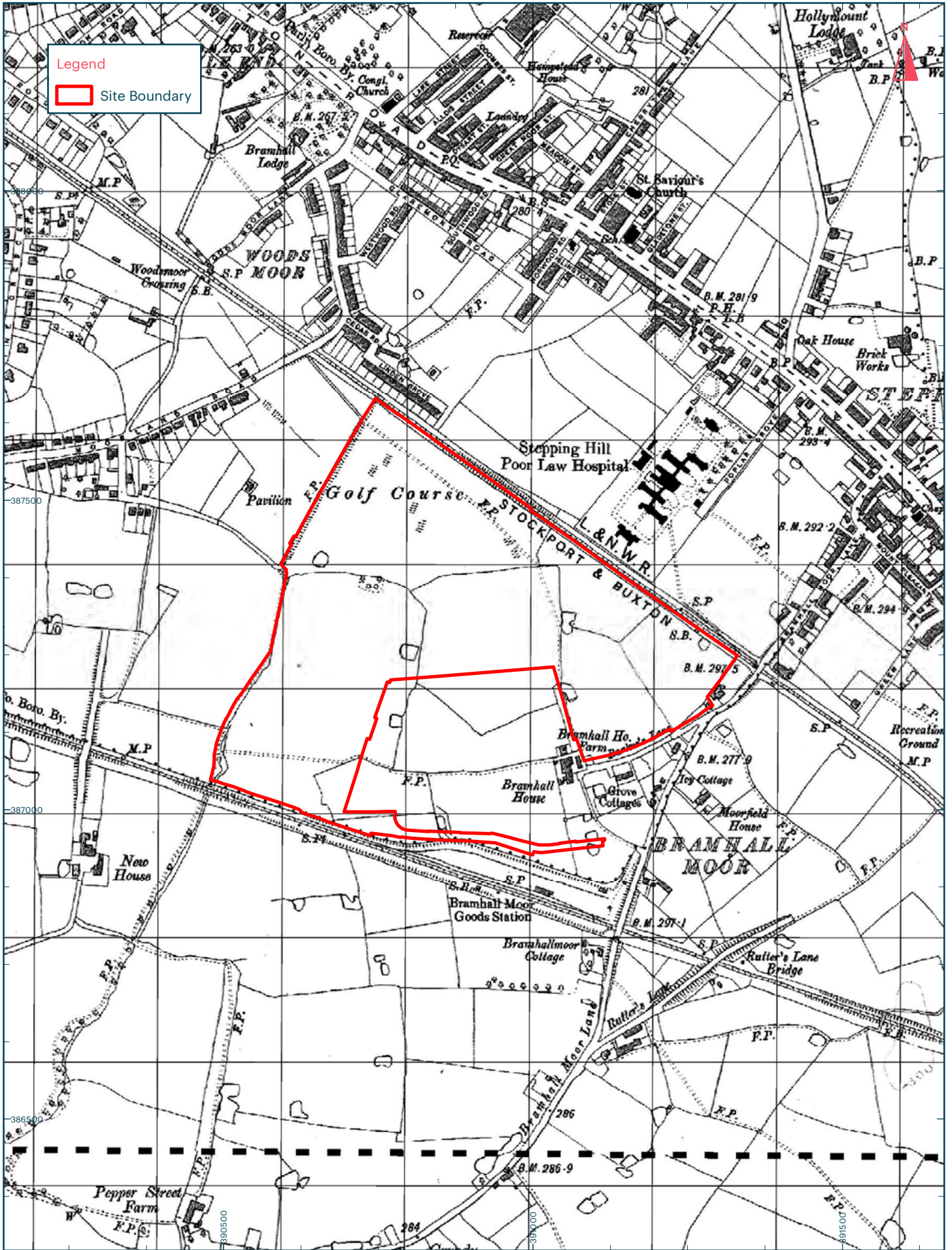




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 Figure 8: 1882 Ordnance Survey 1:10,560 Map
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 Mirrlees Fields, Stockport

