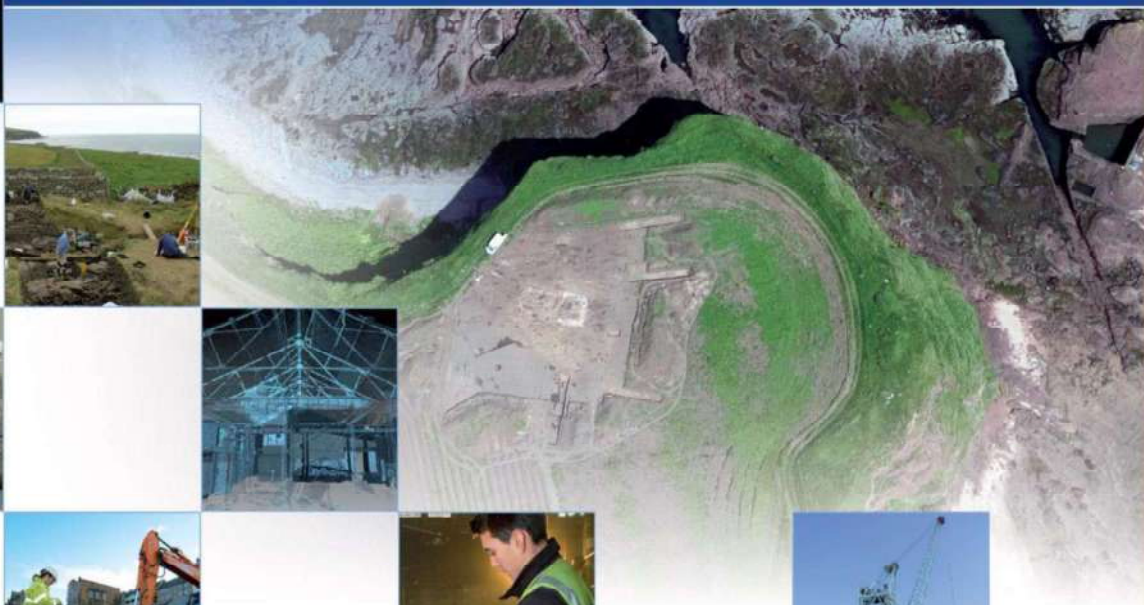


Dig Gate Lane Battery Storage Facility, Rochdale: Heritage Impact Assessment

Project No: 27132
September 2023



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On Behalf of:	Axis Camelia House 76 Water Lane Wilmslow Cheshire SK9 5BB
National Grid Reference:	SD 91897 11191
AOC Project No:	27132
Prepared by:	Lisa Bird & Hannah Brown
Illustration by:	Lisa Bird & Hannah Brown
Approved by:	Lynne Roy
Date of Assessment:	September 2023

This document has been prepared in accordance with AOC standard operating procedures

Report Author: Lisa Bird & Hannah Brown

Date: September 2023

Report Approved by: Lynne Roy

Date: September 2023

Enquiries to: AOC Archaeology Group
Edgefield Road Industrial Estate
Edgefield Road
Loanhead
EH20 9SY

Tel. 0131 440 3593
Fax. 0131 440 3422
Email. admin@aocarchaeology.com



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1 NON-TECHNICAL SUMMARY

- 1.1 AOC Archaeology Group was commissioned by Axis to undertake a Heritage Impact Assessment to inform proposals for the construction of a Battery Energy Storage System (BESS) on land south of Dig Gate Lane, Rochdale, Greater Manchester (hereafter 'the Site' - Figure 1). The Site is located immediately north the M62 and lies within the local administrative area of Rochdale Borough Council.
- 1.2 There is considered to be a Low potential for prehistoric, Romano-British and early medieval remains to survive on the Site. Settlement in these periods appears to have been focused beyond the extent of the Study Area, possibly favouring areas with lighter and better-draining soils, and little direct evidence for archaeological activity pertaining to these periods has been recorded within 1km of the Site.
- 1.3 Documentary references suggest the Study Area probably comprised open moorland held and managed in common in the later medieval period, with gradual piecemeal enclosure and the establishment of scattered farmsteads (and associated ridge and furrow cultivation) occurring by end of this period, although detail of boundaries and extents is very limited. It is possible that some of the later farm buildings had medieval origins. There is considered to be a Medium potential for medieval agricultural remains to survive on the Site (although it is anticipated that these would be heavily truncated and of Negligible importance), and a Low potential for all other medieval archaeological remains.
- 1.4 Previous desk-based and intrusive archaeological work across the northern part of the Study Area, undertaken in advance of the construction of Kingsway Business Park, has determined that the Site formed part of a semi-rural post-medieval landscape, which included a number of isolated farmsteads and enclosed fields. The Site is located c. 25m east of Broad Shaw Farmhouse and Adjoining Barn (Asset 1), which is Grade II Listed and has 17th-century origins. Within the Site boundary, a pond (Asset 10; probably a former extraction pit), the denuded remains of ridge and furrow cultivation (Asset 11) and several former field boundaries (depicted on 19th-century maps) have been identified and are likely to reflect this phase of land use. As such, there is considered to be a High potential for buried post-medieval agricultural remains to survive within the Site (likely to be of Negligible importance), but a Low potential for other post-medieval archaeological remains.
- 1.5 While historic mapping suggests the layout of the Site underwent very limited change in the early 20th century, large-scale development in the immediate surroundings of the Site has taken place in the late 20th century (including the construction of the M62 immediately east of the Site) and the 21st century (including the development of Kingsway Business Park to the northwest of the Site). There is judged to be a Low potential for modern archaeological remains to survive on the Site. The possibility that groundworks (including landscaping, levelling or service installation) associated with the modern developments may have modified the Site, or disturbed or truncated any potential archaeological remains, is noted; the actual extent of any such activity is unclear. Similarly, a Site visit confirmed that these developments have altered the character of the Site (with potential implications for the settings of designated assets such as Broad Shaw Farmhouse (Asset 1)).
- 1.6 Furthermore, it is noted that a planning application relating to proposals for a reserve power plant located adjacent to the western boundary of the Site has recently been approved, with no archaeological conditions (22/01360/FUL). Given the Low potential for archaeological remains to survive on the Site, no further archaeological works are recommended. This approach should be agreed with Rochdale Borough Council prior to the commencement of work. The suitability of this approach would be determined by Greater Manchester Archaeological Advisory Service (GMAAS), as advisors to Rochdale Borough Council, on archaeological matters.
- 1.7 An assessment of the impact of the Proposed Development on the setting of designed heritage assets

within 1km of the Site has been undertaken. The closest designated asset, the Grade II Listed Broad Shaw Farmhouse and Adjoining Barn (Asset 1), is located c. 25m west of the Site; a further eight Grade II Listed post-medieval farmhouses/barns (Assets 2-9) lie within the Study Area. Given the current settings of these assets and the nature of the Proposed Development, it is concluded that the Proposed Development is likely to have, at worst, a Neutral impact on the settings of the assets and no harm would be caused in terms of NPPF. As such, no settings mitigation is proposed.

2 INTRODUCTION

2.1 Project Background

- 2.1.1 AOC Archaeology Group was commissioned by Axis to undertake a Heritage Impact Assessment to inform proposals for the construction of a Battery Energy Storage System (BESS) on land to the south of Dig Lane, Rochdale, Greater Manchester (hereafter 'the Site' - Figure 1) (NGR SD 91897 11191 (centre)). The Site lies within the local administrative area of Rochdale Borough Council, who are advised on archaeological matters by the Greater Manchester Archaeological Advisory Service (GMAAS).
- 2.1.2 The Site lies within a roughly triangular parcel of land located on the southeastern edge of Kingsway Business Park, on the southeastern side of Rochdale. This parcel is bounded to the north by Dig Gate Lane, to the west by a public footpath and the property boundary associated with Broad Shaw Farmhouse (Asset 1) and to the southeast by the M62. It currently comprises grassland, subdivided into several paddocks. It is noted that planning permission for a reserved power plant in the northwestern corner of this land parcel was granted in 2002 (Planning reference 22/01360/FUL).

2.2 Development Proposal

- 2.2.1 A detailed description of the construction and operation of the Proposed Development is provided in the Planning, Design and Access Statement and the Site Layout Plan forms one of the submitted planning application drawings. In summary the Proposed Development would comprise:
- Containerised battery and inverter units;
 - Transformer units;
 - Auxiliary transformers;
 - A private substation compound;
 - A control and welfare room, storage room and DNO room;
 - A storage room; and
 - A construction laydown area.
- 2.2.2 These structures would be linked by an access and internal service road and surrounded by a 2.4m high security fence with CCTV poles. The remainder of the Site would be covered by a proposed planting scheme, with a hedge along the eastern boundary. The existing pond would be relocated to the northeastern corner of the Site.

2.3 Topographical & Geological Conditions

- 2.3.1. The 1:50,000 scale British Geological Survey mapping (BGS 2023a) records the underlying bedrock of the Site as mudstone, siltstone and sandstone of the Pennine Lower Coal Measures Formation. This is overlain by Devensian glacial deposits which form hummocky ground across the Site and the surrounding area.
- 2.3.2 The BGS Single Onshore Borehole Index (BGS 2023b) includes two records from Broad Shaw Farmhouse, just outside the western boundary of the Site: these relate to the location of a spring (SD91SW229/35352) and a 20 ft (c. 6.9 m) deep brick-lined well (SD91SW216/35339) but contain no further details. A borehole sunk c. 500m northwest of the Site in 1923 to a depth of c. 789 ft (c. 240m) (SD91SW5/35125) recorded 1 ft (c. 0.3m) of topsoil overlying various layers of gravel and boulder clay to a depth of c. 13 ft (c. 14m), below which was an assortment of strata consistent with the Lower Coal Measures, including sandstones, mudstones and coals. A well sunk at Old Barn Farm c. 650m southeast

of the Site in 1969 (SD91SW33/35154), found 0.91m of made ground, overlying superficial deposits comprising brown clay with stones and yellow sand, with shale and sandstone beds of the bedrock occurring at 60.96m below ground level.

- 2.3.3 Soil mapping at 1:250,000 scale (Soilscapes 2023) indicates that the Site is located on the boundary between areas broadly characterised as having freely draining, slightly acid, sandy soils (to the west) and lowly permeable, seasonally wet, acid loamy and clayey soils (to the east).
- 2.3.4 The Site is situated at around 176m above Ordnance Datum (aOD), with the highest land along the eastern boundary; the ground slopes gently down towards the western side of the Site.

3 ASSESSMENT METHODOLOGY & CRITERIA

3.1 Assessment Methodology & Criteria

- 3.1.1 The aim of this Heritage Impact Assessment (HIA) is to identify the archaeological potential of the Site and to assess the potential for direct impacts upon archaeological remains to result from the Proposed Development. The assessment also assesses the potential for the Proposed Development to impact upon the setting of designated heritage assets within a 1km study area. The evidence presented and the conclusions offered will provide a comprehensive basis for further discussion and decisions regarding the future of this Site and for identification of the need for further works or the formulation of a mitigation strategy, should these be required.
- 3.1.2 The assessment is based upon data obtained from publicly accessible archives as described below. The report aims to identify and map the nature of the heritage resource within the Site and includes an assessment of the relative value/importance of the known and potential heritage resource, and, where possible, the likely magnitude of impact upon such a resource from the Proposed Development.
- 3.1.3 This assessment has been carried out in accordance with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA 2014 updated 2020) and with regard to relevant statutory requirements, national, regional and local guidance, including the Ancient Monuments and Archaeological Areas Act, 1979; Planning (Listed Buildings and Conservation Areas) Act, 1990; National Planning Policy Framework (updated September 2023) and regional and local planning policy.
- 3.1.4 A Study Area of 1km from the Site boundary has been used to assess the likely nature and extent of the archaeological and built heritage resource within the Site. The same Study Area has been used to assess the likely setting impacts of the Proposed Development on designated heritage assets. This boundary was deemed sufficient to establish the heritage baseline and potential impacts, given the size of the Site and the density of known heritage assets in the surrounding area.
- 3.1.5 The **Greater Manchester Historic Environment Record (HER)**, maintained by Greater Manchester Archaeological Unit (GMAU) on behalf of the ten Greater Manchester authorities is the primary source of information concerning the current state of archaeological and architectural knowledge in the Study Area. This information forms the description of the heritage baseline conditions, together with data from:
 - Historic England's online **National Heritage List for England (NHLE)**, relating to designated heritage assets;
 - the existing '**grey literature**' report collection relating to previous archaeological investigations, provided by GMAAS;

- the **National Library of Scotland** (NLS) website, for Ordnance Survey and pre-Ordnance Survey maps;
- The **Historic England** Aerial Photograph Archive (Swindon) and Aerial Photo Explorer website;
- The **National Collection of Aerial Photography** (NCAP), **Britain from Above** and **Cambridge Collection of Aerial Photography** (CUCAP) websites;
- Satellite imagery, viewed online via an **ArcGIS** service layer and via **Google Earth**;
- The **National LiDAR Programme**, via the Environment Agency/DEFRA website;
- Other online resources, for a variety of digitized information e.g. geological mapping (via the British Geological Society website) and open-access publications (via the ADS library or the websites of academic publications).

3.1.6 All sources consulted during the assessment are listed amongst the References in Section 7.

3.2 Assessment Criteria

3.2.1 The assessment aims to identify the known and likely archaeological potential of the Site and the relative value or importance of such a resource / asset. The criteria for assessing these factors are laid out in detail in Appendix 1.

3.2.2 The criteria for assessing archaeological potential are expressed in this report as ranging between the scales of High, Medium, Low and Uncertain, criteria for which are also noted in Appendix 1.

3.2.3 Levels of importance in the report are expressed as ranging between the scales of High, Medium, Low, Negligible and Unknown. The importance of heritage assets is determined firstly by reference to existing designations – for example Scheduled Monuments are already classified as Nationally Important and therefore of High importance. For assets where no designation has previously been assigned, the likely importance of that resource has been based upon the available evidence and professional knowledge and judgement.

3.2.4 The likely magnitude of the impact of the Proposed Development works is determined by identifying the degree of change from the Proposed Development upon the ‘baseline’ conditions of the Site and the heritage resource identified in the assessment. This impact can be either adverse (negative), beneficial (positive) or neutral and is ranked according to the scale of major, moderate, minor, negligible and neutral.

Assessment of Setting Impacts

3.2.5 The setting assessment has been undertaken in line with the requirements of NPPF and HE setting guidance.

3.2.6 The NPPF defines setting as:

‘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’ (2023, 72-73).

3.2.7 In December 2017, Historic England published an updated guidance document on setting as part of their Good Practice Advice Notes intended to explain how to apply the policies contained in the NPPF. This document states:

‘Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.’ (2017, 4).

3.2.8 The Historic England (HE) guidance states:

‘A thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it’ (ibid, 2).

3.2.9 The guidance sets out the ways in which setting may contribute to the value of a heritage asset. It advocates a five-stage approach which comprises:

‘Step 1: Identify which heritage assets and their settings are affected;

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

Step 3: Assess the effects of the Proposed Development, whether beneficial or harmful, on that significance or on the ability to appreciate it;

Step 4: Explore ways to maximise enhancement and avoid or minimise harm;

Step 5: Make and document the decision and monitor outcomes’ (ibid, 8).

3.2.10 The guidance provides a checklist of potential attributes of setting which may contribute to or make appreciable the significance of the asset in question. HE acknowledges that the checklist is non-exhaustive and that not all attributes will apply in all cases.

3.2.11 The assessment of the impact on setting undertaken for this assessment has followed the staged approach outlined in the HE guidance on setting. It has had regard to the checklist therein but, in the interest of being proportionate to the importance of the asset and the potential magnitude of impact, only discusses those attributes which apply to the asset and the potential impacts.

