



University of
Salford
MANCHESTER

Archaeological Evaluation Report

Former Dexine
Rubber Co Ltd,
Spotland Road,
Rochdale

Client:

Hallmark Developments
(NW) Ltd

Planning Ref:

20/01193/FUL

Technical Report:

Kieran Gleave

Report No:

SA/2021/3



Location: The site is located 1.5km to the north-west of Rochdale town centre, and is bounded by Spotland Road to the north, Primrose Street to the east, Spodden Street to the south and the River Spodden to the west

NGR: Centred at NGR SD 88758 13676

Project: Former Dexine Rubber Co Ltd, Spotland Road, Rochdale

Planning Ref: 20/01193/FUL

Internal Ref: SECL0140

Report No: SA/2021/3

Prepared for: Hallmark Developments (NW) Ltd

Document: Archaeological Evaluation Report

Version: Version 1

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Contents

Summary	1
1. Introduction	2
1.1 Planning Background	2
1.2 Academic Aims.....	2
1.3 Objectives.....	2
1.4 Location, Geology and Topography	3
2. Historical Background	4
2.1 Prehistoric, Romano-British and Early Medieval Periods	4
2.2 Later Medieval and Post-Medieval Periods.....	4
2.3 Industrial Period.....	5
2.4 Development of the Scheme Area.....	5
2.5 Previous Archaeological Work	7
3. Methodology	8
3.1 Archaeological Evaluation	8
4. Evaluation Results	9
4.1 Introduction.....	9
4.2 Results	9
4.3 Finds' Evidence	16
5. Discussion.....	17
5.1 Evaluation Trenches	17
6. Conclusion	19
6.1 Impact.....	19
6.2 Research Potential	19
6.3 Recommendations	19
7. Archive.....	20
7.1 Archive	20
Acknowledgements	21
Sources	22
Appendix 1: Context List	23
Appendix 2: Census Records.....	24
Appendix 3: Figures.....	26

Summary

Hallmark Developments (NW) Ltd has secured planning consent for the redevelopment of the former Dexine Rubber Co Ltd on Spotland Road in the Spotland Bridge area of Rochdale, Greater Manchester (centred at NGR SD 88758 13676). The consented scheme allows for the demolition of the former industrial buildings occupying the site, and the erection of ten industrial units and associated service yard and car parking, together with two new dwellings (Planning Ref: 20/01193/FUL). The delivery of the consented scheme will necessitate considerable earth-moving works that have a potential to damage or remove any below-ground remains of archaeological interest that survive *in-situ*.

A Heritage Statement that was commissioned to support the planning application concluded that the site had potential to contain below-ground remains of archaeological interest, specifically those associated with a 19th-century textile mill known as Spodden New Mill and associated workers' housing. In the light of the conclusions drawn from the Heritage Statement, the Greater Manchester Archaeological Advisory Service, in their capacity as Archaeological Advisors to Rochdale Borough Council, recommended that a scheme of intrusive archaeological investigation should be conducted in advance of construction work. It was further recommended that the intrusive investigation should in the first instance aim to establish the nature, condition, extent and date of any archaeological remains via the excavation of five trial trenches, targeted on the footprint of former buildings of potential archaeological interest associated with the 19th-century textile mill and workers' housing.

The trial trenches were excavated by Salford Archaeology in December 2020 and January 2021. Due to issues surrounding site access and the placement of live services, it was only possible to excavate two of the proposed trenches. The results obtained from these trenches demonstrated that, whilst much of the site to the north has been heavily remediated, there was a good level of below-ground preservation of some of the 19th-century housing formerly located on Primrose Place. Four half-cellars, with surviving upstanding walls, associated coal chutes and staircases, were excavated and were found to be in good condition.

The programme of evaluation trenching has enabled a complete and detailed record to be compiled of the buried archaeological remains that survive within the development area. The mechanical removal of the modern ground surface from other parts of the site undertaken by the construction works contractor has demonstrated that areas beyond that part of the site that were subject to archaeological investigation do not contain any further remains of archaeological interest. It is thus concluded that there is no merit in carrying out any further archaeological investigation of the site in advance of development.

1. Introduction

1.1 Planning Background

In December 2020, Salford Archaeology was commissioned by Hallmark Developments (NW) Ltd to undertake an archaeological evaluation at the site of the former Dexine Rubber Co Ltd works. The archaeological investigation was required to satisfy a condition attached to planning consent for a residential development (Planning Ref: 20/01193/FUL).

At an early stage in the design process, Hallmark Developments (NW) Ltd commissioned a Heritage Statement of the study area (Price 2020). This statement concluded that the proposed development area had remained vacant as agricultural land until as late as 1844 and was only developed with the construction of the Spodden New Mill (a former mill that has produced both wool and cotton products) and housing to the north of the site between 1868-72. The site continued to be developed and used throughout the 19th century, with the addition of various ancillary building associated with the mill, and into the present day.

In the light of the conclusions drawn from the Heritage Statement, and following consultation with the Greater Manchester Archaeological Advisory Service (GMAAS), Rochdale Borough Council attached a condition to planning consent that required a programme of intrusive archaeological investigation to be carried out in advance of development. It was recommended that the investigation should comprise the excavation of five evaluation trenches, targeted on the footprint of former buildings of potential interest to establish the presence or absence of buried archaeological remains. The work was to be carried out in accordance with a Written Scheme of Investigation, which was compiled by Salford Archaeology in consultation with GMAAS.

1.2 Academic Aims

The main aim of the evaluation trenching was to establish the presence or absence of any buried remains of archaeological interest within the development area and, if present, characterise the level of preservation and significance, and provide a good understanding of their potential.

1.3 Objectives

The principal objectives of the archaeological investigation were:

- to record, as far as is reasonably possible, the location, extent, condition, significance and quality of any surviving archaeological remains observed;
- to establish the presence or absence of any buried remains associated with the 19th-century Dexine Rubber Co Ltd (formerly Spodden New Mill), associated ancillary buildings and workers' housing to the north;
- to provide sufficient information to enable an informed decision to be made about the need for any additional archaeological mitigation; and
- to make available the results of the work.

1.4 Location, Geology and Topography

The site, centred at NGR SD 88758 13676, is located 1.5km north-west of Rochdale town centre, and is bounded by Spotland Road to the north, Primrose Street to the east, Spodden Street to the south and the River Spodden to the west (Plate 1).

The underlying solid geology consists of the Pennine Lower Coal Measures (Westphalian A) and millstone grit of the Carboniferous period. The predominant drift geology comprises glacial sands and gravels, with some alluvium (<http://www.bgs.ac.uk/geoindex/beta.html>).

The development of Rochdale was in no small part due to the topography of the area, and the town developed at the junction of several key trade and communication routes. Important trans-Pennine routes via Blackstone Edge led to the north-east, with routes to the north heading off across the Rossendale Fells into central Lancashire, and westwards to Bury and Bolton. The valley of the River Roch narrowed around Rochdale, providing a convenient fording point for the route southwards to Manchester, which would undoubtedly have been of importance as packhorse ways by the medieval period (Tindall nd, 1).