Scale at A4: 1:8,000

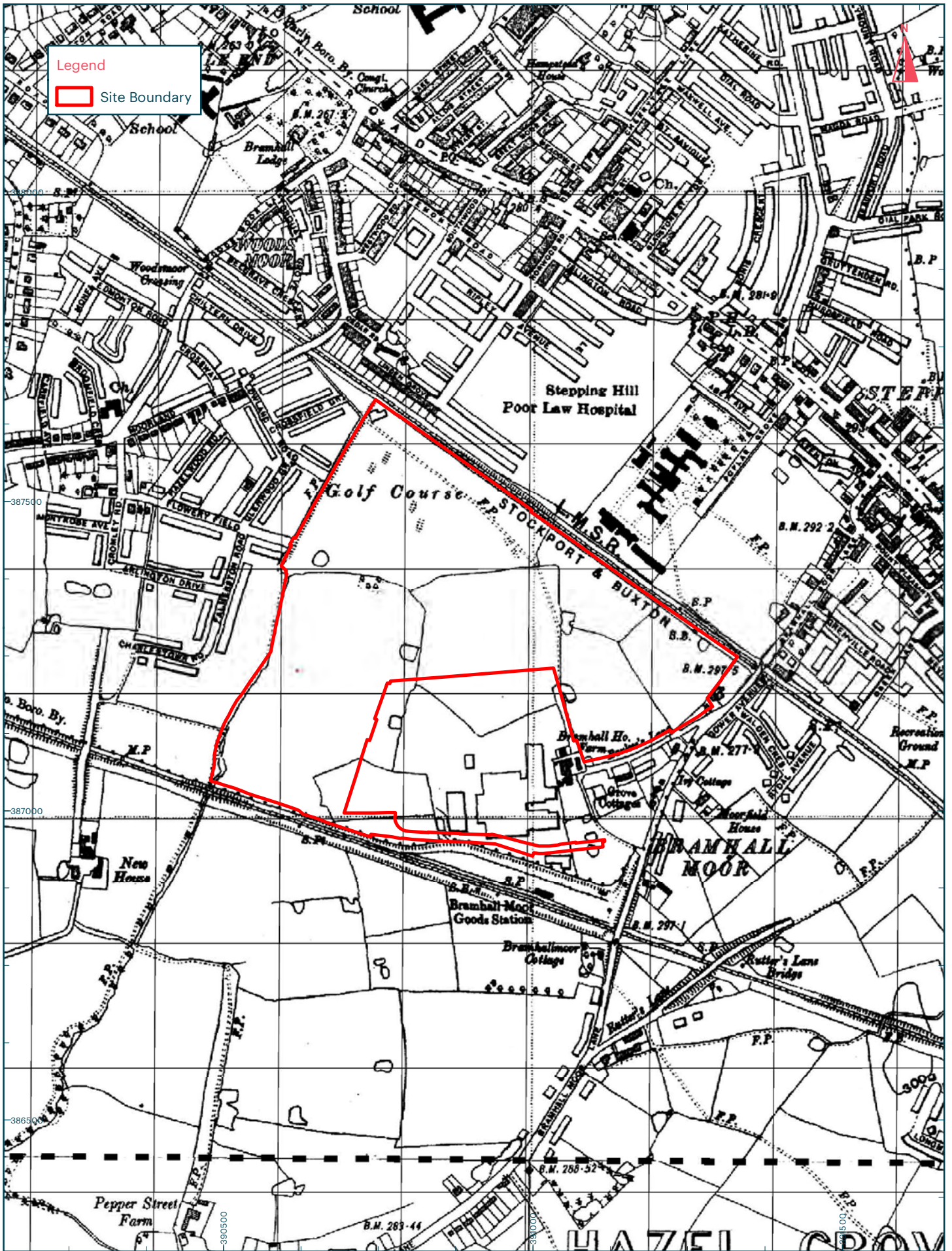




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 Figure 9: 1910 Ordnance Survey 1:10,560 Map
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 Mirrlees Fields, Stockport