3.2.12 Site visits were undertaken to designated heritage assets within the 1km study area, where the assets were not directly accessible, due to their location on private land, assessments were made from the nearest publicly accessible location. These site visits established the current setting of the assets, how setting contributes to the significance and appreciation of the assets and how the Proposed Development could potentially impact upon setting, such that it could cause harm and affect significance.

3.2.13 It is noted that, in many cases identified effects upon setting are ‘neutral’ and as such, it is not always necessary or appropriate to propose mitigation or enhancement measures. Where relevant, mitigation and enhancement measures are identified as part of this assessment.

Assessment of Direct Impacts

3.2.14 The assessment of direct impacts will be undertaken in line with the assessment criteria noted above and in Appendix 1. This will be done by establishing the historic environment baseline through examination of the data sources outlined in Section 3.1 and a walkover survey. The Proposed Development will be assessed against the established historic environment baseline, and potential direct impacts on known and unknown heritage assets will be identified.

Assessment of Harm

3.2.15 PPG (MCHLG Live Document, Historic Environment Section para 18), where designated heritage assets are concerned, requires an assessment to be made as to the level of harm which could be caused to designated heritage assets by a Proposed Development. It requires a judgement to be made as to

whether that harm is ‘*substantial*’ or ‘*less than substantial*’, and the level of harm predicted establishes the planning test to be applied (MHCLG, 2023, Para 202).

- 3.2.16 Historic England define harm in their Conservation Principles (2008) as a ‘*change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place*’ (HE 2008, 71).
- 3.2.17 The PPG (MHCLG, Live Document) notes that ‘*substantial*’ harm is a ‘*high test*’ and that as such it is unlikely to result in many cases. What matters in establishing whether harm is ‘*substantial*’ or not, relates to whether a change would seriously adversely affect those attributes or elements of a designated asset that contribute to, or give it, its significance (MHCLG, Live Document, Historic Environment Section Paragraph: 018 Reference ID: 18a-018-20190723).
- 3.2.18 There are no designated heritage assets within the Site and as such will be no direct impacts upon designated heritage assets and no harm. In the case of the Proposed Development the potential for harm upon designated heritage assets relates solely to potential impacts upon their settings.
- 3.2.19 Assessment of harm resulting from impacts upon the setting of designated heritage assets will relate to whether a change would seriously adversely affect those attributes or elements of the setting of a designated asset that contribute to, or give it, its significance resulting in change for the worse. This will be considered in line with criteria for magnitude of impact in Appendix 1. However, it should be noted that change will not always lead to harm and that there is potential for beneficial as well as neutral impacts. Where there are beneficial, neutral or no impacts there will be no harm.

3.3 Report Structure

- 3.3.1 Each heritage asset referred to in the text is listed in the Gazetteer in Appendix 2. Each has been assigned an ‘Asset/Event No.’ unique to this assessment, and the Gazetteer includes information regarding the type, period, grid reference, NHLE number, HER number, designation, and other descriptive information, as derived from the consulted sources.
- 3.3.2 Each heritage asset referred to in the text is plotted on Figure 2 at the end of the report, using the assigned Asset/Event Nos. The Site is shown outlined in red on all figures.
- 3.3.3 The 1km study area includes all known heritage assets and archaeological events within 1km in order to form the historic environment baseline. The aim of this is to identify the potential for direct impacts upon known heritage assets and to help predict whether any similar hitherto unknown archaeological remains are likely to survive within the Site. Designated heritage assets within 1km have also been identified to allow for an assessment of impacts upon their settings.
- 3.3.4 All sources consulted during the assessment, including publications, archived records, photographic and cartographic evidence, are listed amongst the References in Section 7.

3.4 Limitations

- 3.4.1 It should be noted that the report has been prepared under the express instructions and solely for the use of Axis and their associates. All the work carried out in this report is based upon AOC Archaeology Group’s professional knowledge and understanding of current (September 2023) and relevant United Kingdom standards and codes, technology, and legislation.
- 3.4.2 Changes in these areas may occur in the future and cause changes to the conclusions, advice, or recommendations given. AOC Archaeology Group does not accept responsibility for advising Axis or associated parties of the facts or implications of any such changes in the future.

- 3.4.3 This HIA is based upon data obtained from publicly accessible archives as described in Section 3.1 above. HER data and NHLE datasets were obtained in September 2023 and are current to this date.
- 3.4.4 A search of the aerial photography held by the Historic England Archives at Swindon was ordered on the 24th August 2023. Due to a backlog at the Archives, digital copies of specific photographs could not be purchased for consultation within the time-frame of this assessment.

4 PLANNING BACKGROUND

4.1 Identified Heritage Assets and Key Planning Considerations

- 4.1.1. The local planning authority, Rochdale Borough Council, are responsible for determining any requirement for archaeological work to be undertaken in conjunction with the development proposal. Rochdale Borough Council are advised on archaeological matters by the Greater Manchester Archaeological Advisory Service (GMAAS).
- 4.1.2. No designated heritage assets have been identified within the Site.
- 4.1.3. There are nine Grade II Listed Buildings (Assets 1-9) within 1km of the Site. The closest of these is Broad Shaw Farmhouse and Adjoining Barn (Asset 5), located c. 25m west of the Site.
- 4.1.4. No World Heritage Sites, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or Conservation Area, are located within the 1km study area.
- 4.1.5. Two non-designated heritage assets have been identified within the Site itself: a pond (Asset 10), marked on 19th-century OS maps, is located in the northern portion of the Site; an area of ridge and furrow (Asset 11) is located in the southern portion of the Site.

4.2 National and Local Planning Policy

The National Planning Policy Framework (NPPF)

- 4.2.1 The National Planning Policy Framework (NPPF) was published by the Ministry of Housing Communities and Local Government (MHCLG) on the 24th of July 2018 and was updated in September 2023. The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for development can be produced and assessed. Chapter 16 of the document is concerned with '*Conserving and enhancing the historic environment*'. It identifies heritage assets as '*an irreplaceable resource*' and notes that '*they should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*' (MHCLG 2023, Para 189).
- 4.2.2 Where designated assets are concerned great weight should be given to the asset's conservation. The more important the asset the greater the weight should be. Any harm to or loss of significance should require '*clear and convincing justification. Substantial harm to or loss of:*
- *grade II listed building or grade II registered parks or gardens should be exceptional;*
 - *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'* (MHCLG 2023, Para 200).
- 4.2.3 With regard to proposals that are predicted to lead to substantial harm to or the total loss of significance to a designated asset, Paragraph 201 states that '*local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public*

benefits that outweigh that harm or loss' (MHCLG 2023, Para 201). Where *'a development proposal will lead to less than substantial harm to the significance of a designated asset'* Paragraph 202 states that *'this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'* (MHCLG 2023, Para 202).

4.2.4 Impacts upon non-designated heritage assets are also a pertinent planning consideration; Paragraph 203 states that *'In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'* (MHCLG 2023, Para 203).

4.2.5 Where a heritage asset is to be lost, either in part or in whole, as a result of the development, the local planning authority should require developers to *'record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'* (MHCLG 2023, Para 205).

Planning Practice Guidance (2021 historic environment section updated 2019)

4.2.6 The MHCLG published Planning Practice Guidance in April 2014 to expand upon the NPPF, it is a live document and the section on the historic environment was last updated in July 2019. Section 18a of the guidance is concerned with *'Conserving and Enhancing the Historic Environment'*. The Guidance notes that *'conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use and as yet undiscovered, undesigned buried remains of archaeological interest'* (MHCLG, Live Document).

4.2.7 PPG (MHCLG, Live Document: para 18) requires assessments to consider the potential for harm to heritage assets to result from impacts arising from a Proposed Development in order to understand the impact on the significance of the heritage asset. Where designated heritage assets will be impacted upon, the PPG requires the assessment to clearly state whether that harm will be substantial or less than substantial.

Local Planning Policy – Rochdale Borough Council

4.2.8. The Site lies within the administrative area of Rochdale Borough Council. The Local Plan is formed of several documents, some of which are still in the process of being adopted. For the purposes of this assessment the following document is relevant: the Core Strategy.

4.2.9. The Core Strategy was adopted on the 19th October 2016 as is the lead document of the Local Plan. Strategic Objective 3 - *To improve designed, image and quality of place* is relevant to this assessment and highlights Council's focus on:

'Protecting and enhancing our heritage and natural assets, the special character of our towns, our countryside, open spaces, river valleys and water features'. (RBC 2016: 17)

4.2.10. The SO3 is further expanded upon in spatial strategy P9:

'1. We will protect and enhance the borough's character, the distinctiveness of its town centres, housing areas and countryside, and the qualities of its landscapes, utilising the considerable potential of these assets in development and regeneration schemes. We will do this by:

...

d. Protecting, enhancing and utilising outstanding cultural landscapes...; and

e. Conserving and enhancing townscape character.

2. We will protect the borough's heritage by:

- a. Conserving, enhancing and promoting key heritage assets, both statutory and non-statutory, including consideration of their wider settings...
- b. Conserving, enhancing and utilising other non-statutory heritage assets of local interest, be they buildings, parks, gardens or archaeological sites, including promoting their sensitive restoration;
- c. Using heritage assets positively and intelligently to strengthen identity and image and support the visitor economy, particularly in development and regeneration schemes; and
- d. Prioritising the conservation of heritage assets at risk from decay, giving special attention to designated heritage assets in this regard.' (RBC 2016: 82-83)

5 ARCHAEOLOGICAL & HISTORICAL EVIDENCE

5.1 Historic Landscape Characterisation (HLC)

- 5.1.1. The Site is located within the northern part of the Manchester Pennine Fringe National Character Area (NCA 54), which is characterised as the *'transitional zone between the open moorlands of the Dark Peak and South Pennines'* (NE 2017: 5). Nearly half of this NCA is classed as urban. In heritage terms, the area is typified by *'extensive evidence of 18th- and 19th-century stone and brick-built industrial buildings, including mill lodges and reservoirs originating from the woollen and cotton industries'* and historic trans-Pennine communication routes, including railways and canals, are important features.
- 5.1.2. The Greater Manchester Urban Historic Landscape Characterisation Project (GMUHLC) was undertaken between 2007 and 2012 (GMAU *et al.* 2010) and established that the Site lies within an area of 'piecemeal enclosure', as visible on the 1851 OS map (Figure 6). Enclosure of this type is generally difficult to date closely, and within the scope of the GMUHLC study it was assigned a generic post-medieval date (between AD 1540 and 1851); the irregular and semi-irregular field patterns, erratic boundaries and small field size differentiate 'piecemeal enclosure' from the more regular patterns and straighter boundaries of the 'surveyed enclosure' that occurred via parliamentary consent after c. 1750 (GMAU *et al.* 2010: 63).
- 5.1.3. Archaeological investigation in advance of the Kingsway Business Park also confirmed a post-medieval landscape of dispersed farmsteads and associated agricultural land use (see following paragraphs). However, many elements of this landscape have been destroyed or disrupted by the construction of the M62 and the business park in the late 20th and early 21st centuries respectively (see Section 5.2).

5.2 Previous Archaeological Investigations

- 5.2.1. Planning permission for a gas-powered reserve energy plant and associated infrastructure (Planning reference 22/01360/FUL) was obtained in 2022 for land on the southern side of Dig Gate Lane, adjacent to the northwestern boundary of the Site. A High Level Archaeology and Heritage Assessment was conducted in 2017 (Event 74) and a Historic Environment Assessment (HEA) (Event 68) submitted alongside the planning application (Kelly 2022) concluded that there was a low potential for archaeological remains from all periods to survive in this area. The HEA also noted that the area had been significantly modified by the construction of the M62 and the realignment of Dig Gate Lane during the construction of the Kingsway Business Park. No archaeological condition was included in the planning decision notice.
- 5.2.2. The Site lies within the southern edge of the study area of a series of investigations undertaken to satisfy a condition of the planning consent relating to construction of the Kingsway Business Park. Given that the

development necessitated the destruction of a number of heritage assets associated with 17th-century (and possibly earlier) settlement and activity in the area, an appropriate programme of required archaeological works was devised by the Assistant County Archaeologist for Greater Manchester. In the first instance, the programme comprised desk-based assessment (Event 67), followed by archaeological evaluation and survey (Event 70), including photographic survey (prior to demolition) of multiple ranges of post-medieval buildings (Events 61-66). Subsequent targeted excavation (Event 72) included the excavation of 10 post-medieval farmsteads. Much of the information held in the HER database derives from this programme of works, carried out in 2004-2006.

- 5.2.3. To the west of the Kingsway development, desk-based assessments (Events 69 and 73) and archaeological hedgerow survey (Event 75) were undertaken to inform residential developments to the south of Badger Lane in the 2010s, and a planning condition was subsequently fulfilled through the undertaking of evaluation and targeted excavation (Event 71) of weavers' cottages and other buildings at Dean Farm (Asset 47).
- 5.2.4. In the south of the Study Area, an archaeological building survey (Event 60) was undertaken to record standing buildings at Burnedge Mill (Asset 35) as part of the planning process.

5.3 Prehistoric (- AD 43)

- 5.3.1. No prehistoric remains are recorded within the Site itself, and only a single possible prehistoric find is recorded within the Study Area by the HER: a carved stone head (Asset 14) of possible Iron Age date was found c. 530m northwest of the Site (although the exact find spot is uncertain). The frequency with which 'Moss' appears in placenames in this area (commonly reflecting peatlands that would have developed throughout prehistory) has been noted, although the original extent of the mossland is unknown (Clark & Healey 2006: 8). Prehistoric settlement in the northwest has generally been found to be concentrated on the better-drained sands and gravels adjacent to watercourses and mosslands, rather than on heavier boulder clays (Wilson & Nevell 2004: 6).

5.4 Roman (AD 43 - 410)

- 5.4.1. The Roman fort and settlement at *Mancunium* (Manchester) was located c. 16km southwest of the Site, and it was postulated in the 1920s that a road connecting this fort with Ilkley (to the northeast) would pass through the Study Area; it has been suggested that the original Dig Gate Lane (i.e. prior to modifications associated with the Kingsway development) followed the line of the Roman route (Asset 27). During evaluation trenching pertaining to the Business Park development, four trenches were located to investigate the postulated line of the Roman road, however, no evidence for its presence was identified (Schofield *et al.* 2005: 16). No further Roman remains are recorded within the Study Area.

5.5 Medieval (AD 410 - 1540)

- 5.5.1. Little is known about occupation of this area in the Early Medieval period. The closest settlement included in the Domesday survey of 1086 is Rochdale; the entry gives limited detail, but states that the tenancy-in-chief was held by Roger of Poitou at the time of survey (it had been held directly by King Edward in 1066) and included a relatively large area of woodland (Powell-Smith, n.d.).
- 5.5.2. The Site appears to have been located within the eastern part of the township of Castleton (first documented in the 13th century). Documentary evidence suggests that much of the Study Area is likely to have formed part of Buersill Moor; this area of land was held in common by Buersill hamlet, but landowners and occupiers of various neighbouring settlements also held rights within it (Wilson & Nevell 2004: 7). From the 14th century onwards, charters show the deliberate accumulation of such rights by the Byron family, with references to '*buildings and appurtenances*' located within the waste suggesting a

gradual encroachment onto the open moor had begun by this date (Wilson & Nevell 2004: 7). The possible location of one such assart (Asset 23), potentially associated with a documented intake by the Byrons in 1519, was previously identified from the pattern of field boundaries to the north of the Site. These boundaries enclosed the sites of Cherry Tree Farm (Asset 41; probable 16th-century origins), Dixon Green Farm (Asset 7; datestone inscribed 1685) and Lower Lane Farm (Asset 49; deeds traced back to 1694); archaeological investigation of the postulated assart enclosure were inconclusive and found no dating evidence, though they identified the presence of an earthen bank in one of three trenches (Schofield *et al.* 2005: 17).