Plate 1: Satellite image of the development area, prior to the demolition of Spotland New Mill

2. *Historical Background*

The following section summarises the historical background of the site and is intended to provide a context in which to consider the results obtained from the evaluation trenches.

2.1 *Prehistoric, Romano-British and Early Medieval Periods*

Evidence for archaeological activity from the prehistoric, Romano-British and early medieval periods have been identified in Rochdale, with notable archaeological discoveries including a Prehistoric quern stone of an unknown date (found immediately south of the site), a Mesolithic workshop on Blackstone Edge (Marshall n.d., 6-8), a bronze torque of Late Iron Age date at Calderbrook (Fishwick 1889, 5) and various instances of Romano-British activity throughout the wider area (Farrer and Brownbill, 187-201). Whilst such archaeological activity is attested present, there are no known heritage assets within the scheme area that date to these early periods, and it seems probable that the intensive development of the site in the 19th and 20th centuries will have removed any earlier physical remains.

2.2 *Later Medieval and Post-Medieval Periods*

Rochdale grew as the centre of the woollen trade in Northern England and thrived commercially during the medieval and post-medieval periods (Farrer and Brownbill 187-201). In 1582, Camden described Rochdale as 'a market town well frequented'. The regional importance of the town at this time is implicit from the detail provided by Saxton's map of Lancashire, which was published in 1577, and marks the town in bold letters. Manufacturing and mining industries became of increasing importance to the local economy during this period; the confiscation of the lands that had belonged to Whalley Abbey, and the general suppression of religious houses following the Dissolution of the Monasteries, produced a new race of landlords, whose number was increased by the sale of Byron estates in the early part of the 17th century (Fishwick 1913). The town certainly began to expand significantly during the 1600s, indicated to some degree by the Hearth Tax Returns; in 1666, 228 hearths were recorded for Rochdale. Celia Fiennes, writing in c 1700, described Rochdale as 'a pretty neat town, built all of stone', whilst some 25 years later Defoe considered it 'a good market town, and of late much improved in the woollen manufacture, as are also the villages in its neighbourhood' (Furbank *et al* 1991).

The growth of the town throughout the 18th century can largely be attributed to its involvement in industry and trade. During this period, Rochdale developed a formidable reputation as a centre for the production of woollen cloth, and the town benefited from a lucrative export trade in woollen goods to Holland, Portugal, Spain, Italy, Russia and Germany (Aiken 1795, 248). In 1771, Samuel Curwen visited Rochdale, and noted that it was 'remarkable for (its) many wool merchants; it has a large woollen market, the merchants from Halifax etc, repairing hither weekly' (Robertson 1875, 265-6). Despite such growth of the town during this time, however, there are no known heritage assets within the site that date to these periods, and it seems likely that the intensive development of the site in the 19th and 20th centuries will have removed any such remains.

2.3 Industrial Period

Rochdale became a boomtown of the Industrial Revolution during the late 18th century, and amongst the first ever industrialised towns. The Rochdale Canal, one of the major navigable broad canals of Great Britain, was a highway of commerce during this time used for the haulage of cotton, wool, and coal to and from the area. The canal was opened between Rochdale and Manchester by 1799, and was completed as the first trans-Pennine route in 1804 (Hadfield 1994). The growth of the population as Rochdale became a manufacturing centre led to the enlargement of the parish church; and the building of new ones: St Mary's, Wardleworth, was consecrated in 1744; St James's, Wardleworth, in 1821; St Clement's, Spotland, in 1835; and Christ Church, Healey, in 1850 (Farrer and Brownbill 1911).

Rochdale rose to prominence during the 19th century as an important centre for the production of cotton goods, whilst maintaining a strong woollen industry, focusing in particular on the manufacture of flannel and baize. New cotton mills were established along the River Roch and, with the advent of steam power, throughout the town along the river valleys and canal banks. However, the town enjoyed a 'golden age' during the Cotton Famine of the 1860s, when woollens became once more price-competitive with cotton goods; the population of the town increased by over 60% during this period (Williams with Farnie 1992, 43; Pigot 1822).

2.4 Development of the Scheme Area

The detailed Ordnance Survey 1:1056 Town Plan of 1851 shows the study area as undeveloped, with the only activity at this time being the Spotland Bridge Dyeworks immediately to the west of the site and Spotland Bridge Brewery to the north-west (Plate 2).

The Spotland Bridge Mill was erected immediately west of the site boundary in 1863, but it wasn't until the construction of the Spodden New Mill (listed in Slater's trade directory for 1871-72) that there is recorded activity within the site boundary. Mr J. Walker is listed as proprietor, where he is recorded as a 'wool stapler and woollen waste dealer', and it is argued that the mill was erected in 1870. The mill was at least three-stories high and featured an engine and boiler house to the south-west, with a Woolfe compound high-pressure beam engine providing the necessary power to the mill (Hradill *et al* 2007). The 1884 Borough County Rate Book also lists a 'wool shed, power warehouse and sheds', with a second stone-built boiler house (containing a Lancashire boiler) being erected between 1884-88. In 1888, the mill moved away from the manufacture of woollen goods and began manufacturing cotton goods after installing 36,000 spindles.

The next edition of Ordnance Survey mapping was published at a scale of 1:500 in 1892, and is the first cartographic source to depict the Spodden New Mill, with the earlier Spodden Bridge Mill visible to the west. Both mills appear to have shared the same octagonal chimney. This map is also the first to illustrate the construction of residential properties and the completion of Coldwall Street, which runs east/west through the northern part of the site (Plate 3).

The next map to feature the site is the Ordnance Survey 1:2500 map of 1908. Aside from the erection of more workers' housing on the roads encompassing the site (namely Primrose Street and Spodden Street), no modifications to any upstanding structures are made within the site boundary.