Scale at A4: 1:8,000

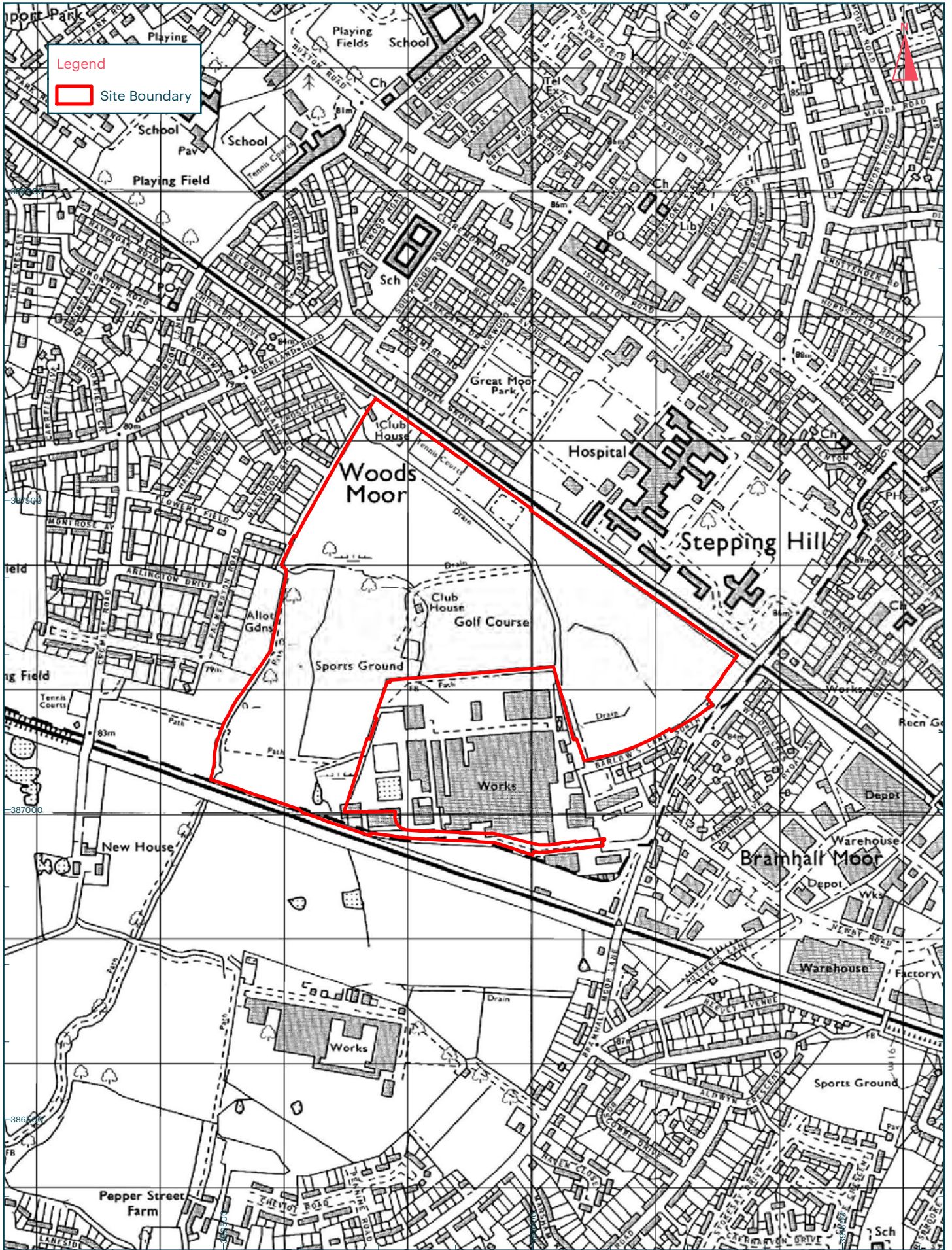




Title:
Figure 10: 1938 Ordnance Survey 1:10,560 Map
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Mirrlees Fields, Stockport