- 5.5.3. Two parcels of ridge and furrow, identified from aerial photographs, are recorded by the HER within the Study Area (Assets 12 and 13, no longer extant), in addition to that identified within the Site itself (Asset 11). While the form of some of the slight earthwork remains visible in the LiDAR (Asset 11, Figure 11) suggests a broadly later date than the generic 'medieval' date assigned in the HER (see Section 5.9.3), it is also likely that parts of the Site and Study Area were under (possibly continuous) arable cultivation during earlier centuries. It is also probable, based on the LiDAR visualisations and recent satellite imagery, that ridge and furrow cultivation was more widespread within the Study Area than the HER polygons (Figure 2) suggest, although mapping this in detail is beyond the scope of this assessment.

5.6 Post-Medieval (AD 1540 - 1900)

- 5.6.1. Early maps encompassing the Site are schematic and offer limited detail, although these maps can give an idea of the nature of settlement patterns and land use. Saxton's late 16th-century map (Figure 3) shows settlement at Rochdale and Milnrow, and gives a (stylised) indication of the Pennine topography and drainage systems, but no further detail of the Site. This pattern is also seen on maps by Smith (1598), Speed (1610), Blaeu (1662) and Bowen (1781) (not illustrated), which indicate Rochdale remained the largest settlement in the area during this period.
- 5.6.2. A map of Lancashire produced by Yates and Billinge in 1786 (Figure 4) is the earliest consulted map to show the Study Area in greater detail, and includes roads, buildings, mills, watercourses and topography (albeit often depicted stylistically). Broad Shaw Farmhouse (Asset 1) is not shown, but the location of the Site can be identified in relation to the surrounding roads, Broad Lane and Lower Lane (as annotated), Moor Bank Lane (Asset 28; not annotated, joining Lower Lane to Lady House) and Dig Gate Lane (not annotated, joining Moor Bank Lane to Burn Edge, via 'Gart Side' Farmhouse (Asset 5)). It is likely that the buildings marked at Burn Edge include Moorgate East Farmhouse (Asset 6), Burnedge Farmhouse (Asset 8) and Burnedge House (shown on later OS maps) and Knott Booth Farmhouse (Asset 9) (these assets include datestones or architectural detail indicating an early or mid 17th-century date of construction). The land use is not indicated, but the correlation of the landscape features with later maps suggest much of the area was in agricultural use by this date.
- 5.6.3. Broad Shaw Lane appears, running southwest from Moor Bank Lane to Broad Shaw House (Asset 1) (although these features are not labelled as such), on Greenwood's map published in 1818 (not illustrated) and Hennet & Bingley's map of 1829 (Figure 5). Although not shown on the available mapping, documentary sources illustrate the gradual enclosure of the landscape was largely complete by the early 17th century (Wilson & Nevell 2004: 8). The HER includes further details of many of the individual farmsteads and associated agricultural elements marked on these maps, particularly those located within the northern half of the Study Area (i.e. the area subject to desk-based and archaeological investigation prior to recent development projects); many of these have datestones or deeds that suggest a date of construction in the 17th century (e.g. the Tithe Barn - Asset 4, the former Castle House - Asset 37, the former Lower Lane Farm - Asset 49, the former Moor Bank Farmhouse - Asset 51, and the former Land End Farm - Asset 55). Additional examples thought to have 18th-century origins include the House at

Chadwick Fold (Asset 2), Silver Hill Farmhouse (Asset 3), Beet Farm (Asset 44), the former Castle Farm (Asset 48), and the former Fenns (Asset 59), while other remains, such as building platforms (Asset 18) located south of the former Moor Bank Lane, correspond to buildings (with possible earlier origins) depicted on mid 19th-century OS maps.

- 5.6.4. Alongside the frequent farmsteads, the post-medieval economic landscape in this region was typically characterised by the development (from the 17th-century onwards) of cottage-scale industry that allowed supplementary income from textile production. As the industry became increasingly specialised, dedicated buildings were used: the HER records that Broad Shaw (Asset 1) was bought by one James Ashworth in 1696, and in 1782 Francis Ashworth built a cotton carding mill alongside the farmhouse and two cottages; the carding mill (later used for wool) was said to be the first purpose-built cotton factory in Rochdale and '*no bigger than an outhouse*' but is no longer extant (its exact location remains unclear but it may be part of the range of buildings shown on the 1851 OS map (Figure 6)) (Wilson & Nevell 2004). Purpose-built weavers' cottages include those recorded at Lower Lane Mill (Asset 33), Dean Farm (Asset 47), Castle Farm (Asset 48), Mayfields (Asset 52), Higher Moss Side Farm (Asset 56), most of which date from the late 18th-century. By the mid-19th century, cotton spinning mills had been established at Springfield Mill (Asset 34) and Burnedge Mill (Asset 35), and production at Lower Lane Mill (Asset 33) was described as flannel manufacture.
- 5.6.5. In the west of the Study Area, a large house at Springhill (Asset 31, now Springhill Hospice) was constructed in 1807 by a local wool merchant. The surrounding landscape park and pleasure grounds, accessed via a lodge and driveway from the northwest, only remain in the landscape as open space, however, their southern boundary appears to have been demarcated by the line of the former Badger Lane (Asset 22; now a footpath). A wall and ditch (Asset 15) noted during a walkover survey of the area is likely to be the remains of a modest 'ha ha' marking the estate perimeter.
- 5.6.6. The Ordnance Survey map published in 1851 (Figure 6) sets the Site within a pattern of semi-regular enclosed fields. Examination of hedgerows (Asset 19) in the west of the Study Area prior to their removal concluded that they comprised a mix of hawthorn, elderberry and occasional holly, were located on hedgebanks and flanked by either one or two shallow ditches (deeper where these contained a culverted stream); the hedges were likely to have been planted between 1795 and 1855 and were considered typical of enclosure boundaries in this area. The 1851 map shows Broad Shaw Lane running southwest as far as Broad Shaw Farmhouse (Asset 1), but continues around the western side of the buildings and further south to Chadwick Fold (Asset 2) as an unfenced path. It is labelled as a footpath on subsequent maps (Figure 7).
- 5.6.7. In the northeast of the Study Area, a tramroad (Asset 25) is marked on the 1851 map, running approximately north-south between Moor Bank Lane and coal pits near Dig Gate. The mapped evidence for small-scale extraction of a range of materials (including sandstone/flagstones, coal, marl and sand) is relatively common across the surrounding area on the late 19th-century OS maps; in addition to the quarries shown as current or labelled as '*old*' on each map, a high number of ponds and unlabelled depressions are likely to reflect similar features that have formerly fallen out of use. The extant pond (Asset 10) in the northern part of the Site is depicted as a probable extraction pit that has fallen out of use on the 1893 25 Inch OS map (Figure 7); the lack of blue fill (as used elsewhere on the sheet) suggests it had not yet filled with water.

5.7 Modern (AD 1900 -)

- 5.7.1. Comparison of the 1893 and 1910 OS maps (Figure 7 and 8) show only minor modifications (the addition of small subdivisions) to the field boundaries within the Site over this period; neither subdivision is present on the 1931 map (Figure 9). The Land Utilisation of Britain Survey (1936, not illustrated) shows the Study

Area as '*meadowland or permanent grass*' (suggesting pastoral agriculture predominated in the region) with each farmstead (including Broad Shaw) demarcated as having the potential to grow fruit/vegetables.

- 5.7.2. The impact on the Study Area of the 20th-century trend for field boundary removal is evident from the 1967 OS map, although changes within the Site itself are limited to the amalgamation of two fields in the centre; the pond (Asset 10) appears to have been retained and possibly enlarged.
- 5.7.3. The proposed route of the M62 is shown on the 1968 OS map (not illustrated) and the road itself, contained within a hachured cutting adjacent to the eastern edge of the Site, is present on the 1972 edition (not illustrated), which also shows the extant bridge carrying Dig Gate Lane close to the northern corner of the Site. While this represents a significant change to the landscape, it appears that the surrounding land continued in agricultural use during the late 20th century.
- 5.7.4. The construction of Kingsway Business Park in the early 21st century also represents a significant change to the landscape of the Study Area; combined with modern housing development west of New Broad Lane, the area north of the motorway has been almost entirely redeveloped, and the majority of heritage assets described above (with the notable exception of the Listed Buildings, which are deemed to be of national importance) have since been demolished or heavily modified (see Section 5.2.2). In contrast, the post-medieval landscape remains more clearly legible to the south of the motorway.

5.8 Aerial Photography & Satellite Imagery

- 5.8.1. A search of Historic England's (HE) aerial photography archives at Swindon was ordered on 24th August 2023. Potentially relevant photographs identified from this search are listed in Section 7.4, however, due to a backlog processing orders, individual images could not be consulted. No digitised images of the Site are currently available on the HE Air Photo Explorer website and the HE Aerial Archaeology Mapping Explorer website does not record any previous aerial mapping projects that cover the area of the Site.
- 5.8.2. The online collections of the National Collection of Aerial Photographs (NCAP), the Britain from Above website and the Cambridge University Collection of Aerial Photographs (CUCAP) were also consulted but did not hold any additional photographs.
- 5.8.3. Google Earth holds satellite imagery of the Site taken at various intervals between 2000 and 2023. Images from 2005 shows much of the Study Area as agricultural land, with evidence for the early stages of development of Kingsway Business Park. Within the Site, a strip of bare earth is visible running along the inside of the eastern boundary; extensions of this strip run northwest to the location of the electrical substation on the northern boundary of the Site, and to a telegraph pole located c. 10m east of the southeastern corner of Broad Shaw Farmhouse. The purpose of this feature is unclear, but it may indicate a recently backfilled service trench.

5.9 LiDAR

- 5.9.1. LiDAR data downloaded from the DEFRA website includes 1m spatial resolution Digital Terrain Model (DTM) datasets collected in 2019 as part of the National LiDAR Programme and composite 1m and 2m resolution DTM data. The data was subsequently processed by using Relief Visualization Toolbox (RVT-version 2.2.1, 2019), implementing different visualisation techniques such as Analytical Hillshading from 16 directions, Sky View Factor (SVF), and Simple Local Relief Model (SLRM). Imagery was consulted in grey scale and colour as part of the assessment.
- 5.9.2. Hill shading is the most common visualisation technique for archaeological purposes and is effective for the identification of earthwork features (Challis *et al.* 2011). Challis *et al.* (2011) note that reliance on a single technique can be detrimental and state that whilst hill shading may be the most common form of visualisation its can be the least likely to identify, in detail, archaeological remains. A Simple Local Relief

Model (SLRM) (also known as Local Relief Model) greatly enhances the visibility of small scale, shallow topographic features (Hesse, 2010).

- 5.9.3. The LiDAR data (Figure 11) show several linear anomalies within the Site that correspond to historical field boundaries shown on Ordnance Survey maps (e.g. Figure 6). Immediately east of Broad Shaw Farmhouse (Asset 5), linear variations aligned NE-SW (parallel to the historical field boundaries) indicate the remains of ridge and furrow cultivation (Asset 11). Although this is assigned a general 'medieval' date in the HER, the narrowness and straightness of the ridges suggest a relatively late, possibly post-medieval, date. Less well defined traces of ridge and furrow, aligned perpendicular to the parcel in the south of the Site, are discernible immediately to its north (south of Dig Gate Lane) and extend into the Site from the west; these appear broader and less straight than those to the south, suggesting that they represent a separate phase of cultivation. The survival of former field boundaries and plough ridges as very slight earthworks suggests that evidence of these features may remain below the surface.
- 5.9.4. The pond (probable extraction pit) (Asset 10) is visible in the northern part of the Site, along with a small anomaly of c. 2m diameter immediately to its east (close to the eastern Site boundary). The exact nature of this feature is unclear, but it corresponds with a recurrent patch of vegetation visible on historical satellite imagery (Google Earth 2017 onwards) c. 7m south of the horse shelter (note that the horse shelter is not present on Figure 11 as upstanding structures have been filtered out of DTM data); it is most likely to be a modern and non-archaeological object.
- 5.9.5. The LiDAR imagery also shows the impact of modern development, including construction of the M62 and Kingsway Business Park, on the landscape of the Study Area. Roads have been cut into the land surface, while extensive levelling and localised landscaping is apparent.

5.10 Walkover Survey

- 5.10.1. A site visit was undertaken on 19th September 2023, during heavy rain and low cloud. Although the weather conditions limited long distance views, visibility across and within the Study Area were sufficient to allow evaluation of the Site and its surroundings, and to carry out the settings assessments. The Site was not accessed directly but viewed from public rights of way that run adjacent to it.
- 5.10.2. The Site (Plate 1) is situated between the M62 and the Kingsway Business Park; a public footpath runs along the western side of the field in which the Site is located, separating it from Broad Shaw Farmhouse (Asset 1). The farmhouse appears to have been converted into an office/conference centre, with a carpark and landscaped garden. Although the M62 is located in a cutting, its presence just beyond the eastern boundary of the Site is very apparent due to the noise and movement.
- 5.10.3. At the time of visiting, the Site was under rough pasture (Plate 2). It was surrounded and bisected by a wooden fence, to form two paddocks. The northern paddock contained horses and a small, insubstantial shelter (Plate 3); the ground appeared saturated, with some areas of poaching. A small substation was present within the hedge line on the northern boundary of the paddock.
- 5.10.4. The presence of the pond (Asset 10) in the northern part of the Site was confirmed (Plate 4); this feature was partially overgrown and fenced off, but the depth and steepness of the excavated depression suggests that it originated as an extraction or borrow pit that subsequently filled with water, rather than being intentionally constructed for stock or other agricultural purposes.
- 5.10.5. The ridge and furrow (Asset 11) visible on LiDAR (Figure 11) and recent satellite images could not be identified on the ground. Although its visibility is likely to have been inhibited by a combination of the unfavourable light conditions and ground cover (which included clumps of sedge), the lack of extant earthwork remains is consistent with the LiDAR visualisations, in which the feature appears as very subtle microtopographical variations. The former field boundary marking the southern edge of the ridge and

furrow parcel (Figure 11) was identifiable on the ground as a slightly more prominent earthwork. The southern part of the field falls away to the south of the Site boundary and is partially overgrown with some small and indistinct earthworks (Plate 1); taking the cartographic and LiDAR evidence into account, this topography appears to be a combination of a natural gully (as illustrated by the contour lines in Figure 10) and localised extraction (Figure 11). It is also likely that the area has been affected by the surrounding modern developments, possibly including the construction of the M62, the redevelopment of Broad Shaw Farmhouse, the formalisation of the re-routed footpath and Kingsway Business Park.