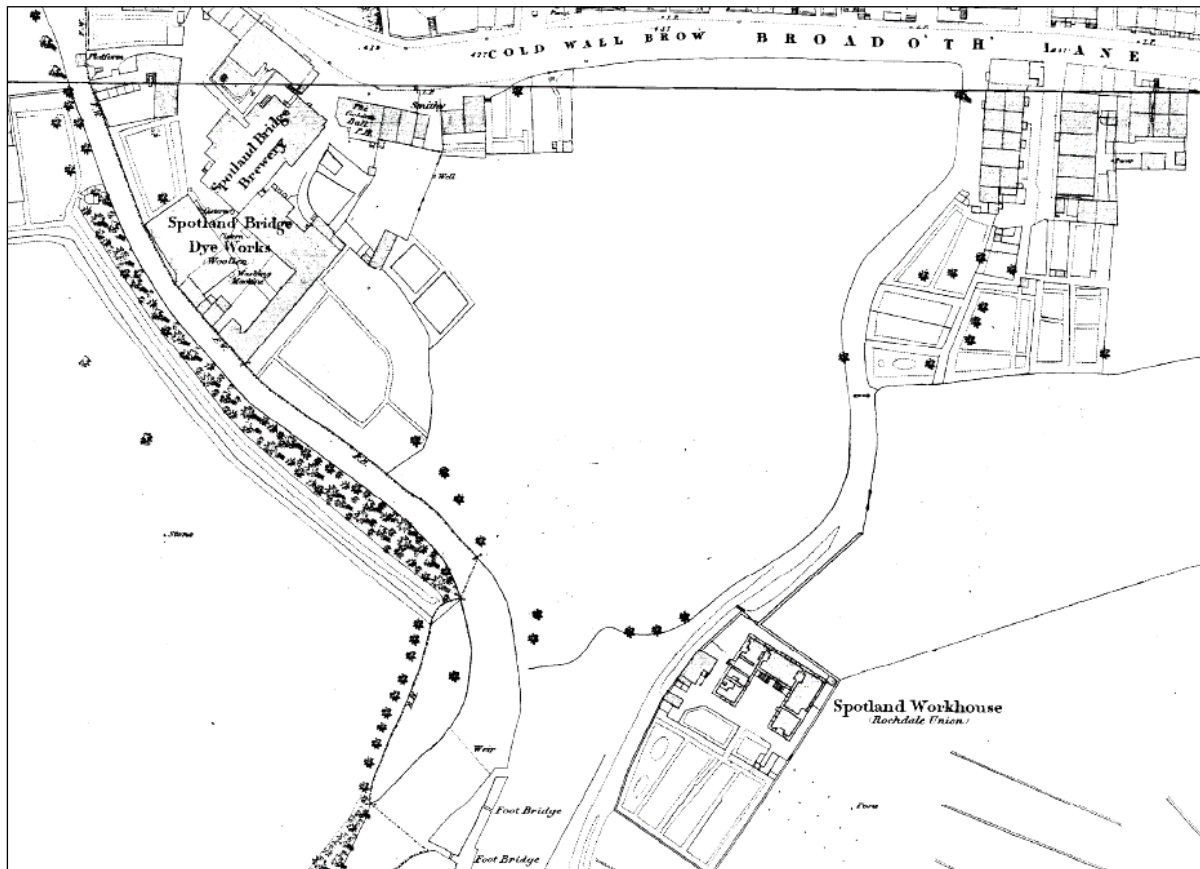


Plate 2: Extract from the Ordnance Survey 1: 1056 Town Plan of 1851



Plate 3: Extract from the Ordnance Survey 1: 500 Town Plan of 1892

The next edition of Ordnance Survey mapping, published in 1928, similarly indicates that no major modifications were made to the footprint of the industrial buildings or the workers' houses that occupied the northern part of the site.

In 1941, the Dextine Patent Packing & Rubber Company purchased the mill and demolished the various outbuildings and the Spotland Bridge Mill.

The workers' housing along the north side of Coldwall Street are shown on the Ordnance Survey maps of 1959 and 1960, but all had been cleared by the time of the next edition of mapping, published in 1989.

The Former Dextine Rubber Co Ltd works were demolished in early 2020, following planning permission ahead of development.

2.5 Previous Archaeological Work

No previous intrusive archaeological investigations have taken place at the site of the former Dextine Rubber Co Ltd works, although the mill buildings were subject to a historic building investigation prior to their demolition (Hradill *et al* 2007).

3. Methodology

3.1 Archaeological Evaluation

The principal aim of the archaeological evaluation was to establish the presence or absence of any buried remains of archaeological interest within the proposed development area and, if present, characterise the level of preservation and significance, and provide a good understanding of their potential. This was achieved by the excavation of five evaluation trenches that were placed across the footprint of the buildings depicted on the sequence of historical maps considered in the desk-based assessment to be of potential archaeological interest (Figure 2). It was anticipated that this approach would represent an appropriate sample of the archaeological resource and totalled approximately 145 linear meters (261m²). However, due to a combination of logistical and health and safety considerations, it was only possible to excavate two of the proposed trenches.

All archaeological work was conducted following the ClfA Standards and Guidance for archaeological field evaluation (ClfA 2014). Prior to the commencement of any excavation works, the location of the trenches targeted for archaeological investigation was laid out accurately with respect to the Ordnance Survey national grid. The position of this area was then scanned for any live services using a cable avoidance tool.

Machine excavation was used to carefully define the extent of any structural remains. This was carried out using a mechanical excavator of appropriate power under close archaeological supervision. Thereafter, remains were cleaned manually to define their extent, nature, form and, where possible, date. Once the extent of buried archaeological remains was established, they were subject to detailed archaeological excavation and recording. Hand excavation was undertaken by trained professional archaeologists. All information identified in the course of the site works was recorded stratigraphically, utilising *pro-forma* context sheets, and was accompanied with sufficient pictorial record (plans, sections and photographs) to identify and illustrate individual features.

A full and detailed photographic record of individual contexts was maintained and similarly general views from standard viewpoints of the overall site at all stages of the archaeological investigation was generated. Photography was undertaken in accordance with HE guidance, Digital Image Capture and File Storage Guidelines for Best Practice (July 2015). All frames included a visible, graduated metric scale. Photographs records were maintained on photographic *pro-forma* sheets.

The precise location of all archaeological structures encountered was surveyed using a total station linked to a pen computer data logger. This process generated scaled plans within AutoCAD, which were then be subject to manual survey enhancement. The drawings were generated at an accuracy appropriate for 1:20 scale, and all information was tied in to Ordnance Datum.

4. Evaluation Results

4.1 Introduction

In total, only two evaluation trenches were excavated of the planned five (Trenches 1 and 2), due to issues surrounding site access and the placement of live services across the site. These trenches were placed across the northern part of the site, which contained the residential properties associated with Primrose Place that were denoted as being of archaeological interest in the desk-based assessment (Price 2020).

4.2 Results

4.2.1 Trench 1

Trench 1 was located in the north-eastern part of the site and was targeted across the northern block of houses that formed 'Primrose Place', as captured on the sequence of late 19th- and 20th-century mapping. The trench was broadly aligned north-east / south-west and was excavated to a total length of 15m and maximum depth of 2m. Whilst this trench was planned initially to be 25m long, excavation revealed that this entire area of the site had been remediated, leaving only demolition material (1001) with no archaeological remains or structural foundations surviving intact.

The natural drift geology (1002), comprising orange clay with frequent large pebbles, was encountered at the maximum excavated depth of 2.3m (Plate 4). The discovery of natural at this depth indicates that any surviving archaeology associated with the housing having been destroyed previously when this area of the site was remediated.