Scale at A4: 1:8,000

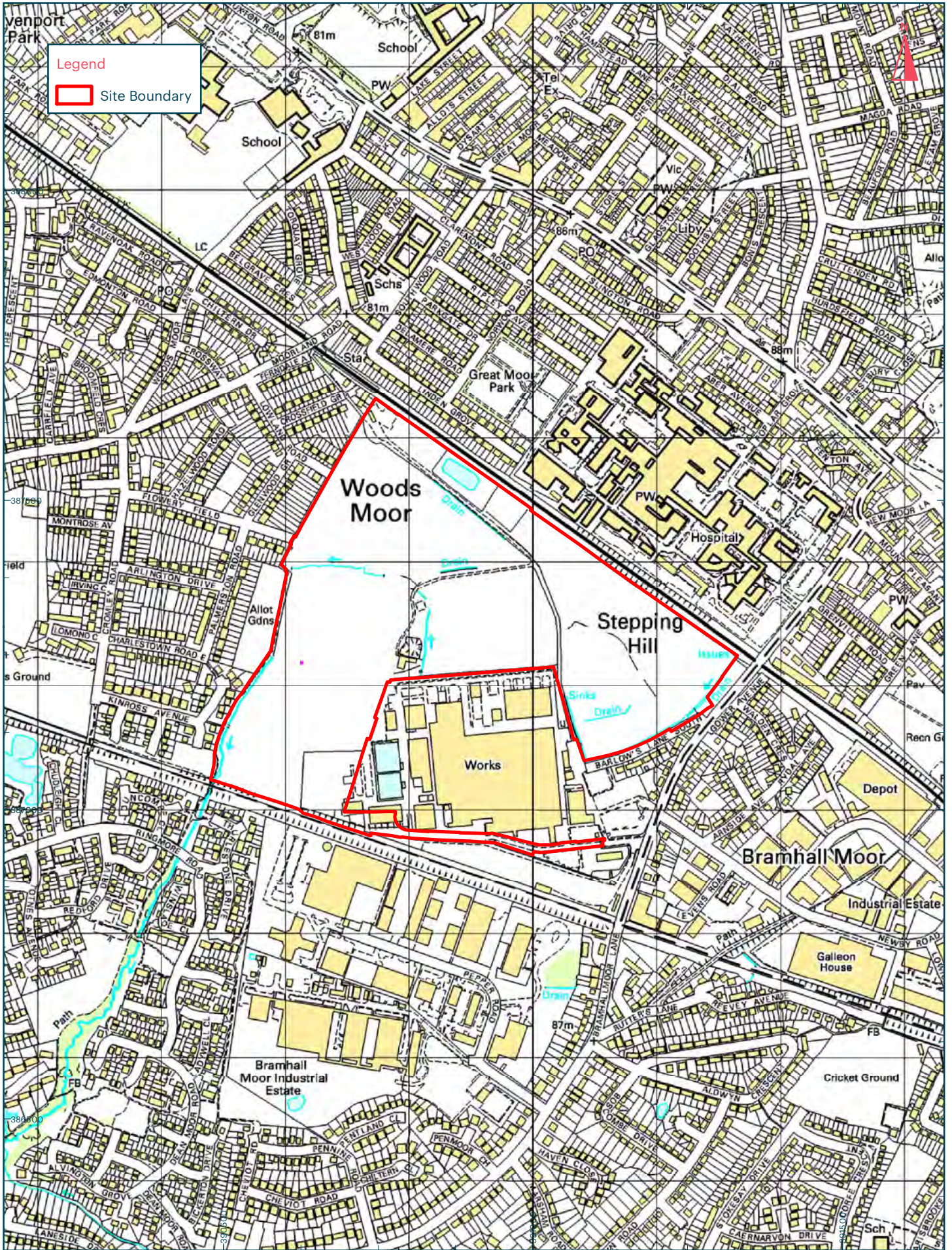




Title:
 Figure 11: 1977 Ordnance Survey 1:10,000 Map
Address:
 Mirrlees Fields, Stockport

Scale at A4: 1:8,000





Title:
 Figure 12: 2006 Ordnance Survey 1:10,000 Map
Address:
 Mirrlees Fields, Stockport