6 CONCLUSION AND MITIGATION

6.1 Direct Impacts

- 6.1.1. Potential impacts on known or unknown buried archaeological remains, which may survive on the Site relate to the possibility of disturbing, removing or destroying in situ remains and artefacts during works above and below ground (including excavation, construction and other works associated with the development) on the Site. In the context of this development, direct impacts have the capacity to result in impacts up to a High level of magnitude as they could potentially result in the destruction or removal of any archaeological deposits which may be present.
- 6.1.2. The national planning policies and planning guidance contained within the National Planning Policy Framework (NPPF 2023) and its accompanying Planning Practice Guide (MCHLG, Live Document, historic environment section updated 2019), as well as local planning policies referred to within Section 4.2 of this report, require a mitigation response that is designed to take cognisance of the possible impacts upon heritage assets by a Proposed Development and avoid, minimise or offset any such impacts as appropriate.
- 6.1.3. This assessment has established that there is a general paucity of evidence relating to settlement and activity within the Study Area prior to the post-medieval period. This probably reflects a combination of the more archaeologically visible nature of later remains, and the topographic and geological situation of the Site, which is likely to have contributed to a pattern of less intensive land use and settlement from prehistory onwards. While direct and indirect documentary references suggest an increase in enclosure of the open moorland from the late medieval period, it appears that the population density remained low and associated with scattered farmsteads, and the area is likely to have constituted a somewhat peripheral portion of Rochdale parish.
- 6.1.4. The findings of a programme of desk-based research, archaeological survey and evaluation, and excavation in advance of the development of the Kingsway Business Park, indicate that the Site formed part of a post-medieval landscape shaped predominantly by agriculture and the regional textile industry. However, much of this relict landscape was destroyed or significantly disturbed during the construction of the Business Park in the 2010s. The Site has also been affected by the construction of the M62 along its eastern boundary in the 1960s.
- 6.1.5. It is suggested that the pond (Asset 10) in the northern part of the Site may have originated as a disused extraction pit; although the date of any quarrying activity cannot be determined, the feature is depicted on the 1893 25 Inch OS map (Figure 7). While not present on the 1851 Six Inch OS map (Figure 6), it is not clear whether this reflects the feature's origin or the difference in map scales. The LiDAR data (Figure 11) also indicates the probable survival of the remains of former field boundaries on the Site; these correspond to the boundaries present on the historical OS maps. The remains of ridge and furrow (Asset 11) are also visible in the LiDAR data, although the Site visit confirmed that any earthwork remains are severely denuded. The NE-SW aligned parcel of ridge and furrow to the immediate east of Broad Shaw Farmhouse

is interpreted as probably reflecting post-medieval ploughing, while further possible remains visible to the north of this on a NW-SE alignment may have an earlier (medieval) date (based on differences in morphology). There is judged to be a High potential for post-medieval agricultural remains to survive on the Site, although such remains would be unlikely to be of greater than Negligible importance. There is considered to be a Medium potential for medieval agricultural remains to survive on the Site, although they are likely to be heavily truncated and of Negligible importance.

- 6.1.6. Given the very limited evidence for prehistoric, Romano-British, and medieval activity within the Study Area, as well as the likelihood of disturbance from modern landscaping on the Site, there is considered to be a Low potential for archaeological remains from these periods to survive within the Site (with the exception of medieval cultivation remains). Similarly, there is considered to be a Low potential for modern archaeological remains to be present.
- 6.1.7. The Site has been under arable cultivation at some point(s) since the medieval period. Ploughing (including historical ploughing) is a significant threat to the survival of archaeological remains (Noble *et al.* 2019), and it is likely that any earlier remains may have been truncated or disturbed by these regimes. The presence of modern drainage features or buried services cannot be discounted; if present, their installation is likely to have damaged or destroyed any archaeological features that may have survived. It is also likely that the Site has been affected by landscaping and groundworks associated with the surrounding developments (i.e. the motorway and Kingsway Business Park, including the realignment of Dig Gate Lane), although the full extent of this is unclear.

Mitigation of Direct Impacts

- 6.1.8. The NPPF states that a local planning authority should require developers to '*record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact*' (MCHCLG 2023, Para 205). As such, it is advised that mitigation measures should take into account the nature of the Proposed Development. Given the Low potential for archaeological remains to survive on the Site, and the lack of archaeological conditions attached to the adjacent consented development (22/01360/FUL), no further archaeological works are recommended to be undertaken. This approach should be agreed in advance of work commencing with Rochdale Borough Council, through GMAAS, their advisors on archaeological matters.

6.2 Setting Impacts

- 6.2.1. NPPF (2023), PPG (Live Document) and HE guidance on setting (2017) are clear that the setting of an asset can contribute to its significance. Sections 4.2 of this report outlines the planning policy and guidance with regard to the setting of designated assets. Details of all designated assets within 1km of the Site are contained within Appendix 2.
- 6.2.2. The potential impact of the Proposed Development on the settings of the nine designated assets within the 1km Study Area was assessed. All of these assets are Grade II Listed post-medieval farmhouses and/or barns. Site visits were undertaken on 19th September 2023. Several of the assets could not be directly accessed due to long private drives; where this was the case, vantage points on nearby public roads were identified that afforded sufficient views of the surrounding landscape to assess the relationship of the asset to the Site.

Broad Shaw Farmhouse and Adjoining Barn (Asset 1)

- 6.2.3. Broad Shaw Farmhouse and Barn (Asset 1), a Grade II Listed Building, is located c. 25m west of the Site (Plate 5). The NHLE describes the 17th- and 18th-century architecture of the farmhouse, including a

datestone with the inscription 1651, and various subsequent modifications (see Appendix 2). Desk-based research undertaken in advance of development at Kingsway Business Park determined that Broad Shaw was bought by one James Ashworth in 1696, and in 1782 Francis Ashworth built a cotton carding mill alongside the farmhouse and two cottages; the carding mill was said to be the first purpose-built cotton factory in Rochdale and 'no bigger than an outhouse' but is no longer extant (Wildon & Nevell 2004). The farmhouse and barn had become derelict by the 1960s, but have since been renovated and, at the time of visiting, appeared to be used as an office/conference centre.

- 6.2.4. It is reasonable to assume, based on proximity, the post-enclosure field patterns set out on historical maps, and a lack of documentary references (such as tithe/enclosure apportionments) to the contrary, that land within the Site was associated with Broad Shaw Farm, either via ownership or tenancy. The surrounding open agricultural land would have formed an important element of the original setting of the functioning farmhouse. In the wider landscape, the farmhouse's setting within the broader pattern of dispersed farmsteads would have also contributed to understanding its economic and social importance, while at a localised level, the spatial and functional interrelationship between the farm buildings, farm yard and access/communication route underpinned the function of the farmhouse at the core of the farmstead.
- 6.2.5. However, the site visit established that many aspects of these settings have been altered or lost and little of the building's historical context is currently legible. While the Site comprises the only remaining open pasture in the immediate vicinity of the farmhouse, construction of the M62 and the Business Park has resulted in changes to the character of this grassland through the removal of the post-medieval field pattern, the introduction of traffic noise and movement, the rerouting or removal of contemporary landscape features such as roads and property boundaries, and the curtailing of views. Renovation of the farmhouse and landscaping of its immediate surroundings has also limited the ability of observers to easily understand how the farmhouse and barn were approached and used (in terms of their function within the farmstead).
- 6.2.6. Given the substantial degree of modification to which the setting of Broad Shaw Farmhouse has already been subjected, its current setting is considered to make a relatively minor contribution to the cultural significance of the asset, which is primarily derived from its evidential value and architectural interest as an example of a building of this age and type. Indeed, the current setting contains various elements that are judged to detract from an observer's ability to understand and appreciate its historical value.
- 6.2.7. The change of use of the Site would represent a perceptible change in the setting of the adjacent Broad Shaw Farmhouse (Asset 1); however, this does not necessarily equate to harm in heritage terms and this change is not expected to result in a further loss of historical information or legibility, or to reduce the ability to appreciate or understand the cultural significance of the building. It is judged that the Proposed Development would have no more than a Neutral impact on the setting of the asset and cause no harm in terms of NPPF.

Brick-Built House at Chadwick Fold (Asset 2), Garside Farmhouse (Asset 5), Moorgate East Farmhouse (Asset 6), Burnedge Farmhouse (Asset 8) and Knott Booth Farmhouse and Barn (Asset 9).

- 6.2.8. These assets are located in the southern part of the Study Area and represent elements of the post-medieval agricultural landscape and settlement pattern that previously also extended across the northern portion of the Study Area prior to the construction of the M62 and Kingsway Business Park. These farmhouses are situated further up the north-facing slope on which the Site is located, and therefore afford broad views towards the Site (Plate 6).

- 6.2.9. The affect of the Proposed Development on specific views from the majority of these assets could not be directly assessed due to a lack of public access (either to the rear of properties or along private driveways), so a 'worst case' approach has been employed to allow for this. Site visits did, however, indicate that views towards the Site are likely to be limited in all cases by the intervening distance, the orientation of the assets in relation to the Site, or the screening effect of extant features such as outbuildings and trees.
- 6.2.10. In the case of each of these assets, if the Proposed Development were visible, it would form a minimal portion of the panoramic view across the wider settings of the assets and would be seen behind the motorway corridor and against a backdrop of the warehouses and modern infrastructure of the business park. Broad Shaw Farmhouse (Asset 1) could not be identified in views from the southern side of the M62, although it is acknowledged that intervisibility may exist from areas not publicly accessible, in brighter weather conditions and in periods of less dense foliage. It is also noted that the Proposed Development includes plans for planting around the structural elements, with a hedge along the eastern Site boundary.
- 6.2.11. As such, it is judged that the Proposed Development would have, at most, a Neutral effect on the settings of these Listed Buildings. In the event of any intervisibility, it is anticipated that any perceptible changes would be insufficient to diminish the significance of these assets (which lies primarily in their architectural value), or the appreciation of this significance; this would not constitute harm in NPPF terms. Where there is no intervisibility, there would be considered to be no impact on the assets' settings and no harm would occur.

Silver Hill Farmhouse (Asset 3), Tithe Barn (Asset 4) and Dixon Green Farmhouse, Adjoining Barn and No.5 Dixon Green (Asset 7).

- 6.2.12. These assets lie in the northern part of the Study Area. There is no intervisibility between these assets and the Site, due to the intervening development of Kingsway Business Park. Given the nature of the Business Park development, the original agricultural settings of these buildings have already been lost and their significance lies in the evidential value of the buildings themselves. As such, it is considered that the Proposed Development would have no impact on the settings of these assets and no harm would be caused in NPPF terms.

Mitigation of Setting Impacts

- 6.2.13. No adverse impacts on the settings of any designated heritage assets within 1km of the Site have been identified and thus no mitigation relating to settings impacts is considered necessary. It is noted that the current plans include a hedgerow along the eastern boundary of the Site, which would have the effect of screening the development and reducing any (already limited) views from the designated assets to the south of the M62.

7 BIBLIOGRAPHY

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Vertical Images				
Sortie Reference	Library No.	Frame	Centre point	Date
RAF/3G/TUD/UK/188	327	5041	SD 910 113	09-May-46
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RAF/3G/TUD/UK/188	327	5044	SD 920 109	09-May-46
RAF/3G/TUD/UK/188	327	5045	SD 923 107	09-May-46
RAF/3G/TUD/UK/188	327	5107	SD 914 120	09-May-46

RAF/3G/TUD/UK/188	327	5108	SD 917 118	09-May-46
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Oblique Images				

Photo Reference	Film/Frame No.		Map Reference	Date
SD 9110 / 1	NMR 3178	/ 1	SD 919104	07-Jul-87
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SD 9111 / 5	AFL 60347	/ EPW016790	SD 910116	01-Aug-26

Figures

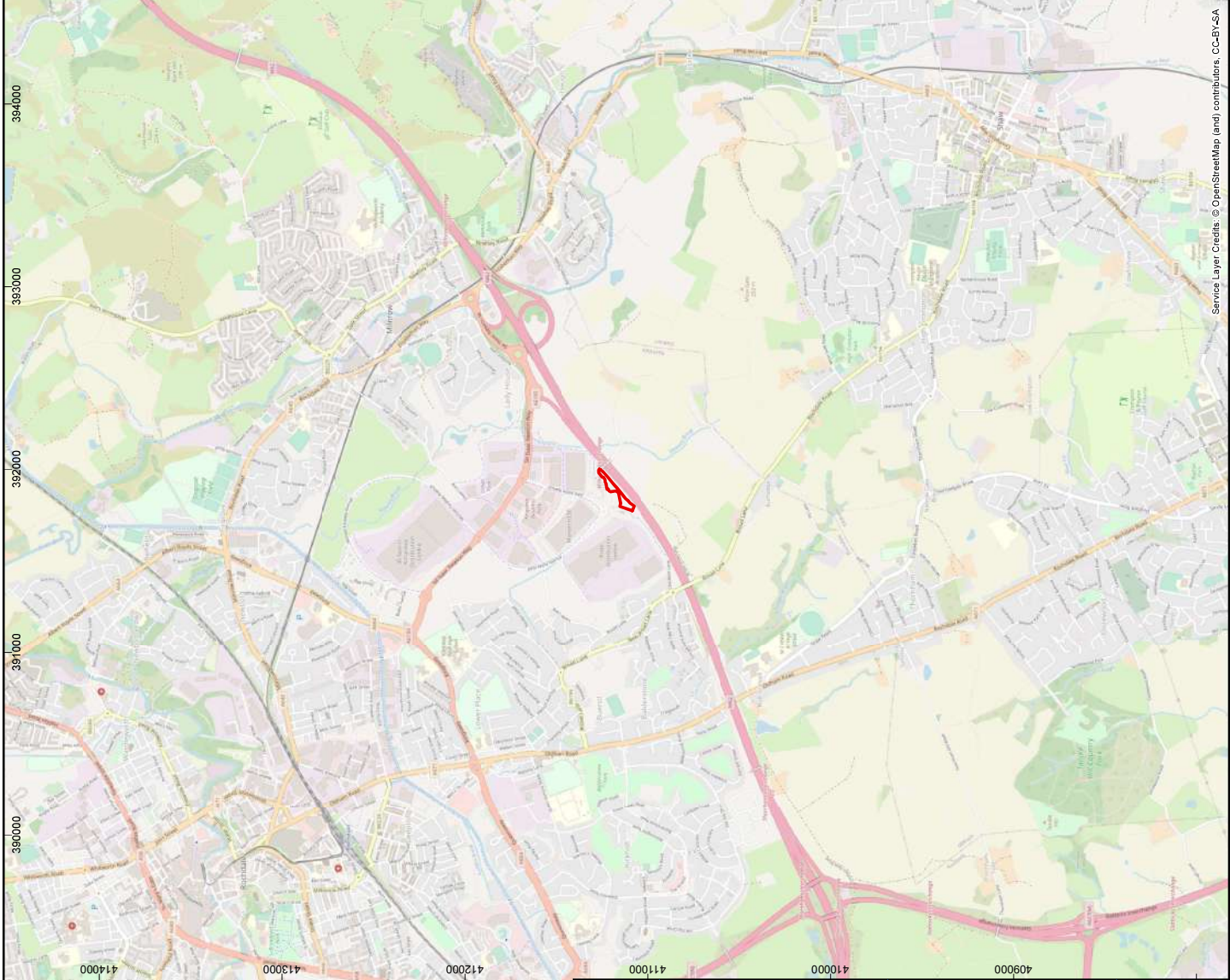


Figure	1
Site Location Plan	
Legend □ Site Boundary	
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Drawn/checked:	LB/SO
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AOC Project No.:	27132
AOC Archaeology Group (C) AOC Archaeology Group 2023	
	