Whilst nothing of archaeological interest was recorded in Trench 1, a small sondage had been excavated by the contractor, approximately 3m north-west of the western end of Trench 1, which revealed a painted cellar wall (1003) that had survived the remediation works (Plate 5). This surviving section of cellar wall was 0.85m high (from the base of the sondage) and 2.85m wide. Unfortunately, further investigation of this surviving wall was not possible due to the risk of undermining the footpath and boundary wall directly above it.



Plate 4: A mid-excavation view of Trench 1, illustrating the material (1001) deriving from the remediation work overlying the natural geology (1002). Looking south-west



Plate 5: The surviving cellar wall (1003) revealed in a sondage excavated previously by the developer. Looking north-east

4.2.2 Trench 2

Trench 2 was also located in the northern part of the site, and was targeted originally across the southern row of houses on Primrose Place and across the former Inchcliffe Street seen on OS map 1892 (Plate 3). However, due to issues surrounding site access and the placement of live services, the trench was moved approximately 15m to the east. Trench 2 was excavated to a total length of 30m and to a maximum depth of 1.8m (Plate 6).

Nothing of archaeological interest was revealed in 26.3m of the trench (from east to west), although the material deriving from remediation work (2001) only had a maximum depth of 0.4m.



Plate 6: A post-excitation view along Trench 2, revealing some initial remediation and natural ground. Looking west.

Two sondages were excavated to examine if anything of archaeological interest was present below the level of the remediation work, with a sondage excavated in the easternmost section of the trench (Sondage 1: 5m long x 1.8m wide x 1.5m max depth) and a second midway along the trench (Sondage 2: 4m long x 1.8m wide x 1.7m max depth). Excavation of both sondages revealed natural ground (2002) but no remains of archaeological interest (Plates 7 and 8).

The eastern end of the trench, however, contained featured (from east to west) a stone flag with a cut drainage hole (2004), a small 'L'-shaped brick wall (2005) with a two small stone flags abutting it (2006) and an *in-situ* ceramic drain pipe (2007). These features were cut into or were placed above a mid-brown layer (2003) that was different to the known natural and later remediation (Plate 9).

The trench was extended 2.5m south in the easternmost section when four half cellars were uncovered. These were well preserved, with the total length of all four totalling 18.30m. From east to west the cellars were numbered Cellar 1 to Cellar 4 (Plate 10). Each of the four cellars were identical in construction and measured 4.8m long x 2.29m wide and had a maximum depth of 1.5m. Each cellar was constructed of a brick wall two courses thick, had coal chute incorporated into the northern wall (Plate 11), and featured a staircase to the east which featured stone steps 0.8m wide x 0.25m. The staircases were all hollow, with the stone steps supported with a brick construction. All four staircases featured a diagonal line of bricks, which were orientated broadly south-east / north-west, which would have accommodated for a top step to curve upwards to the west (Plate 12).



Plate 7: The easternmost sondage, illustrating the material deriving from remediation (2001) and the orange-coloured natural geology (2002). Looking north.



Plate 8: The easternmost sondage, illustrating the initial remediation (02001) and orange coloured natural (02002) detailing no articles of archaeological interest. Looking north.



Plate 9: The eastern end of Trench 2, with the original trench outlined in blue, and the later extension highlighted in red. Looking east.



Plate 10: A post-excitation shot of the extension to Trench 2 detailing (from cellar closest to the camera - east to west) Cellars 1, 2, 3 and 4. Cellar 4 was not excavated in its entirety due to its close proximity to the site boundary. Looking west.

The structural remains of Cellar 1 (the easternmost cellar; Plate 11) comprised a brick wall (2009) and a staircase (2009), and was infilled with demolition rubble (2010), including some notably large stone flags.

Cellar 2, situated directly to the west of Cellar 1, comprised a brick wall (2011), a staircase (2012) and was infilled with demolition rubble (2013). A flagged floor surface (2014) was exposed at a depth of 1.5m.

Cellar 3 (directly west of Cellar 2) comprised a brick wall (2015), a staircase (2016) and was infilled with demolition rubble (Plate 12). A flagged floor surface (2018) was exposed at a depth of 1.5m.

Cellar 4 was not excavated in its entirety due to its close proximity of the site boundary, although the footprint of the cellar wall was exposed (2019), along with the diagonal course of bricks that denoted the top step of the staircase (2020). The cellar contained a fill (2021) similar to the previously discussed cellars.



Plate 11: A post-excavation view of Cellar 1, detailing the coal chute to the left of the ranging rod. Looking north.



Plate 12: The excavated staircase in Cellar 3, illustrating the stone steps and diagonal course of bricks that would have supported a curved step. Looking south-east.

4.3 Finds' Evidence

No finds were recovered from any of the evaluation trenches.

5. Discussion

5.1 Evaluation Trenches

5.1.1 Introduction

The evaluation uncovered some remains of archaeological interest, comprising the cellars of the 19th-century housing associated with Primrose Place, which fronted onto Coldwall Street. It is perhaps of note that no cellar lights were observed in relation to these houses on the historic mapping suggesting that they were not cellared. This was, however, contradicted by the results of the evaluation which uncovered the remains of four cellars, all with stone-built access stairs leading down from the ground floor. No remains pre-dating the mid-19th-century construction of the houses were found during the evaluation trenching.

5.1.2 The 19th- and 20th-Century Remains

The earliest remains uncovered during the evaluation dated to the mid-19th century, and were found in both Trenches 1 and 2. The earliest maps that detail these residential properties is the 1892 edition OS map (Plate 3), although the 1871 Census records detail properties on Primrose Place, indicating that they were likely constructed between 1860 and 1871 (*Appendix 2*). The last documentary reference to the workers' houses on Coldwall Street in the northern part of appeared in *The Rochdale Observer* on 16th of August 1944 in an advertisement for 'GOOD Clean Ashes; 1/6 per load paid for removal.-A. Carus & Sons Ltd, Coldwall Street, Rochdale, Near Spotland Bridge', although cartographic evidence indicates that the houses were demolished between 1960 and 1989.

The 1871 Census records of Primrose Place provide an insight into the lives of the people who inhabited these properties, with all occupants being born in the county of Lancashire, and having occupations associated with local industries, such as casting or the production of cotton or woollen products (*Appendix 2*). Smaller families inhabited these houses, with the largest number of occupants being recorded at 1 Primrose Place, which had eight occupants at the time of the census

The *Todmorden Advertiser and Hebden Bridge Newsletter* from 14th September 1888 lists that Charles Bradbury of Primrose Place was awarded, at the 51st annual show of the Wardle Agricultural Society, the prize for best ass in the horse category. *The Rochdale Observer* reported that on the 30th of July 1941, seven-year-old Anne Holt of Coldwall Street was tragically killed when she was hit by a bus on Spotland Road.

5.1.2 Trench 1

The cellar wall exposed by the sondage excavated by the developer (1003) matches exactly with a property on 'Primrose Place' on the 1892 OS map (Figure 3), indicating that below-ground remains did previously exist across the area Trench 1 was placed over. The heavy remediation seen when excavating Trench 1 indicates that any surviving below-ground archaeology associated with the cellars at 'Primrose Place' was destroyed during a later use of the site, with the exception of the single wall that was identified in Trench 1.