Scale at A4: 1:8,000





Legend

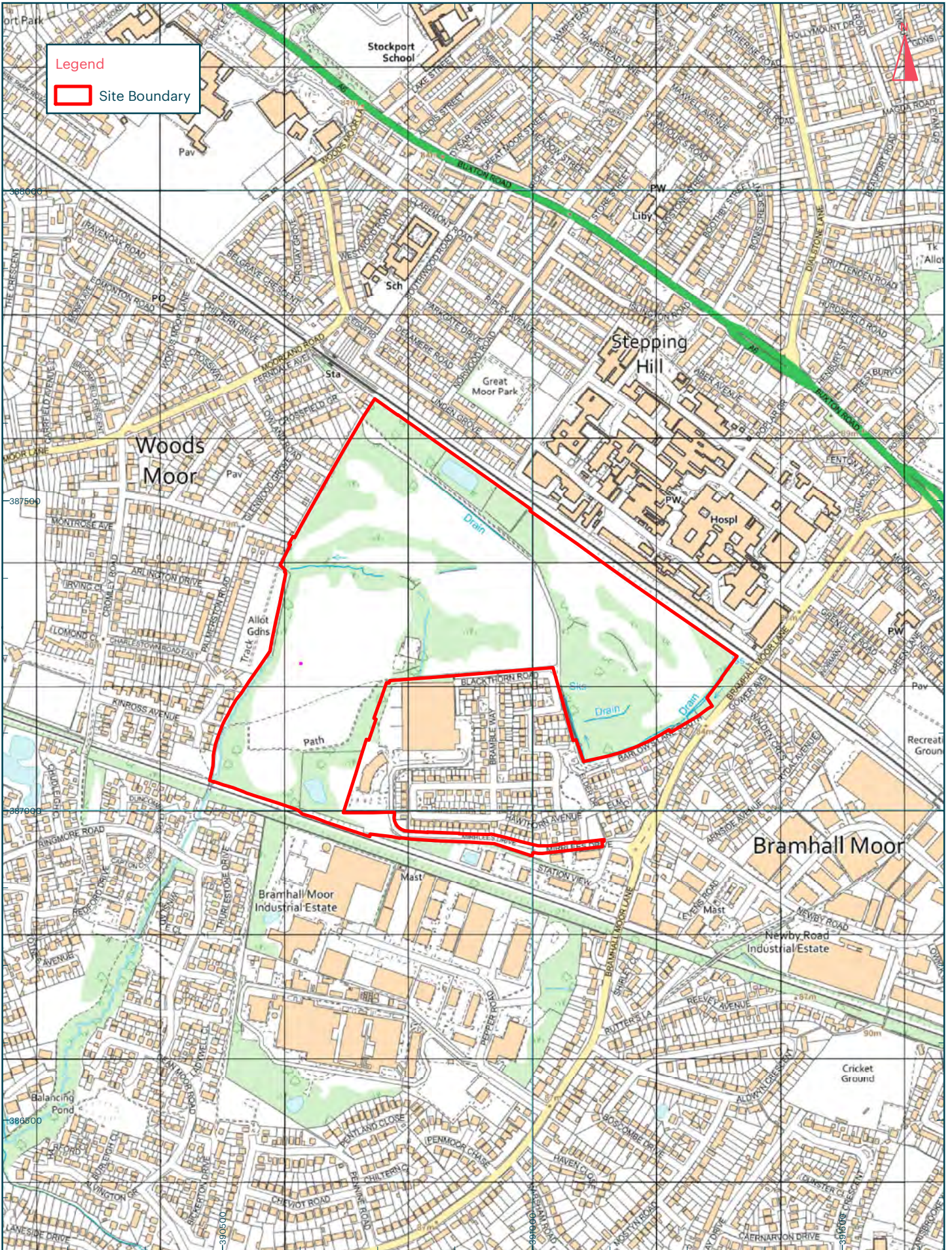
 Site Boundary



Title:
Figure 13: 2019 Google Earth
Address:
Mirrlees Fields, Stockport

Scale at A4: 1:8,000





Title:
 Figure 14: 2020 Ordnance Survey 1:10,000 Map
Address:
 Mirrlees Fields, Stockport