SYSTEM Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936	
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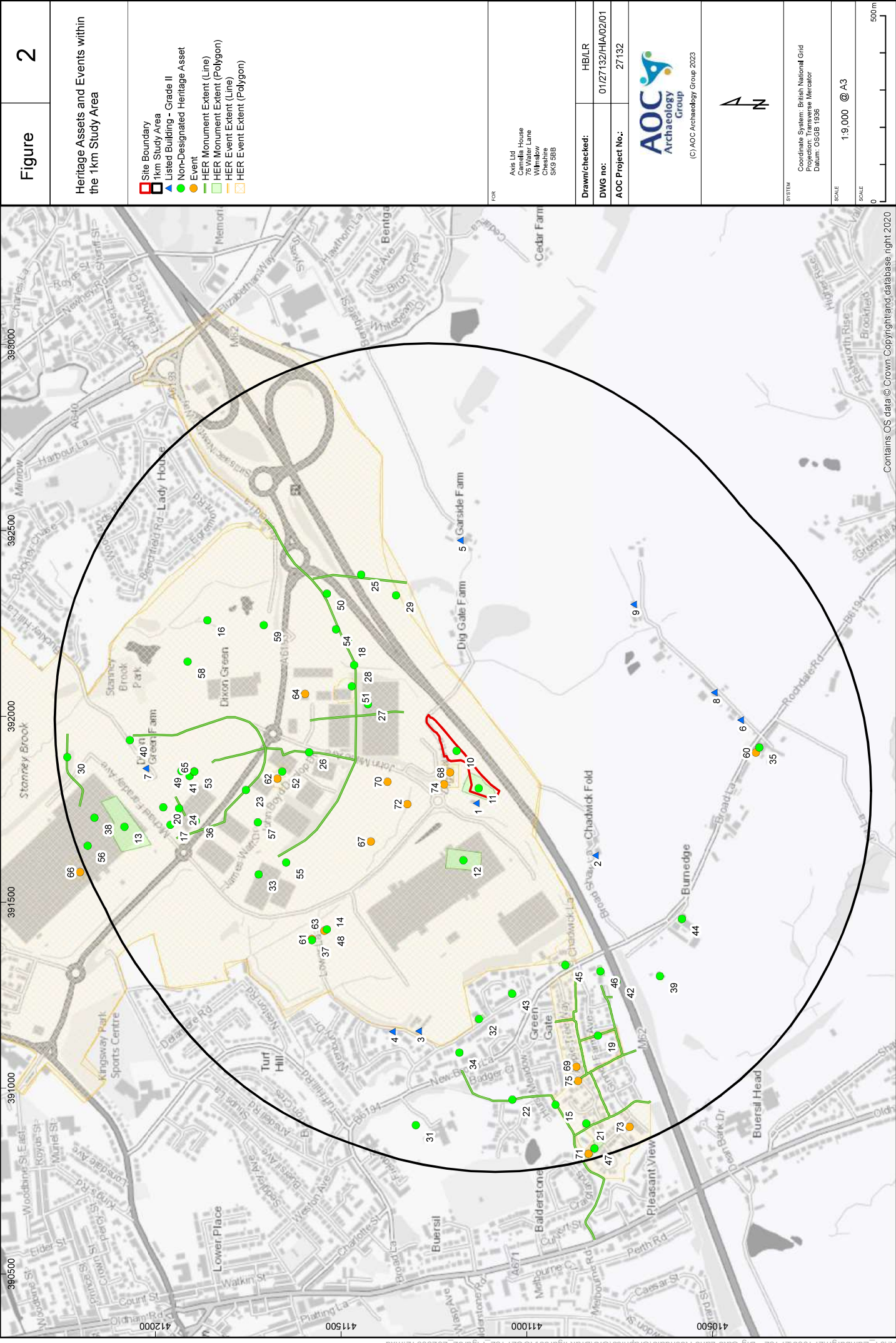




Figure	4
Extract from Yates & Billinge's map of Lancashire, 1786	
Approximate Location of Site	
FOR	
Axis Ltd Camilla House 76 Water Lane Windward Carnegie SK3 5BB	
Drawn/checked:	HB/LR
DWG no:	01/27132/H/A/04/01
AOC Project No.:	27132
AOC Archaeology Group (C) AOC Archaeology Group 2023	
N	
SYSTEM Not Drawn To Scale	
SCALE	
SCALE	



Figure	5
Extract from Hennet & Bingley's map of Lancashire, 1829	
Approximate Location of Site	
FOR Axis Ltd Camilla House 76 Water Lane Windward Carnegie SK9 5BB	
Drawn/checked:	HB/LR
DWG no:	01/27132/H/A/05/01
AOC Project No.:	27132
AOC Archaeology Group (C) AOC Archaeology Group 2023	
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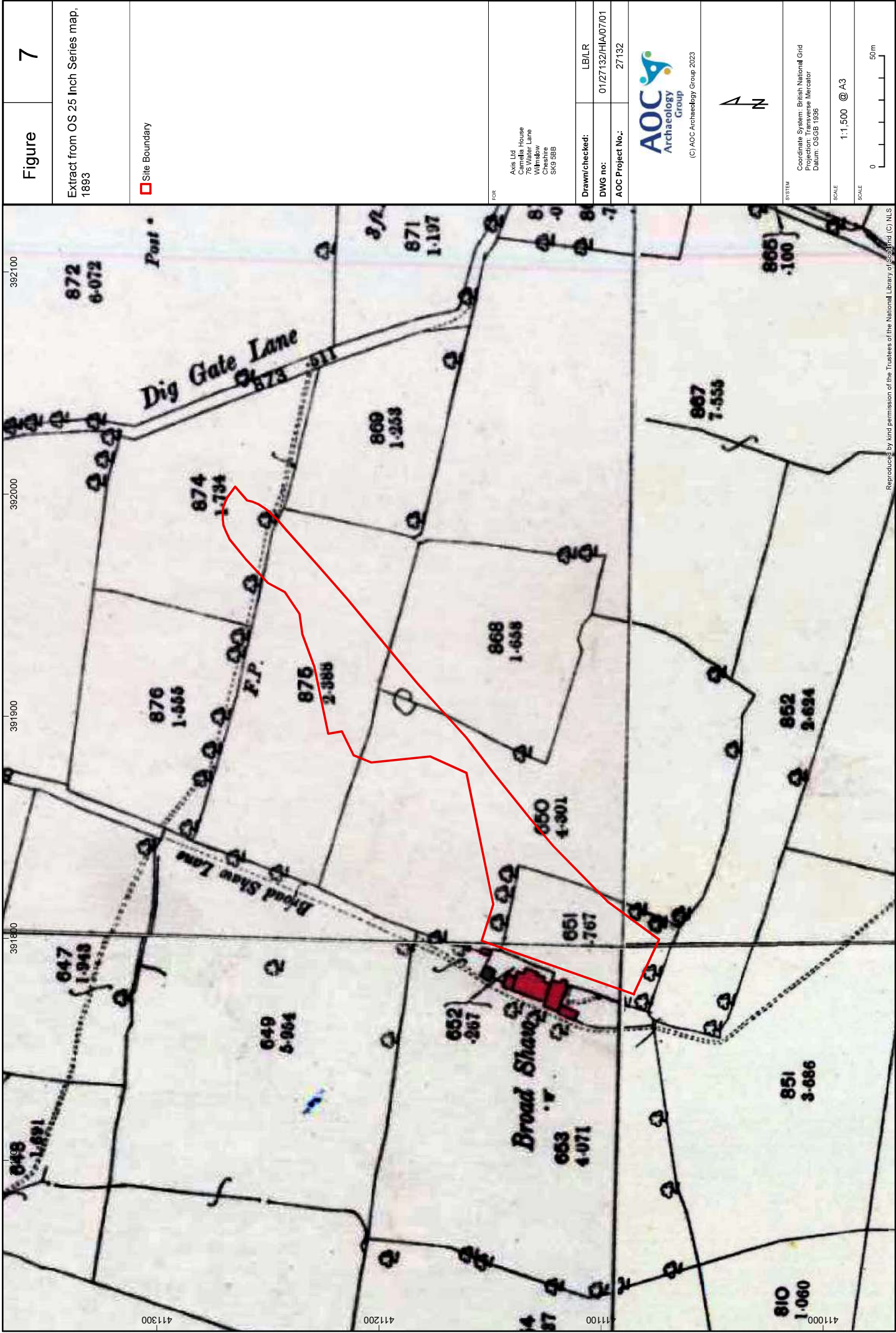
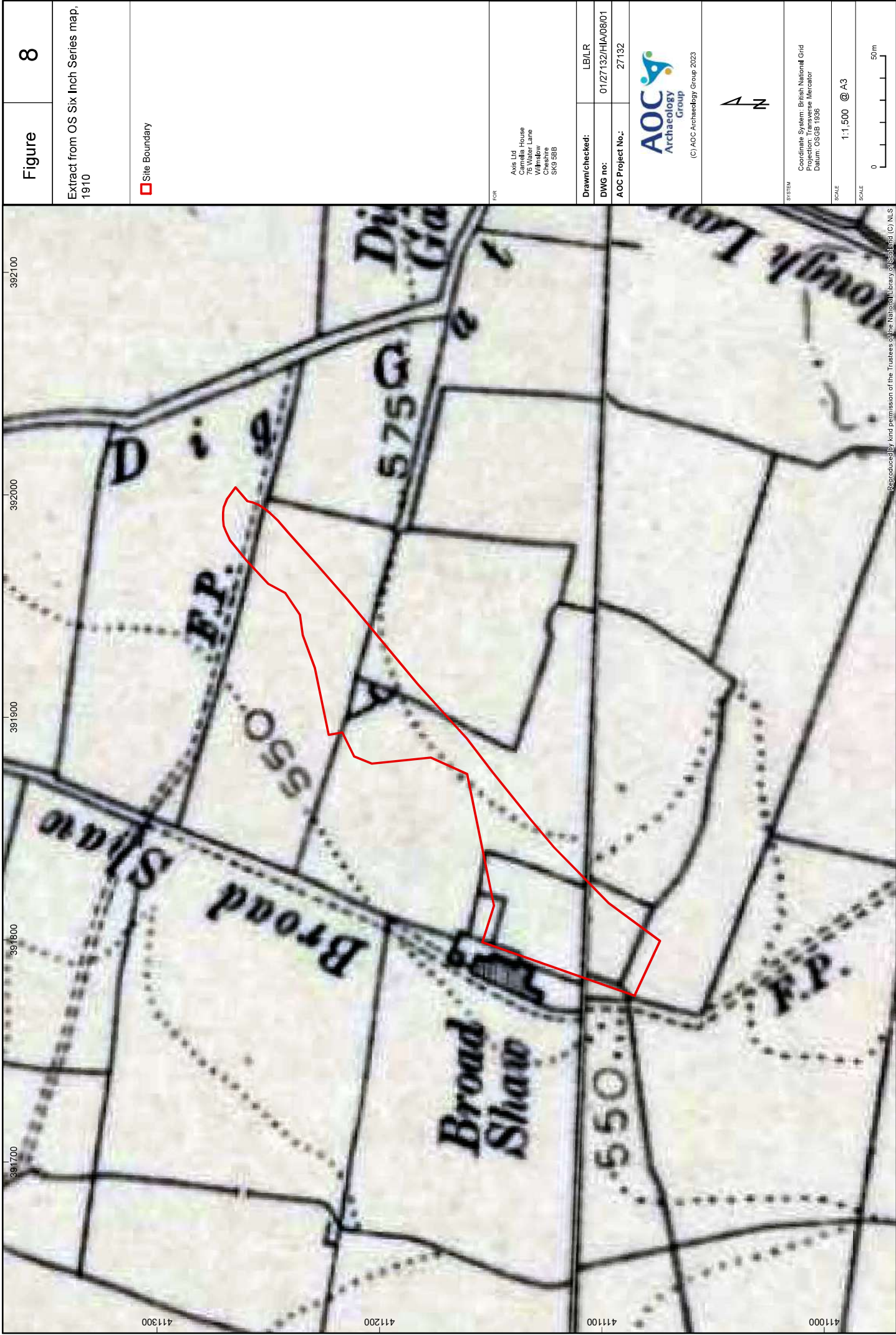


Figure	7
Extract from OS 25 Inch Series map, 1893	
Site Boundary	
Axis Ltd Camilla House 76 Water Lane Windward Cambridge CB3 5BB	
Drawn/checked:	LB/LR
DWG no:	01/27132/H/A/07/01
AOC Project No.:	27132
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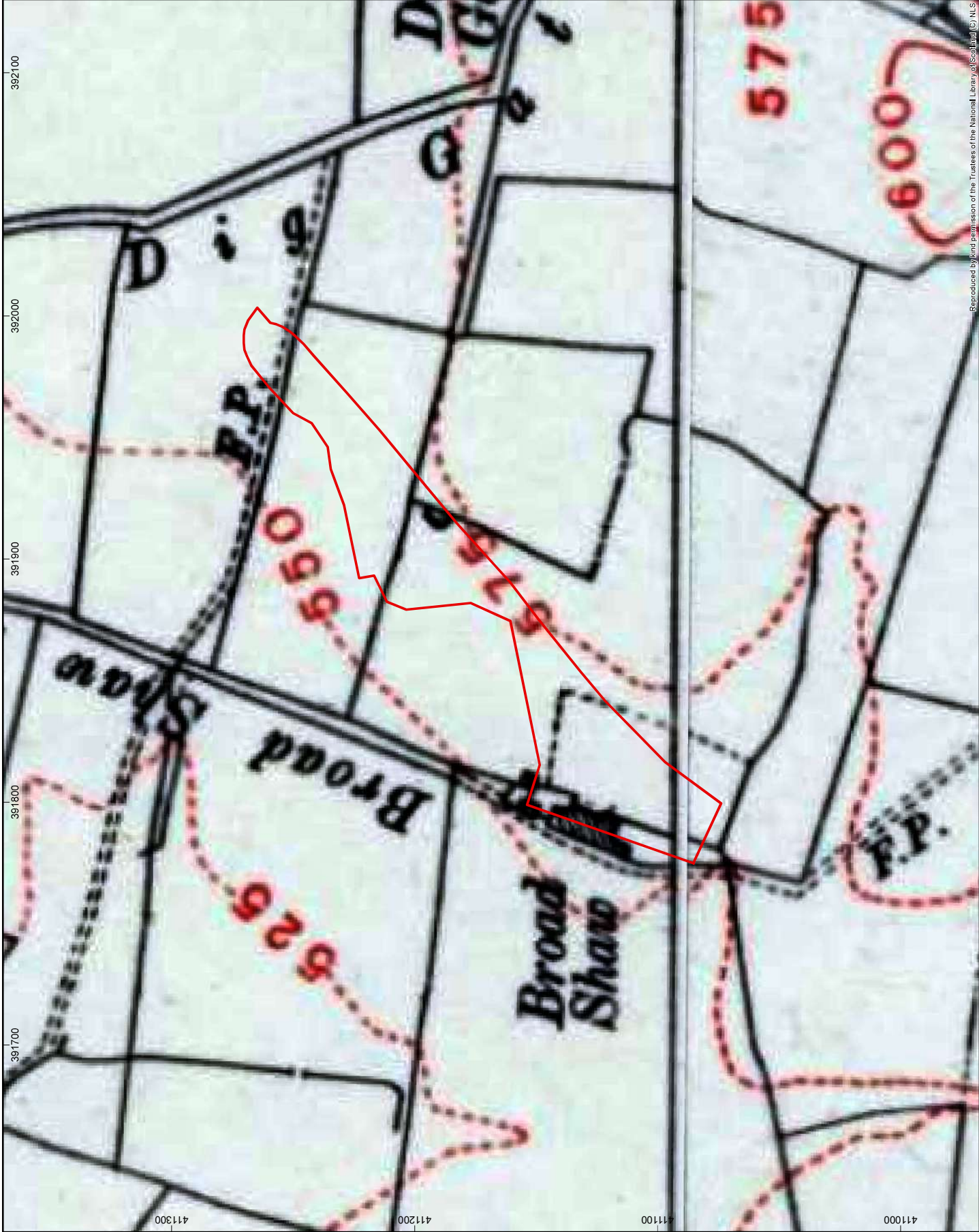


Figure		9
Extract from OS Six Inch Series map 1931		
Site Boundary		
FOR Axis Ltd Camella House 76 Water Lane Wimbor Cambridge SG5 5BB		
Drawn/checked:	LB/LR	
DWG no:	01/27132/H/A/09/01	
AOC Project No.:	27132	
AOC Archaeology Group (C) AOC Archaeology Group 2023		
N		
SYSTEM Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936		
SCALE	1:1,500 @ A3	
SCALE	0 50m	