5.1.3 Trench 2

The lack of any remains of archaeological interest in the 15m west of the eastern edge of Trench 2 corresponds with historic mapping. The 1892 OS map illustrates that this section of the trench was placed across an area that was occupied by several small outbuildings and some trees. The 1928 OS map does not detail any properties in this part of the site, confirming why this area of the site only featured 0.4m of material deriving from modern remediation work (2001), and why natural ground was reached so quickly. These results confirm that the four cellared houses revealed in this trench were a stand-alone group of dwellings, isolated by Inchcliffe Street (which ran north to south) immediately west of Cellar 4, and an undeveloped space, likely a garden or a communally accessible space with toilets, immediately east of Cellar 1.

The position of the excavated cellars correspond precisely with the four 'isolated' dwellings that faced directly onto Coldwall Street. These cellars only appear to make up approximately a third of the total area of the residences; meaning that they were not the same size as the total footprint of the house. This concurs with the results obtained from the excavations of housing at Toad Lane, also in Rochdale (Cattell 2017, 21). The conclusions drawn from this excavation were that these cellars were accessed internally and were used exclusively for private storage. Whilst not identical, the inclusion of a curved staircase and the low ceiling height (1.5m deep from the surface to the stone flags) in both this site and Toad Lane lends credence to the validity of drawing this conclusion. There is also the added factor that no structural modification appears to have taken place in any of the cellars. The presence of a coal chute in each cellar adds weight to the conclusion that these small cellars were used primarily as storage. This may also suggest that overcrowding was not a problem in the area at this time, in stark contrast to the densely populated districts of the regions burgeoning urban centres of Manchester and Salford.

The excavated cellars are of a type more frequently seen in rural settings, with the inclusion of smaller, below-ground chambers often constructed as cold stores. This layout was discovered in a similar row of workers' housing at Trafalgar Street in Burnley, for instance, where four houses were constructed on a mirrored plan form with small cellars to the rear (Mottershead and Wild 2014). Like Coldwall Street, these houses were erected in what was essentially a semi-rural at the time of construction and the cellars were small with low ceilings and shelves set within the walls as part of their function as storage spaces.

6. Conclusion

6.1 Impact

The results obtained from the archaeological evaluation have demonstrated that remains of the mid-19th-century workers' houses survive in good condition at a relatively shallow depth beneath the modern ground surface within the site boundary. Delivery of the consented scheme will necessitate ground-reduction works across the site, and it may be concluded that construction work will have an impact on the archaeological resource by removing any remains that survive *in-situ*.

The evaluation has demonstrated that no remains predating the mid-19th century were uncovered and that the buildings of archaeological interest are in a good condition. The area where archaeological remains of interest appear to survive *in-situ* appear to be limited to the northern part of the site, and these structural remains have been recorded archaeologically as part of the evaluation trenching.

6.2 Research Potential

The results obtained from the archaeological investigation have enabled a record to be compiled of mid-19th-century workers' housing, which has been recognised as a legitimate avenue of research. This is articulated in the current Archaeological Research Framework for North West England, which identifies several initiatives that should be prioritised for archaeological research of the industrial and modern periods, including Initiative 7.6: 'A study of the development of workers' housing in Greater Manchester should be undertaken to examine the development of different housing types...' (McNeil and Newman 2007, 139).

6.3 Recommendations

The programme of evaluation trenching has enabled a complete and detailed record to be compiled of the buried archaeological remains that survive within the development area. The mechanical removal of the modern ground surface from other parts of the site undertaken by the construction works contractor has demonstrated that areas beyond that part of the site that was subject to archaeological investigation do not contain any further remains of archaeological interest. It is thus concluded that there is no merit in carrying out any further archaeological investigation of the site in advance of development.

7. Archive

7.1 Archive

The results of the archaeological investigation will form the basis of a full archive to professional standards and in line with current guidelines (ClfA 2014). The project archive represents the collation and indexing of all the data and material gathered during the course of the project. The deposition of a properly ordered and indexed project archive in an appropriate repository is considered an essential and integral element of all archaeological projects by the ClfA in that organisation's code of conduct.

The site archive will be so organised as to be compatible with the other archaeological archives produced in north-west England. All drawn records will be transferred to and stored in digital format, in systems which are easily accessible. A copy of this report will be deposited with the Greater Manchester Historic Environment Record held by the Greater Manchester Archaeological Advisory Service, and a further copy will be deposited with Touchstones Rochdale. In addition, a copy of the report will be publicly available for downloading via the University of Salford's Figshare website, a data repository designed to manage and share research data outputs:

<https://salford.figshare.com/>

Acknowledgments

Salford Archaeology would like to thank Hallmark Developments (NW) Ltd for commissioning and supporting the archaeological works, and for facilitating the on-site works. Thanks are also expressed to Andrew Myers and Norman Redhead of GMAAS for their support and advice.

The archaeological fieldwork and subsequent recording was undertaken by Andrew Coutts, Andrew Radford and Kieran Gleave. The report was written by Kieran Gleave, and the illustrations were compiled by Richard Ker. The report was edited by Ian Miller, who was also responsible for project management.

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Appendix 1: Context List

Context Number	Trench No.	Trench description
1001	1	Remediated soil, featuring substantial quantities of demolition material – same as (2001)
1002	1	Orange natural with large pebble inclusions – same as (2002)
1003	1	Cellar wall of the house (in sondage excavated by the developer)
2001	2	Remediated soil, featuring substantial quantities of demolition material – same as (1001)
2002	2	Orange natural with large pebble inclusions – same as (1002)
2003	2	'Imported Soil' to the western edges of Trench 2
2004	2	Stone slab/ flag with drainage hole
2005	2	'L-shaped' brick configuration to the west of western sondage
2006	2	Flagstone surface associated (2005)
2007	2	Ceramic drainpipe
2008	2	Cellar 1 wall
2009	2	Cellar 1 stairway
2010	2	Cellar 1 demolition material fill
2011	2	Cellar 2 wall
2012	2	Cellar 2 stairway
2013	2	Cellar 2 demolition material fill
2014	2	Cellar 2 stone flags/ cellar floor
2015	2	Cellar 3 wall
2016	2	Cellar 3 stairway
2017	2	Cellar 3 demolition material fill
2018	2	Cellar 3 stone flags/ cellar floor
2019	2	Cellar 4 wall
2020	2	Cellar 4 stairway
2021	2	Cellar 4 demolition material fill