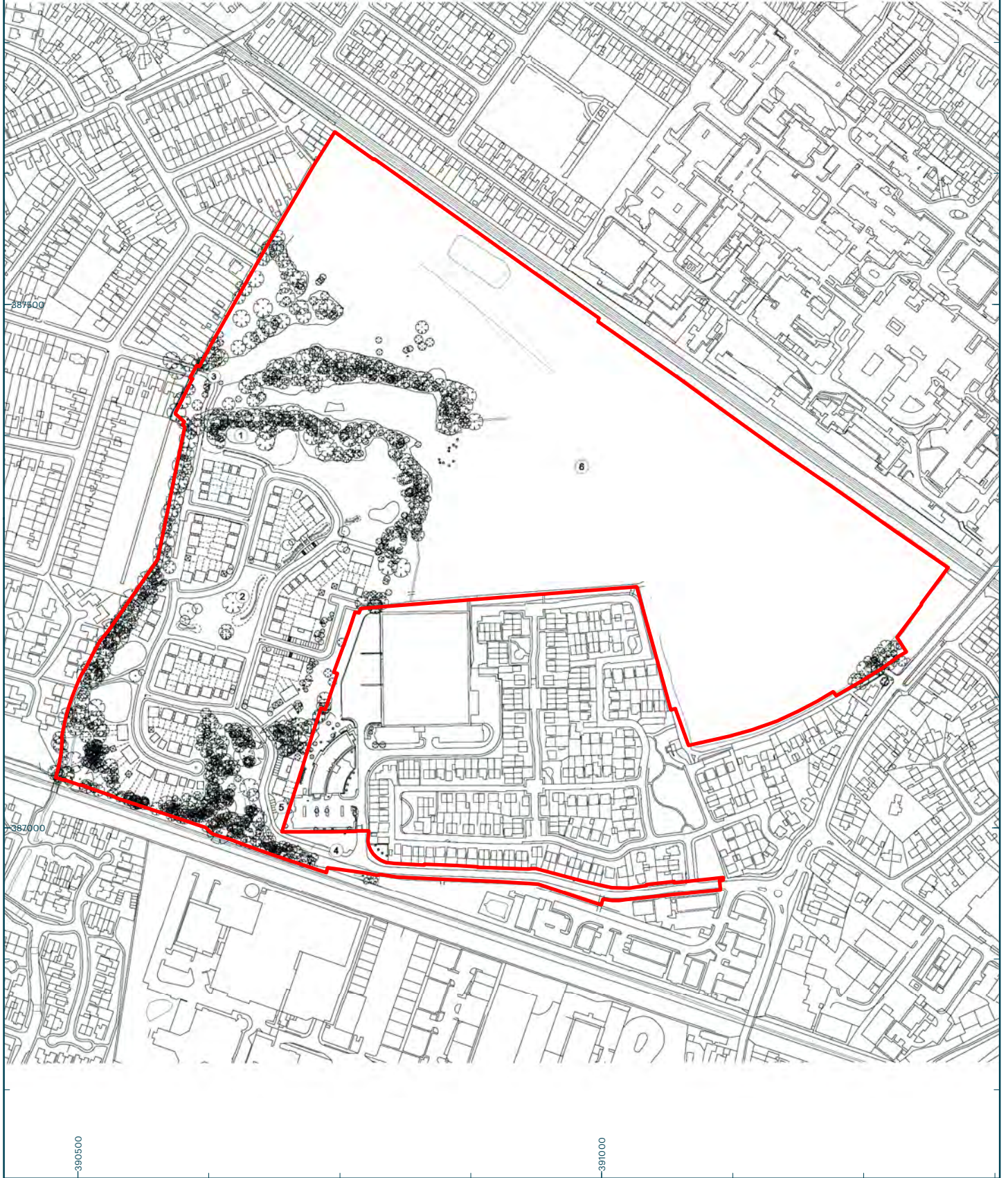
Scale at A4: 1:8,000





Legend

 Site Boundary



Title:
Figure 15: Proposed Development
Address:
Mirrlees Fields, Stockport

Scale at A4: 1:5,000