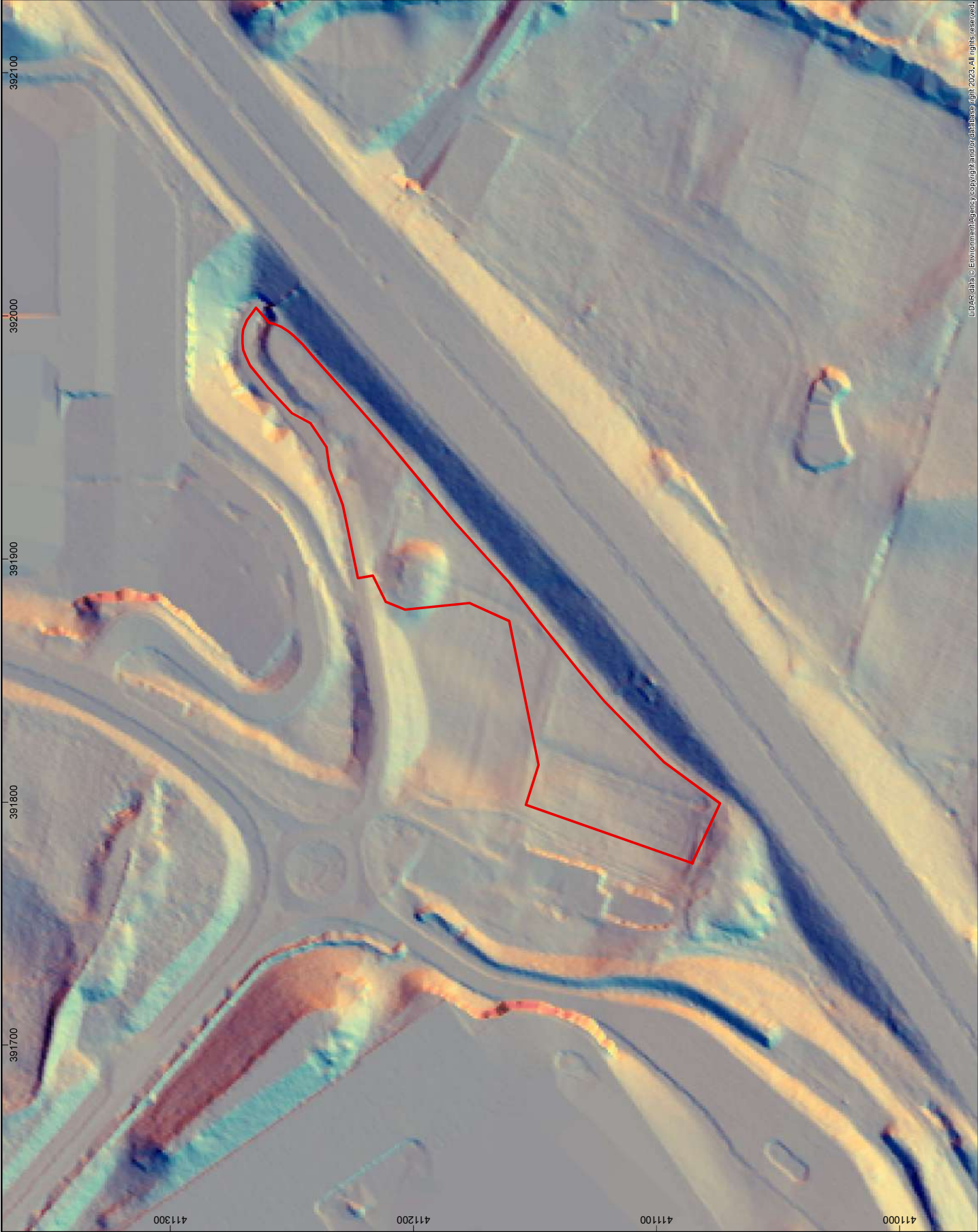


Figure	11
Lidar DTM Multi-directional Hillshade Plot	
Site Boundary	
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Drawn/checked:	HB/LR
DWG no:	01/27132/H/A/11/01
AOC Project No.:	27132
AOC Archaeology Group (C) AOC Archaeology Group 2023	
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SYSTEM Coordinate System: British National Grid Projection: Transverse Mercator Datum: OSGB 1936	
SCALE 1:1,500 @ A3	
SCALE 0 50m	

Plates



Plate 1: View northeast across the southern part of the Site from the footpath outside the southwestern corner of the Site, also showing Broad Shaw Farmhouse (Asset 1) (LH edge of frame), warehouse buildings of Kingsway Business Park (distance left) and the line of the M62 (marked by street lights on RH side of frame).



Plate 2: View northeast across interior of the Site from the western edge of the field.



Plate 3: View south from the northern tip of the Site, also showing the eastern boundary fence and M62.



Plate 4: View southwest from the northwestern Site boundary, showing the pond (Asset 10) in the northern paddock, with Broad Shaw Farmhouse (Asset 1) in the distance.



Plate 5: View of Broad Shaw Farmhouse (Asset 1) from the southwest, showing its relationship to the Site (RH edge of frame) and surrounding buildings of Kingsway Business Park.



Plate 6: View northeast towards the Site (marked) from Broad Lane; the house at Chadwick Field (Asset 2) is visible among the buildings closest to the camera, behind which the line of trees marks the M62.

Appendix 1: Assessment Scope and Criteria

APPENDIX 1: ASSESSMENT SCOPE & CRITERIA

Scope of the Assessment

This report details the results of a Heritage Impact Assessment and aims to identify and map the nature of the heritage resource within the site and surrounding study area. Where possible, the assessment will evaluate the likely impact from Proposed Development, upon the known and potential heritage resource.

This report will include recommendations for mitigation measures and / or further archaeological works; where the archaeological potential of the site warrants, or where additional information on the site is required.

Further works could include additional research, monitoring of geotechnical investigations, programmes of archaeological surveying and / or field evaluation. The results of any further studies can be used to inform the nature of any subsequent mitigation measures (if required) and provide advice upon the scope and design of the Proposed Development.

The assessment has used the sources listed in the main text to identify and map heritage assets and other relevant find spots or evidence within the site and defined study area. Heritage assets are defined in national planning guidance and can include designated assets (Scheduled Monuments, Listed Buildings etc.), standing, buried or submerged remains, historic buildings and structures, parks and gardens and areas, sites and landscapes - whether designated or not.

Assessment Criteria

Archaeological Potential

Consideration of archaeological potential will be informed by the number, density and distribution of known heritage assets of a specific period and/or type within the Study Area. The proximity of such assets to the Site and/or the similarities/dissimilarities in topographical location between the Site and the location of known assets will also be a factor in determining potential. Previous land use on the Site will also be a consideration in assessing potential, as later disturbance may have removed or damaged earlier buried archaeological remains and therefore may have reduced the potential for archaeological remains to survive on Site. Consideration will also be given to evidence from landform change in the study area and the possibility that natural deposits such as colluvium or alluvium may have buried archaeological remains. The potential for surviving archaeological evidence of past activity within the Site is expressed in the report as ranging between the scales of:

- High – The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- Medium – The available evidence suggests a reasonable likelihood for past activity within the site and consequently there is a potential that archaeological evidence could survive.
- Low – The available evidence suggests archaeological evidence of activity is unlikely to survive within the site, although some minor land-use may have occurred.
- Uncertain – Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified during a desk-based assessment. The assessed potential is based on available evidence but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork.

Where known heritage assets are identified, the importance of such assets is determined by reference to existing designations where available. For assets where no designation has been assigned, an informed assessment has been made of the likely historic, artistic, or archaeological importance of that resource based on professional knowledge and judgement.

Adjustments to the classification (Table 2, below) are occasionally made, where appropriate; for some types of finds or assets where there is no consistent value, and the importance may vary. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement and advice.

TABLE 1: Assessing the Importance of Heritage Assets	
HIGH	Assets of high importance and rarity and those considered to be important at a national level., e.g. Scheduled Monuments (or non-designated assets of schedulable quality and importance), Grade I and II* Listed Buildings, Grade I and II* Registered Parks and Garden and Registered Battlefields. Well preserved historic landscapes, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)
MEDIUM	Assets of medium importance and rarity and those considered to be important at a regional level. Designated or non-designated assets including Grade II Listed Buildings and Conservation Areas; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatters of finds.
LOW	Assets of low importance and rarity and those considered to be important at a local level. Locally listed buildings or non-designated assets with some evidence of human activity which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include assets such as historic field systems and boundaries, agricultural features such as ridge and furrow, etc.
NEGLIGIBLE	Assets of very low importance which are common. Heritage assets with very little or no surviving archaeological interest or buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

The likely magnitude of the impact of the Proposed Development works is determined by identifying the level of change from the Proposed Development upon the 'baseline' conditions of the Site and the heritage resource identified in the assessment. This effect can be either adverse (negative), beneficial (positive) or neutral. The criteria for assessing the magnitude of impact are set out in Table 2 below.

TABLE 2: Criteria for Determining Magnitude of Impact	
LEVEL OF MAGNITUDE	DEFINITION
ADVERSE	
HIGH	Considerable impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of the asset or its setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a the setting of the asset resulting in considerable adverse change; significant increase in noise or changes in sound quality; extensive changes to use. Considerable impacts to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Listed Buildings, Registered Parks and Gardens, and World Heritage Sites.

MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of the asset or its setting – e.g. a large proportion of the archaeological resource damaged or destroyed; visual intrusion into key aspects of the setting of the asset; and changes in noise levels or use of an asset that would result in detrimental changes to character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable impact on a known asset, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the significance of the asset.
NEUTRAL	
NEUTRAL	A change to the asset or its setting which does not result in harm or benefit. This may occur where there is a perceptible change but that change does not diminish or enhance the significance of the asset or the ability to appreciate its significance.
BENEFICIAL	
NEGLIGIBLE	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable impact on a known asset and little long term effect on the significance of the asset.
LOW	Minimal enhancement to an assets or its setting, such as removal of minor inappropriate features, limited improvements to setting or reduction in severance; slight changes in noise or sound quality; minor changes to use; resulting in a small improvement which would lead to enhancement of the ability to appreciate the significance of an asset.
MEDIUM	Changes to key to an asset or its setting resulting in material enhancements which allow for greater appreciation of the asset and/or its setting. For example, removal of an inappropriate later addition allowing for the assets significance to be reveal; removal of an inappropriate feature in an asset's setting allowing the contribution of setting to the assets significance to be better understood or substantial reductions in noise or disturbance such that the significance of known asset would be enhanced.
HIGH	Substantial positive changes to an asset and key elements of its setting which would greatly enhance its significance and the ability to appreciate that significance; this might result from the removal of adverse or considerably distracting features from the setting of an asset; significant decrease in noise or changes in sound quality; changes to use or access.

In certain cases, it is not possible to confirm the magnitude of impact upon a heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied.

Appendix 2: Asset/Event Gazetteer

Asset/Event Number	1
Asset/Event Name	Broad Shaw Farmhouse and Adjoining Barn
Type of Asset/Event	Farmhouse
Listing No./NHLE Number	1068498
HER Number	2354.1.0
Status	Listed Building - Grade II
Easting	391766
Northing	411137
Parish	Butterworth Township
Council	Rochdale
Description	SD 91 SW MILNROW MOOR BANK LANE (south side)

3/101 Broad Shaw Farmhouse and 24/1/67 adjoining barn (formerly listed as - Broad Shaw Farmhouse) II Farmhouse and adjoining barn. "GWAW 1651 ICIW" on door lintel. Hammer-dressed stone with graduated stone slate roof. 2-unit plan with 3 bays and 2 storeys and wing to rear which includes barn. Quoins. Door to left obscured by brick addition has dated lintel, chamfered surround, and obtuse- angled head with recessed spandrels. 5 and 4-light double-chamfered mullion windows with 2 mullions removed in the former and a hoodmould in the latter. Similar 6, 3 and 3- light first floor windows each with 1 or 2 mullions missing. Kneeler. Gable chimney stacks, the right projecting. An arched light to rear left (possibly a fire window) is inscribed G, C and W, other windows in gables and rear have 2 or 3-lights. The rear wing, once a separate dwelling has various chamfered mullion windows (largely altered) to front and rear and the barn, a round-headed cart entry. The house retains chamfered floor beams and a moulded fire surround with obtuse-angled lintel in the parlour. The rear wing has an CI8 fireplace and a timber-framed crosswall. Inclined strut roof trusses to the barn one of which is diagonally braced in a manner suggesting that it was formerly a timber-framed structure.

HER Entry:

The rear barn has been modernised and the barn door glazed in. Broad Shaw was sold in 1696 by a Mr Whitaker to James Ashworth. In 1782 Francis Ashworth built at Broad Shaw what is said to have been the first purpose-built cotton factory in Rochdale, advertised in the Manchester Mercury of 31st January 1786, along with the farmhouse and 2 cottages, as "a new erected mill for carding cotton, built in 1782". The factory is said to have been no bigger than an outhouse. Subsequently, Francis Ashworth himself used the factory for scribbling and carding wool. Broadshaw became derelict in the 1960s but in the 1990s underwent restoration. (2)

(Refer to DBA report for more detail p13)(3).

A programme of archaeological recording of these structures prior to alteration has been agreed with the Rochdale Conservation Officer & GMAU. [No date or ref.]

Monograph: Rochdale MBC. 1985. List of Buildings of Special Hist/Arch Interest, Rochdale. Secretary of State.

(1) Unpublished document: UMAU. 1998. Kingsway Business Park Development, Rochdale. An Archaeological Assessment. 11

(2) Unpublished document: UMAU. 2004. Kingsway, Rochdale. A Revision of the 1998 Archaeological Deskbased Assessment. Phil Wilson & Dr Michael Nevell. p13

(3) Website: English Heritage. 2012. The National Heritage List for England: <http://list.englishheritage.org.uk/>. Accessed 11/10/2012

(4) Website: Historic England. 2022. The National Heritage List for England: <https://historicengland.org.uk/listing/the-list/>. Accessed 22/08/2022

Gazetteer of Heritage Assets and Events

Asset/Event Number	2
Asset/Event Name	Brick-Built House at Chadwick Fold
Type of Asset/Event	House
Listing No./NHLE Number	1068488
HER Number	5253.1.0
Status	Listed Building - Grade II
Easting	391626
Northing	410816
Parish	Milnrow Township
Council	Rochdale
Description	SD 91 SW MILNROW BROAD LANE (north side) 3/78 Brick-built house at - Chadwick Fold - II House. Mid C18. English garden wall bond brick with stone dressings and graduated stone slate roof. 2 bays and 2 storeys. Quoins. Door to right with dressed surround, 3 and 4-light chamfered stone mullion ground floor windows (1 and 2 mullions removed respectively) and two 3-light first floor windows (both with a mullion removed). Ridge chimney stack. A particularly early occurrence of brick in what was still a predominantly stone-built area.

Asset/Event Number	3
Asset/Event Name	Silver Hill Farmhouse
Type of Asset/Event	Farmhouse
Listing No./NHLE Number	1068495
HER Number	5254.1.0
Status	Listed Building - Grade II
Easting	391153
Northing	411291
Parish	Castleton Township
Council	Rochdale
Description	SD 91 SW MILNROW LOWER LANE (east side) 3/94 Silver Hill 24/1/67 Farmhouse - II Farmhouse. "Charles and Esther Beswick, 24th August 1789" on inscribed stone above door. Hammer-dressed stone in narrow courses and slate roof. 3 bays and 2 storeys (plus basement). Step approach to door with overlight and square-cut stone surround between bays 1 and 2. Bays 1 and 2 have rectangular ground floor windows and 3-light flat-faced mullion first floor window (the central light being larger than the outer lights). Bay 3 was added slightly later the windows following the pattern of the other first floor windows. Plain eaves gutter brackets and ridge and gable chimney stacks. HER Entry: Farmhouse. "Charles and Esther Beswick, 24th August 1789" on inscribed stone above door. Hammer-dressed stone in narrow courses and slate roof. 3 bays and 2 storeys (plus basement). Step approach to door with overlight and square-cut stone surround between bays 1 and 2. Bays 1 and 2 have rectangular ground-floor windows and 3-light flat-faced mullion first-floor window (the central light being larger than the outer lights). Bay 3 was added slightly later, the

windows following the pattern of the other first-floor windows. Plain eaves gutter brackets and ridge and gable chimney stacks.