Appendix 2: Census Records

1871 England, Wales & Scotland Census

Road or Street name	Name	Relation to head of Family	Age	Rank, Profession or Occupation	Birthplace
1 Primrose Place	James Ashworth	Head	54	Woollen loom (?)	Lancashire
1 Primrose Place	Ann Ashworth	Wife	57	Loom keeper	Lancashire
1 Primrose Place	Sarah Ashworth	Daughter	20	Cotton weaver	Lancashire
1 Primrose Place	Emma Bamford	Daughter	23	Woollen weaver	Lancashire
1 Primrose Place	Thomas Bamford	Son-in-law	25	Mechanic	Lancashire
1 Primrose Place	Emma Bamford	Granddaughter	3		Lancashire
1 Primrose Place	Arthur Bamford	Grandson	0		Lancashire
1 Primrose Place	Sarah Collier	Granddaughter	7		Lancashire
3 Primrose Place	Edmund Turner	Head	30	Spinner (Woollen)	Lancashire
3 Primrose Place	Jane Turner	Wife	28	Spinner (?)	Lancashire
3 Primrose Place	Thomas Turner	Son	0		Lancashire
5 Primrose Place	Robert Ogden	Head	44	Woollen weaver	Lancashire
5 Primrose Place	Mary Ogden	Wife	35	Household duties	Lancashire
5 Primrose Place	Mary Ogden	Daughter	19	Cotton weaver	Lancashire
5 Primrose Place	Edmund Ogden	Son	10	Scholar	Lancashire
7 Primrose Place	Edmund Lord	Head	48	Caster	Lancashire
7 Primrose Place	Elizabeth Lord	Wife	49	Caster wife	Lancashire
7 Primrose Place	Emma Lord	Daughter	23	Throttle picker (Cotton)	Lancashire
7 Primrose Place	Samuel Lord	Son	20	Caster	Lancashire
7 Primrose Place	James Lord	Son	18	Cotton cardroom (?)	Lancashire
7 Primrose Place	Jesse Lord	Son	14	Errand boy	Lancashire
7 Primrose Place	Ellis Lord	Son	10	Woollen picker	Lancashire

Appendix 3: Figures

- Figure 1: Site location
- Figure 2: Trench locations superimposed on the modern Ordnance Survey map
- Figure 3: Trenches 1 and 2 superimposed on the Ordnance Survey 1:500 Town Plan of 1892
- Figure 4: Plan of Trench 2

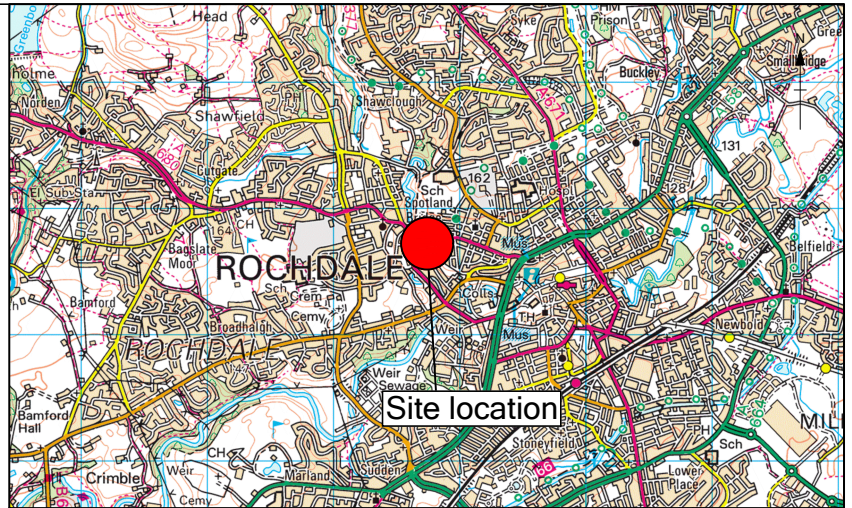
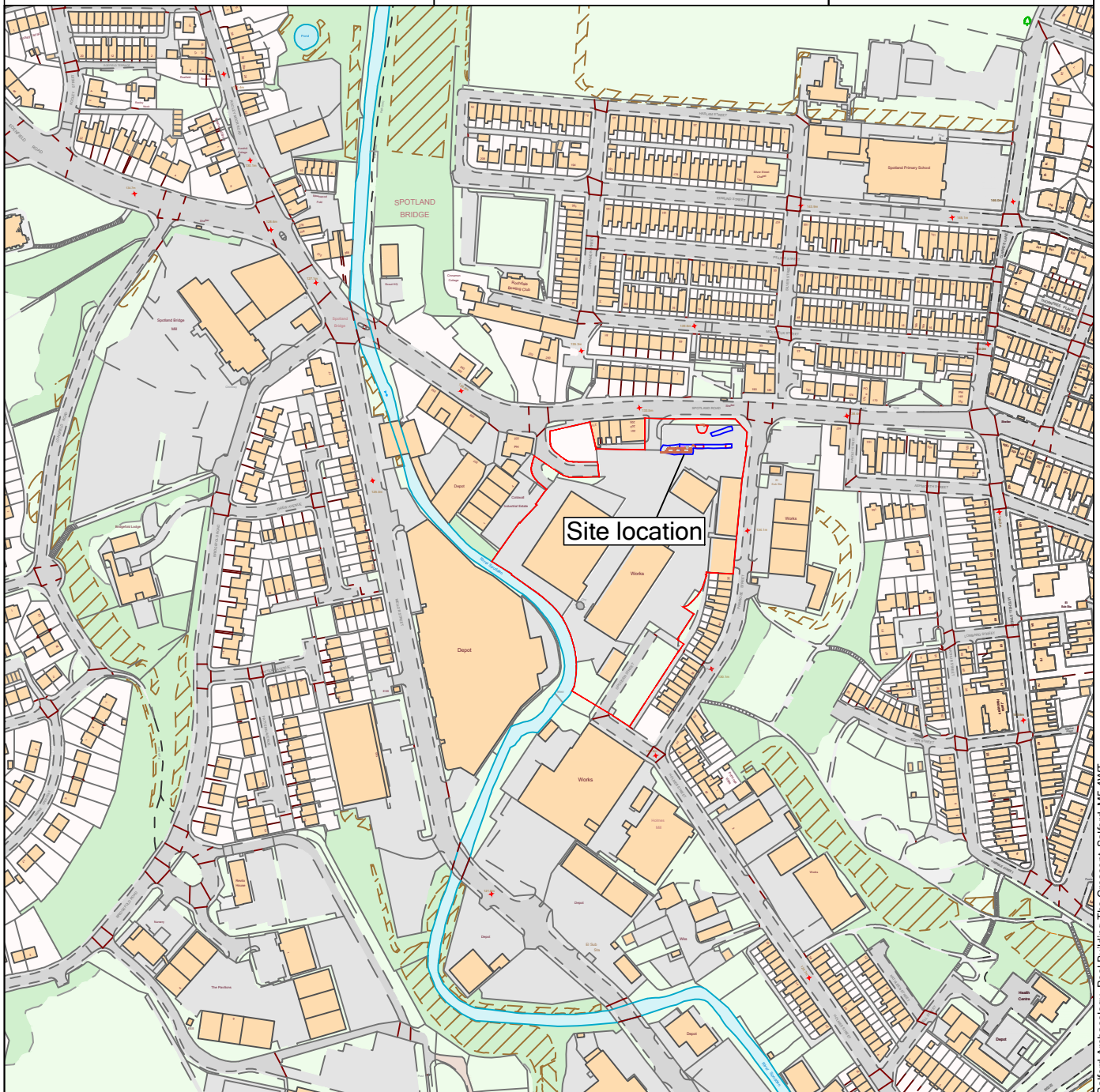


Figure 1: Site location



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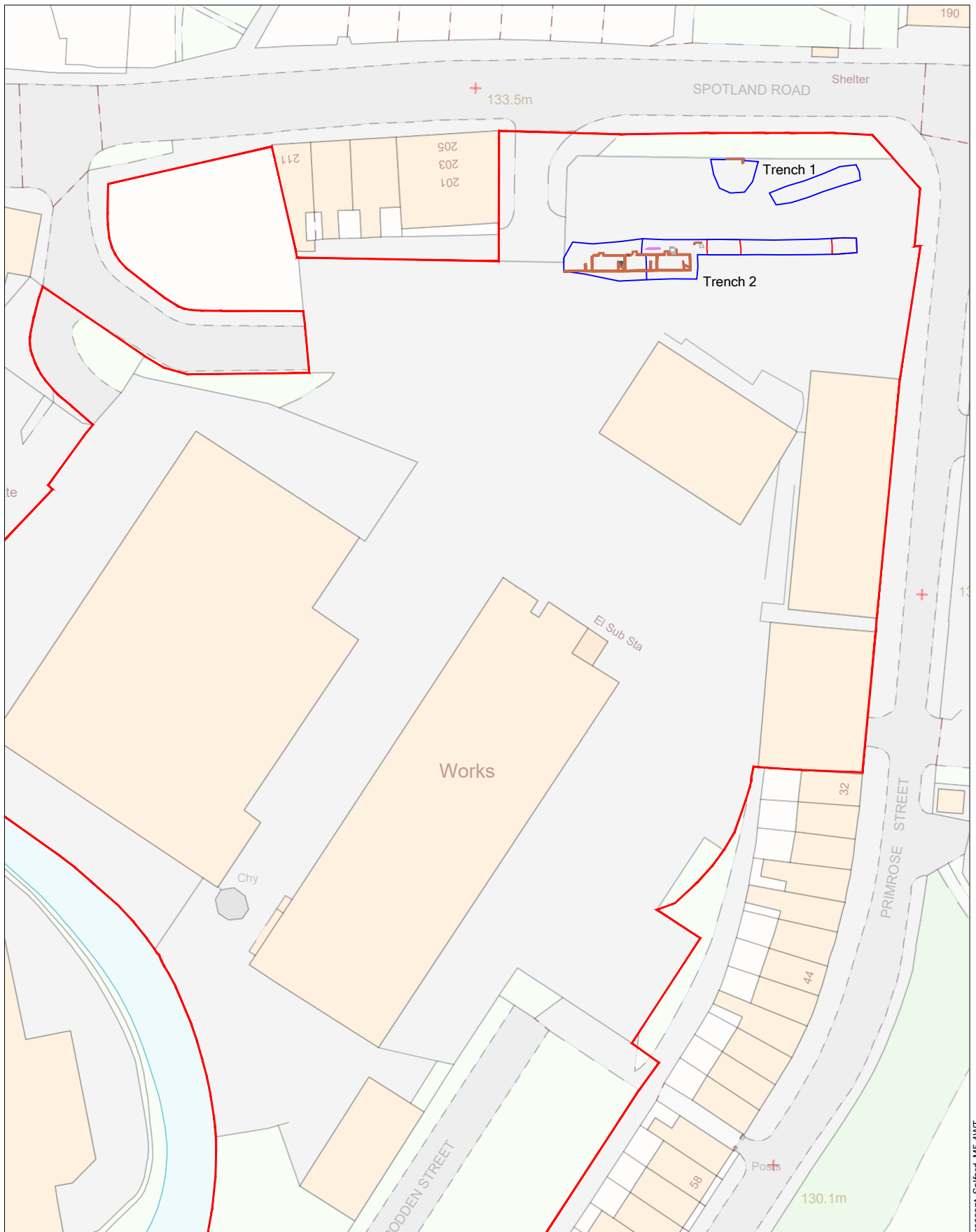
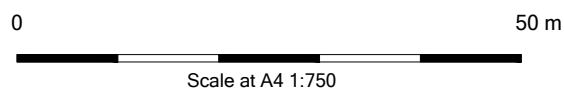


Figure 2:

Trench locations superimposed on the modern Ordnance Survey map



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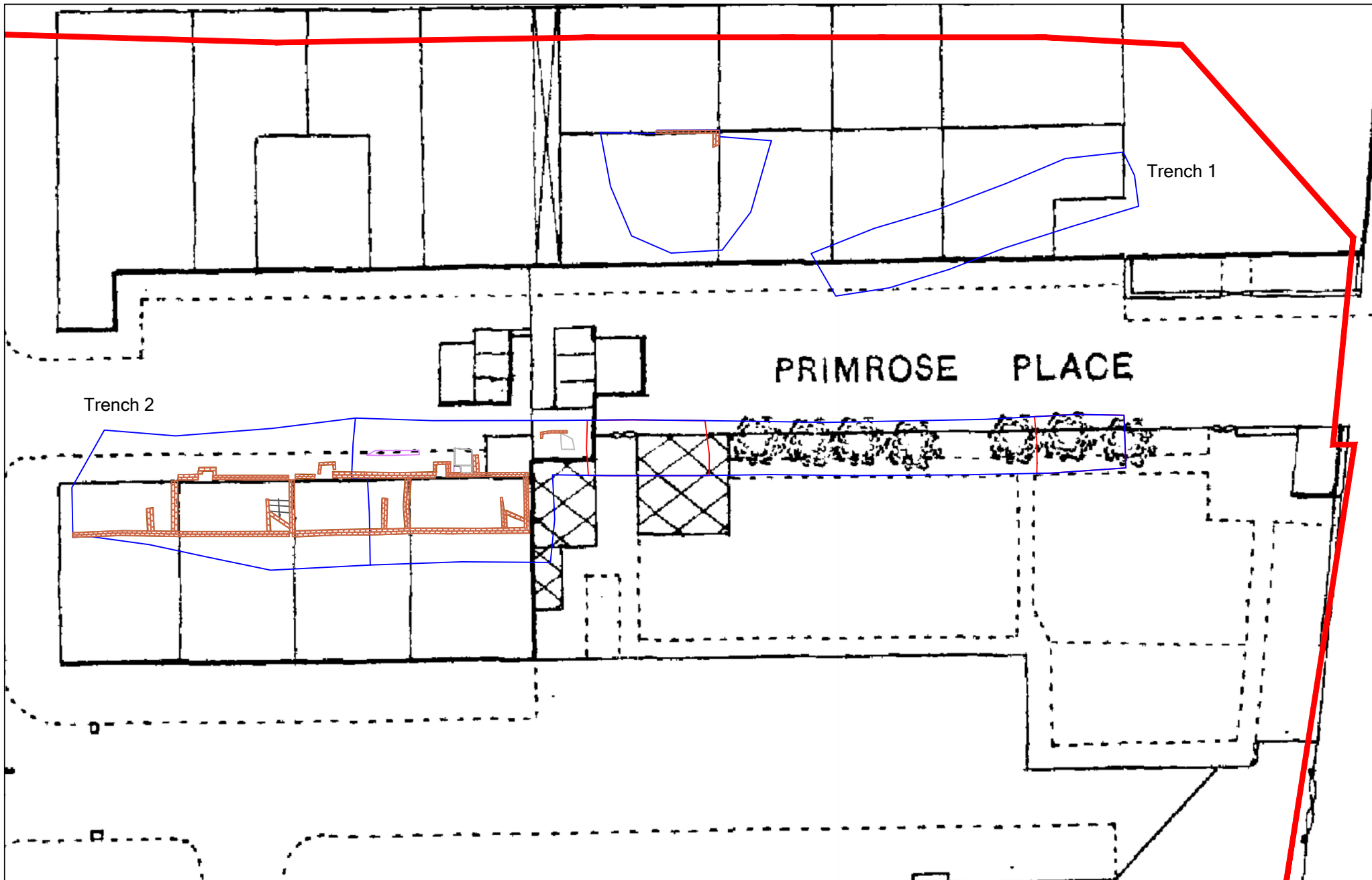