The barn is stone-built with opposing cart doors. On the east is a brick shippon/stables, perhaps first shown on the 1908 OS map.

The building is two-storey with a basement and attic and an eighteenth century stone shippon to the east. Several farms were built or rebuilt about this time and this was one of them. In the 1880s, Samuel Bibbington was farming 60 acres there.

A programme of archaeological recording of this structure prior to alteration has been agreed with Rochdale Conservation Officer & GMAU. [No ref. or date]

Asset/Event Number	4
Asset/Event Name	Tithe Barn
Type of Asset/Event	House and Barn
Listing No./NHLE Number	1068496
HER Number	2394.1.0
Status	Listed Building - Grade II
Easting	391152
Northing	411362
Parish	Castleton Township
Council	Rochdale
Description	SD 91 SW MILNROW LOWER LANE (west side)

3/95 Tithe Barn (formerly listed as Tythe Barn 24/1/67 Farmhouse)

- II House and adjoining barn, said to be a tithe barn. Probably mid C17 with C18 barn and C20 alterations. Hammer-dressed stone, now mostly rendered, with graduated stone slate and slate roofs. 3-unit 2-storey house with 2-storey porch and barn/stable wings to right, now partly converted for domestic use. 2-storey porch has moulded door surround with obtuse-angled lintel, a 2-light chamfered mullion first floor window (mullion removed) with arched lights and a coped gable with kneelers and ball finial. All windows have been altered, formerly having had chamfered and double- chamfered mullions. Ridge chimney stack. Similarly altered and C20 window openings to rear and barn. Interior: Beams with stepped stops. Timber-framed crosswall includes a door with shaped lintel. King-post roof trusses to barn.

HER Entry:

C17 stone 2-storey 3-window farmhouse, partly roughcast. Entrance projection has closed porch with shouldered lintel to doorway, small 1st-floor window with mullion cut away, formerly with two arched lights. The gable has corbels at its base, and an oval finial at apex. Old flag roof. Windows are now recessed casements, one with narrow hood band. Former barn wing to north has waggon entrance, now with C20 sliding door. Further brown brick wing also has old flag roof. Date, now covered, believed to be about 1660. (1,2,3)

House and adjoining barn, said to be a tithe barn. Probably mid-C17 with C18 barn and C20 alterations. Hammer-dressed stone, now mostly rendered, with graduated stone slate and slate roofs. 3-unit 2-storey house with 2-storey porch and barn/stable wings to right, now partly converted for domestic use. 2-storey porch has moulded door surround with obtuseangled lintel, a 2-light chamfered mullion first-floor window (mullion removed) with arched lights and a coped gable with kneelers and ball finial. All windows have been altered, formerly having had chamfered and double-chamfered mullions.

Ridge chimney stack. Similarly altered and C20 window openings to rear and barn. Interior: Beams with stepped stops. Timber-framed crosswall includes a door with shaped lintel. King-post roof trusses to barn.

Asset/Event Number	5
Asset/Event Name	Garside Farmhouse
Type of Asset/Event	Farmhouse
Listing No./NHLE Number	1068487
HER Number	2663.1.0
Status	Listed Building - Grade II
Easting	392473
Northing	411179
Parish	Milnrow Township
Council	Rochdale
Description	SD 91 SW MILNROW BENTGATE STREET 3/75 Garside 24/1/67 Farmhouse

- II House. "WMG : 1697" (William and Mary Greaves) on porch lintel but with considerable C20 alterations. Rendered stone with C20 tile roof. A long 2-storey building retaining a good single-storey porch. The porch is castellated and has large corner ball finials, an unusual gargoyle, a cornice band and a moulded door surround with segmental-arched dated lintel. Porch seats internally are equipped with circular squints. A 4-light double-chamfered mullion window to the left (with 2 mullions removed) has a hoodmould, otherwise the house has adopted the character of C20 materials and alterations. Hewn beams internally. H. Fishwick, History of Rochdale, 1889.

HER Entry:

A family of this name [Garside or Gartside] had settled here by the time of Henry II (1216–72). In 1545 James Gartside sold the Hall to Sir John Byrom for £28 5s 4d; it later passed into the Greaves and Townley families. It was rebuilt in 1697, and pulled down around 1850. The C17 farm buildings remain, and contain an inscription from the hall, '1697 WMG', standing for William and Mary Greaves. The existing buildings are stone built, of two storeys, have the remains of an old stone flag roof and mullioned windows, and there is a battlemented porch of more recent date.

Rendered stone with C20 tile roof. Long 2-storey building retains good 1-storey porch. Porch castellated and has large corner ball finials, unusual gargoyle, cornice band and moulded door surround with segmental-arched dated lintel. Porch seats internally equipped with circular squints. 4-light double-chamfered mullion window left (2 mullions removed) has hoodmould, rest of house adopted character of C20 materials and alterations. Hewn beams internally. (3)(2) House. "WMG : 1697" (William and Mary Greaves) on porch lintel but with considerable C20 alterations. Rendered stone with C20 tile roof. A long 2-storey building retaining a good single-storey porch. The porch is castellated and has large corner ball finials, an unusual gargoyle, a cornice band and a moulded door surround with segmental-arched dated lintel. Porch seats internally are equipped with circular squints. A 4-light double-chamfered mullion window to the left (with 2 mullions removed) has a hoodmould, otherwise the house has adopted the character of C20 materials and alterations. Hewn beams internally.

Asset/Event Number	6
Asset/Event Name	Moorgate East Farmhouse
Type of Asset/Event	Farmhouse
Listing No./NHLE Number	1162450
HER Number	11621.1.0
Status	Listed Building - Grade II

Easting	391990
Northing	410425
Parish	Milnrow Township
Council	Rochdale
Description	SD 91 SW MILNROW BROAD LANE (north side) 3/81 Moorgate East Farmhouse and No. 3 (formerly listed as Moorgate East 24/1/67 Farmhouse) - II Farmhouse. "M 1663" on door lintel, "IEM 1693"(John Milne) on porch lintel, "IM 1725" on gabled crosswing door lintel, "IM 1718" on garage wing door lintel. Also recorded is "IM 1795". Hammer-dressed stone with slate roof. 2-bay 2-storey house (1663) with gabled crosswing added to left and single- storey wing added to extreme left. Porch has coped gable with kneelers and ball finial, a chamfered door surround with obtuse-angled lintel and a stone slate roof. To the right are 5 and 4-light double-chamfered stone mullion windows with hoodmoulds, an inserted C18 door (No. 3) and 5 and 2-light chamfered mullion windows on the first floor. The later crosswing has a door with chamfered surround, obtuse-angled lintel and recessed spandrels and 4 and 3- light chamfered mullion windows. Left wing now a garage. Gable and ridge chimney stacks. Rear is rendered and has 1, 2 and 3-light chamfered mullion windows and a 5-light double-chamfered house-part window. HER Entry: Farmhouse. "M 1663" on door lintel, "IEM 1693"(John Milne) on porch lintel, "IM 1725" on gabled crosswing door lintel, "IM 1718" on garage wing door lintel. Also recorded is "IM 1795". Hammer-dressed stone with slate roof. 2-bay 2-storey house (1663) with gabled crosswing added to left and single-storey wing added to extreme left. Porch has coped gable with kneelers and ball finial, a chamfered door surround with obtuse-angled lintel and a stone slate roof. To the right are 5- and 4- light double-chamfered stone mullion windows with hoodmoulds, an inserted C18 door (No. 3) and 5- and 2-light chamfered mullion windows on the first floor. The later crosswing has a door with chamfered surround, obtuse-angled lintel and recessed spandrels, and 4- and 3-light chamfered mullion windows. Left wing now a garage. Gable and ridge chimney stacks. Rear is rendered and has 1-, 2- and 3-light chamfered mullion windows and a 5-light double-chamfered house-part window.

Asset/Event Number	7
Asset/Event Name	Dixon Green Farmhouse, Adjoining Barn and No. 5 Dixon Green
Type of Asset/Event	Farmhouse and Barn
Listing No./NHLE Number	1162546
HER Number	2675.1.0
Status	Listed Building - Grade II
Easting	391860
Northing	412026
Parish	Butterworth Township
Council	Rochdale
Description	SD 91 SW MILNROW LOWER LANE (west side) 3/96 Dixon Green Farmhouse, adjoining barn and No.5 Dixon Green (formerly listed as Dixon Green 24/1/67 Farmhouse) - II W Farmhouse, now incorporating a cottage. "I M : 1685" (Whitworth) on door lintel but with C18 alterations. Squares rubble with graduated stone slate roof. Total of 3 bays and 2 storeys with barn to left under a continuous roof. Projecting plinth. Quoins. Door in bay 2 with dressed surround and dated lintel. Original 2-light chamfered mullion window (with mullion removed) to left. All other windows are of C18 date having 2 or 4-light (several mullions removed) with recessed flat-faced mullions. Ridge chimney stack rebuilt in brick. The rear has a

small C20 addition and blocked windows. Barn with opposed cart entries (front one blocked) has an outshut to rear, which is partly rebuilt and shows signs of the eaves having been raised.

HER Entry: Dated to 1685 with 18th-century alterations. Buildings regarded as of regional significance and it is recommended that these structures should be retained and enhanced as part of any redevelopment. A programme of archaeological recording has already been agreed with the Rochdale Conservation Officer. [No reference.]

Asset/Event Number	8
Asset/Event Name	Burnedge Farmhouse
Type of Asset/Event	Farmhouse
Listing No./NHLE Number	1309637
HER Number	2706.1.0
Status	Listed Building - Grade II
Easting	392064
Northing	410496
Parish	Milnrow Township
Council	Rochdale
Description	MILNROW, BROAD LANE (north side), Burnedge Farmhouse

18/08/76

II

Farmhouse. Early C17, said to be 1614. Hammer-dressed stone with slate roof. Total of three bays and two storeys with single-storey, porch to left and cart entry to right. Porch has chamfered inner and outer door surrounds, the latter with obtuse-angled lintel and coped gables with kneelers. Double-chamfered mullion windows, the house-part of 6-lights with hoodmould and to the right two, 2 (fire-window) and 3-light windows under a continuous hoodmould (one mullion missing). 3-light similar first floor windows and two 3-light flat-faced mullion windows (one mullion removed) of C19 date. Ridge chimney stack. Small wing to rear. Rear has 3 and 4-light recessed flat-faced mullion windows. Inglenook fireplace has bressumer beam supported on a spere post. Chamfered beams with stepped stops.

HER Entry:

Datestone 1693. Modern farmhouse built against western end.

Early 17th century, perhaps 1614. Hammer-dressed stone, slate roof. 3 bays, 2 storeys, 1-storey porch to left.

Yates names the site, showing a few buildings.

1851 OS map: as before, also with a cotton mill, reservoirs and nearby sandstone quarry and coal pits.

Burnedge/ Burnage is possibly derived from the Old English "brown hedge".

Asset/Event Number	9
Asset/Event Name	Knott Booth Farmhouse and Barn
Type of Asset/Event	House and Barn
Listing No./NHLE Number	1356225
HER Number	5386.1.0

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Status	Listed Building - Grade II
Easting	392301
Northing	410713
Parish	Milnrow Township
Council	Rochdale
Description	MILNROW BROAD LANE (north side) Knott Booth Farmhouse and adjoining barn II House and barn. Mid C17 with barn added in C18. Irregular stone and hammer-dressed stone with graduated stone slate roof. 2-bay 2-storey house with barn to right under same roof. Bay 2 projects slightly. 2, 5 and 2-light double- chamfered mullion windows on ground floor with window inserted between the former all under a continuous hoodmould. 4 and 3-light chamfered mullion windows on first floor. Brick ridge and gable chimney stacks. The rear is obscured by later additions. Barn has semi-circular-headed cart entry with opposed winnowing door. Interior: Hewn beams and 2 adjacent doors in the crosswall which have heavy timber frames and share a common central jamb.

Asset/Event Number	10
Asset/Event Name	Pond
Type of Asset/Event	Pond
Listing No./NHLE Number	
HER Number	
Status	Non-Designated Heritage Asset
Easting	391907
Northing	411189
Parish	Butterworth Township
Council	Rochdale
Description	Added by LB 25/08/2023 from historical mapping. A c. 10m diameter circular feature depicted across a roughly aligned north-south field boundary on the OS map published in 1893, and shown as a pond on the OS map published in 1894. Depicted as a semi-circular feature on the western side of a field boundary on maps from 1931 onwards. Possibly a small short term extraction pit or exploratory hole Ordnance Survey. 1893. Lancashire LXXXIX.10 Surveyed: 1890 to 1891, Published: 1893; Ordnance Survey. 1894. Lancashire Sheet LXXXIX.SW Surveyed: 1890 to 1891, Published: 1894

Asset/Event Number	11
Asset/Event Name	Ridge & Furrow, east of Broad Shaw Farm
Type of Asset/Event	Ridge and Furrow
Listing No./NHLE Number	
HER Number	12461.1.1
Status	Non-Designated Heritage Asset

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Easting	391806
Northing	411130
Parish	Butterworth Township
Council	Rochdale
Description	Area of ridge and furrow earthworks to east of Broad Shaw Farm and Lane. (1) Remains of ridge and furrow earthworks should be accurately surveyed and photographed prior to any redevelopment. Medieval 1066 AD - 1539 AD.

Asset/Event Number	12
Asset/Event Name	Ridge & Furrow, west of Broad Shaw Lane (site of)
Type of Asset/Event	Former Ridge and Furrow
Listing No./NHLE Number	
HER Number	12461.1.0
Status	Non-Designated Heritage Asset
Easting	391613
Northing	411171
Parish	Butterworth Township
Council	Rochdale
Description	An area of ridge and furrow earthworks to the west of Broad Shaw Lane. (1) Such remains should be accurately surveyed and photographed prior to any redevelopment. Destroyed: the site had been built over with a large commercial/ industrial structure by 2018.

Asset/Event Number	13
Asset/Event Name	Ridge & Furrow, Higher Moss Side Farm
Type of Asset/Event	Former Ridge and Furrow
Listing No./NHLE Number	
HER Number	12458.1.0
Status	Non-Designated Heritage Asset
Easting	391703
Northing	412083
Parish	Butterworth Township
Council	Rochdale
Description	Ridge and furrow located in the field to the south of Higher Moss Side Farm [HER 11166.1.0]. The remains of ridge and furrow earthworks should be accurately surveyed and photographed prior to any redevelopment. No longer extant; the site lies within the Kingsway redevelopment area.

Asset/Event Number	14
Asset/Event Name	Castle House Farm (Stone Head)

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Type of Asset/Event	Find Spot
Listing No./NHLE Number	
HER Number	9068.1.0
Status	Non-Designated Heritage Asset
Easting	391400
Northing	411499
Parish	Butterworth Township
Council	Rochdale
Description	Precise location of find spot not known. Carved stone head, shaped like an inverted egg. Features carved in round high relief. Open mouth with thick lips. Triangular flat nose with deep nostrils. Deep hollow right eye (left eye and left side of face missing). Found under a 300-year-old thorn hedge at Castle House Farm. Contact Mr Fitchett (address on file). The precise location of this findspot has not been ascertained. Believed to be Iron Age.