Figure 3:

Trenches 1 and 2 superimposed on the Ordnance Survey 1:500 Town Plan of 1892

Key:

- | | |
|--|---|
| Site boundary | Flag |
| Trench | Drain |
| Brick | |



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0 10 m
Scale at A4 1:200



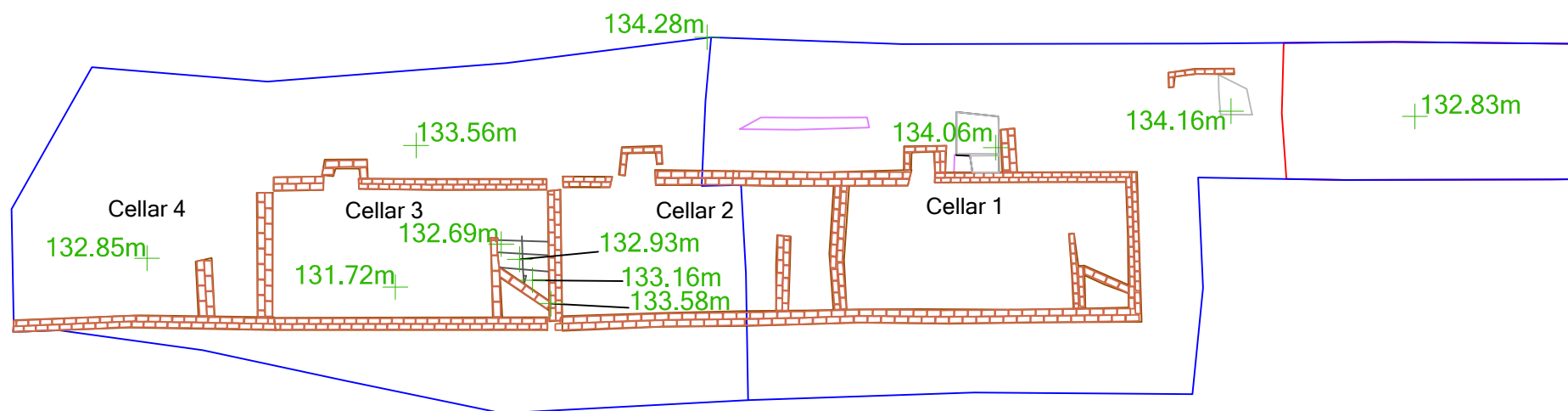


Figure 4:
Plan of Trench 2



Key:

- | | |
|--|--|
| Site boundary | Flag |
| Trench | Drain |
| Brick | |

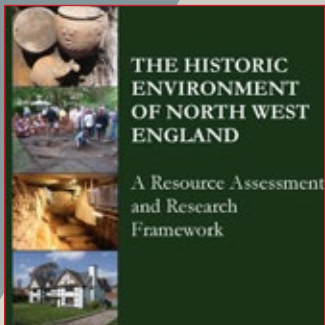


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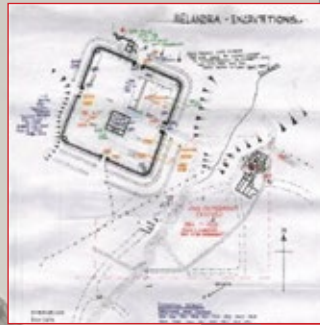
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CONSULTANCY



DESK-BASED ASSESSMENTS



WATCHING BRIEF & EVALUATION



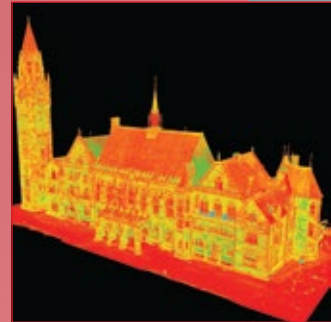
EXCAVATION



BUILDING SURVEY



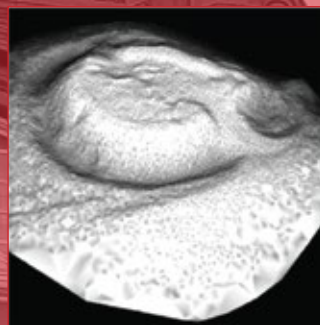
3D LASER SCANNING



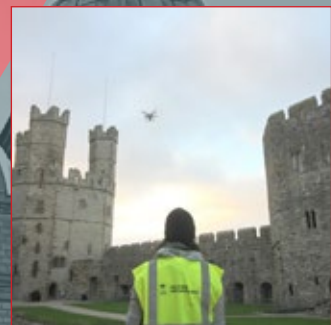
COMMUNITY INVOLVEMENT



LANDSCAPE SURVEYS



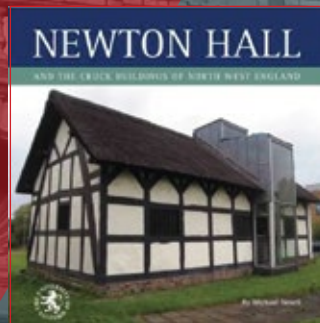
DRONE SURVEYS



WORKSHOPS & VOCATIONAL TRAINING



RESEARCH PUBLICATIONS



SEMINARS, DAYSCHOOLS CPD EVENTS