Asset/Event Number	15
Asset/Event Name	Old Boundary Wall on Badger Lane
Type of Asset/Event	Boundary Wall
Listing No./NHLE Number	
HER Number	17057.1.0
Status	Non-Designated Heritage Asset
Easting	390955
Northing	410923
Parish	Castleton Township
Council	Rochdale
Description	A walkover survey identified an old boundary along Badger Lane [HER 17053.1.0]. The boundary has a number of mature oak trees and further investigation of this hedgerow boundary revealed the course of a wall respecting the boundary line. It seems most likely that this marks the southern boundary of the Spring Hill estate. It seems highly likely that the wall and accompanying ditch noted during the walkover were a modest 'ha ha' marking the southern boundary of the Springhill estate. [See also HER 9373.1.0.] It is noted that Spring Hill is situated within what appears to be a large circular enclosure bounded by Broad Lane on the north and east and by Badger Lane on the south coming back to Oldham Road, or possibly Broad Lane to the Sudden Brook which runs alongside it. Such circular enclosures have been associated with early settlement patterns and it may be that the Spring Hill Estate was a successor to one of the early estates. It may also be the case that the fields to the south of Badger Lane formed another such enclosure, bounded on the south side by the routeway from Deans to Ginnell or by the boundary running south-west from Calf Hole. It is also possible that the configuration of some of the fields in this second enclosure, including the central field on the subject site, are remnants of early strip farming.

Asset/Event Number	16
Asset/Event Name	Embankment/ Field Boundary/ Trackway
Type of Asset/Event	Earthwork
Listing No./NHLE Number	

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HER Number	12456.1.0
Status	Non-Designated Heritage Asset
Easting	392258
Northing	411860
Parish	Milnrow Township
Council	Rochdale
Description	Raised field boundary positioned to the north-east of Fenns [HER 11172.1.0]. It has a ridge-like appearance, suggesting its possible use as a raised track or pathway.

Asset/Event Number	17
Asset/Event Name	Earthworks
Type of Asset/Event	Earthworks (Unknown Date)
Listing No./NHLE Number	
HER Number	12449.1.0
Status	Non-Designated Heritage Asset
Easting	391708
Northing	411960
Parish	Butterworth Township
Council	Rochdale
Description	Elongated series of depressions and hummocks positioned to the west of the circular cropmark [HER 12448.1.0]. Site now built over as part of a larger redevelopment of the area.

Asset/Event Number	18
Asset/Event Name	Earthwork Platforms (site of two buildings)
Type of Asset/Event	Earthworks Relating to Former Buildings
Listing No./NHLE Number	
HER Number	12463.1.0
Status	Non-Designated Heritage Asset
Easting	392203
Northing	411481
Parish	Milnrow Township
Council	Rochdale
Description	A series of small, rectangular platform earthworks immediately south west of Moor Bank [HER 11178.1.0] and abutting the southern side of Moor Bank Lane. These coincide with the OS 1849 map, which shows two rectangular buildings on the site. It is recommended that this farmstead site is evaluated prior to redevelopment of the area.

Asset/Event Number	19
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Asset/Event Name	Historic Field Boundaries (lines of)
Type of Asset/Event	Field Boundary, Hedge, Ditch
Listing No./NHLE Number	
HER Number	17058.1.0
Status	Non-Designated Heritage Asset
Easting	391141
Northing	410809
Parish	Castleton Township
Council	Rochdale
Description	Historic field boundaries identified from current and historic mapping date back to at least 1844 (tithe map). They are extant and are predominately marked by hedges and tracks with some evidence of ditches. They generally comprise a mixture of mature hawthorn and elder, some mature and semi-mature ash and oak trees. The north–south aligned internal field boundaries show evidence of slight bank and ditches. In John Holt’s General View of the County of Lancaster of 1795 on behalf of the Board of Agriculture and Internal Improvement it was stated that ‘the newly planted hedges are chiefly of (haw) thorn, which must be the best, without intermixture, as formerly, of hazel, alder, willow, holly etc.’ It would appear therefore that the subject hedges, which are largely hawthorn, are unlikely to have been planted much before that date. An internal north–south-aligned boundary in the central southern section of the site revealed a former gateway with extant gateposts. A gap in the central section of this field boundary used as a footpath allowed a visual inspection. Evidence of a slight bank and possible ditch was identified although the area is very overgrown. The western perimeter is bounded by hedgerow with mature and semi-mature trees. A 2014 hedgerow survey undertaken prior to removal of two pre-1844 hedgerows in the northern part of this area [aligned roughly N–S across what is now Apple Tree Way] found that both of those examined were similar, comprising largely untrimmed and now shrubby hawthorn bushes with some gaps where access points from field to field were located. The median height was 5m and the width at the widest part of the canopy was between 4 and 6m, with the base of the canopy being about 0.5m above the ground. The ground flora was largely field grass. The hedgerows appeared to sit on full hedgebanks. Hedgerow 1 appeared to have shallow dry ditches on either side. Hedgerow 2 appeared to have a shallow ditch on the east side with a much deeper one, possibly containing a culverted stream, on the west. Trial trenching showed a somewhat more complex picture. Trench 1 revealed a central bank in line with the hedgerows, with shallow ditches to either side. No artefacts were found. Trench 2 revealed a western ditch, fairly deep and with sides which were steeply sloped. The bottom could not be found due to the waterlogged conditions, which appeared to confirm that it was a natural stream or drainage channel. A shallower ditch similar to those in Trench 1 lay to the east of the hedge, which appeared to stand on the upcast. No artefacts were found. Maps show that the field boundaries were fairly regular, suggesting a post-medieval date. However, it should be noted that whilst these hedgerows have been identified as of the full hedgebank type with double ditches, those to the south appear to only have single ditches. It may be that the deep ditch on the west side of hedge 2 was a very early boundary respecting and making use of an existing watercourse, and hedge 1 may possibly reflect this arrangement suggesting that the [others to the south] are somewhat later. In all cases the hedgerows were of the usual hawthorn, elderberry and occasional holly mix found in this area although the greater abundance of elderberry in this survey compared with the more uniform presence of hawthorn in the [others to the south] may also suggest different dates for the two sets of hedges. Some of the lines of the former hedgerows, particularly the longer E–W-aligned boundaries, have been preserved in the lines of property boundaries within new housing development in the area. A second hedgerow survey undertaken in 2014 examined three pre-1844 hedgerows in the southern part of the area, to the west of what is now Will Hill Close and south of (and partly across) Ginnell Farm Avenue. The field boundaries were found to be fairly regular, suggesting a

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post-medieval date originating from organised forms of land enclosure rather than the more irregular boundaries of the late medieval period. The fieldwork concluded that the hedgerows were of the full hedgebank type but with a single ditch.

Asset/Event Number	20
Asset/Event Name	Possible pond (site of)
Type of Asset/Event	Possible Former Pond
Listing No./NHLE Number	
HER Number	12448.1.0
Status	Non-Designated Heritage Asset
Easting	391755
Northing	411979
Parish	Butterworth Township
Council	Rochdale
Description	Circular cropmark measuring about 10m in diameter, positioned to the north of a modern field boundary. Possibly a backfilled pond or marl pit. Possible extraction feature measuring c.20m x 10m.

Asset/Event Number	21
Asset/Event Name	Oval Feature (possible marl pit)
Type of Asset/Event	Possible Former Extraction Pit
Listing No./NHLE Number	
HER Number	17056.1.0
Status	Non-Designated Heritage Asset
Easting	390905
Northing	410840
Parish	Castleton Township
Council	Rochdale
Description	During a walkover survey for a desk-based assessment an oval-shaped feature was identified south of the central section of Badger Lane. This may possibly be related to small-scale extractive processes, such as a marl pit, although no evidence for this was identified on historic maps.

Asset/Event Number	22
Asset/Event Name	Badger Lane (route of)
Type of Asset/Event	Path, Road, Field Boundary
Listing No./NHLE Number	
HER Number	17053.1.0
Status	Non-Designated Heritage Asset

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Easting	390969
Northing	411039
Parish	Castleton Township
Council	Rochdale
Description	The loop of Badger Lane appears on Hennet's 1828 map of Lancashire. The current public footpath follows the route of the lane identified on historic maps, which may in turn respect a route of greater antiquity. The boundary has a number of mature oak trees, and further investigation of this hedgerow revealed the course of a wall respecting the boundary line. It seems most likely that this marks the southern boundary of the Spring Hill estate.

Asset/Event Number	23
Asset/Event Name	Field Boundaries and Earthworks forming possible Assart Enclosure
Type of Asset/Event	Oval Enclosure, Field Boundary
Listing No./NHLE Number	
HER Number	12464.1.0
Status	Non-Designated Heritage Asset
Easting	391802
Northing	411756
Parish	Butterworth Township
Council	Rochdale
Description	A series of field boundaries and earthwork ditches forming a roughly oval enclosure around the Lower Lane farms, Dixon Green Farm and the site of Cherry Tree Farm. These features could form the centre of the primary assart associated with the moorland and may be associated with the Byrons' moorland enclosure of 1519. The course of the northern boundary of this enclosure is unknown. The projected line of the assart enclosure should be evaluated at several points to establish its line, date and function. Redevelopment for Kingsway Business Park will have affected parts of the line of the enclosure.

Asset/Event Number	24
Asset/Event Name	Field Boundary (line of)
Type of Asset/Event	Linear Feature, Field Boundary
Listing No./NHLE Number	
HER Number	12451.1.0
Status	Non-Designated Heritage Asset
Easting	391752
Northing	411936
Parish	Butterworth Township
Council	Rochdale
Description	Former field boundary: linear cropmark positioned to the north of a spring [HER 12450.1.0], discernible as a lighter band of grass some 50m long and 2m wide. No longer extant. The area was built over in the early C21 as part of the Kingsway development.

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Asset/Event Number	25
Asset/Event Name	Tramroad (line of)
Type of Asset/Event	Former Tramway
Listing No./NHLE Number	
HER Number	11182.1.0
Status	Non-Designated Heritage Asset
Easting	392381
Northing	411446
Parish	Milnrow Township
Council	Rochdale
Description	Tramroad leading from the coal pits near Dig Gate to Moor Bank Lane, shown on the 1844–48 OS map. Neither the coal pits nor the tramroad are shown in 1890–91. It is now cut by the line of the M62 but survives as an earthwork on the southern edge of the study area.

Asset/Event Number	26
Asset/Event Name	Sunken Trackway Earthwork, north of Broad Shaw Lane (line of)
Type of Asset/Event	Former Trackway
Listing No./NHLE Number	
HER Number	12462.1.0
Status	Non-Designated Heritage Asset
Easting	391903
Northing	411586
Parish	Butterworth Township
Council	Rochdale
Description	Continuation northwards of the line of Broad Shaw Lane as a sunken trackway earthwork. Now built over as part of a larger redevelopment of the area.

Asset/Event Number	27
Asset/Event Name	Dig Gate Lane (Roman road alignment?) (line of)
Type of Asset/Event	Former Road
Listing No./NHLE Number	
HER Number	12447.1.0
Status	Non-Designated Heritage Asset
Easting	392033
Northing	411428
Parish	Butterworth Township
Council	Rochdale
Description	Dig Gate Lane occurs in the 17th century but has been suggested as the line of a Roman road,

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perhaps as a continuance of Richmond's alignment (HER 11182.1.0). It is recommended that prior to redevelopment the postulated line of the Roman road should be evaluated by a series of trenches.

No longer extant: the site had been redeveloped as part of Kingsway Industrial Park by 2018.

Asset/Event Number	28
Asset/Event Name	Moor Bank Lane (line of)
Type of Asset/Event	Road, Cobbled Road, Holloway
Listing No./NHLE Number	
HER Number	11181.1.0
Status	Non-Designated Heritage Asset
Easting	392138
Northing	411465
Parish	Butterworth Township
Council	Rochdale
Description	Lane shown on Yates's map of 1786 (a). Laid with setts and, near Moor Bank, with cobbles. West of the junction with Broad Shaw Lane the road becomes a hollow way up to 1m deep, the sides being revetted with stone blocks and drystone walling. The setts are probably 19th century in date. Its form as a hollow way and its association with known 17th-century sites suggests that it dates back to at least the [time of] post-medieval enclosure, and might well represent an earlier routeway across Buersill Moor. Should there be any alteration to this lane or its historic surface an appropriate record should first be made.

Asset/Event Number	29
Asset/Event Name	Pond or reservoir/ lodge, south-east of the M62
Type of Asset/Event	Former Pond
Listing No./NHLE Number	
HER Number	12457.1.0
Status	Non-Designated Heritage Asset
Easting	392325
Northing	411352
Parish	Milnrow Township
Council	Rochdale
Description	Backfilled pond with a possible dam wall located on the eastern side of the M62 motorway. Measuring some 200m long and 35m wide, it attained a depth of about 4m where it had not been infilled with brushwood and other debris. Most of this feature has been capped with tarmac, much of which has been eroded and weathered. The remains of a stone wall run along the western bank of the feature.

Asset/Event Number	30
Asset/Event Name	Moss Side Lane

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Type of Asset/Event	Road, Trackway, Holloway
Listing No./NHLE Number	
HER Number	11180.1.0
Status	Non-Designated Heritage Asset
Easting	391890
Northing	412237
Parish	Butterworth Township
Council	Rochdale
Description	To the east of the junction with the lane from Dixon Green Farm, this roadway (named as part of Moor Side Lane on the 1844 map but shown only as a trackway in 1890) is a green lane and hollow way, up to 1m deep and c.3m wide with a pronounced bank on the south side. The lane is not shown on Yates's Map of Lancashire, 1786, but its form as a hollow way suggests that it dates back at least to the time of post-medieval enclosure, and might well represent an earlier routeway. Any alteration to Moss Side Lane which would affect or destroy its character as a green lane/holloway would merit an appropriate record. It is recommended that this should include an earthwork survey and photographic of the full line, and two profiles/cross-sections.

Asset/Event Number	31
Asset/Event Name	Springhill (now Springhill Hospice)
Type of Asset/Event	Former Formal House
Listing No./NHLE Number	
HER Number	9373.1.0
Status	Non-Designated Heritage Asset
Easting	390900
Northing	411299
Parish	Castleton Township
Council	Rochdale
Description	Site Type: A1. 8 hectares. House with small garden and park in open fields to the east of Oldham Road. Badger Lane across the fields to south. Long entrance drive across the park from Buersil. Rapid encroachment by the end of the 19th century but the pleasure grounds were also enhanced at this time and a second entrance to the park, with lodge, was made to the north, away from the development at the northwest corner. Drive less formal now, running past a newly created pond. Partial survival as open space. The house was constructed in 1807 by a local woollen merchant, William Midgley, who at that time employed around 600 hands or 'little farmers' and also farmed Buersill Estate. Spring Hill had its own estate farmed by William's son James. Although there was rapid encroachment by the end of the 19th century, the grounds were enhanced at this time and a second entrance to the park, with lodge, was made to the north, away from the development at the northwest corner. It seems highly likely that the wall and accompanying ditch noted at in the walkover survey of 2013 were a modest 'ha ha' marking the southern boundary of the Springhill estate.

Asset/Event Number	32
Asset/Event Name	Black Chapel (site of)

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Type of Asset/Event	Former Abattoir, Chapel and Smallholding
Listing No./NHLE Number	
HER Number	17052.1.0
Status	Non-Designated Heritage Asset
Easting	391186
Northing	411129
Parish	Castleton Township
Council	Rochdale
Description	The deeds for the chapel go back to 1646 (predating the Methodist era). It was used as a smallholding, joiners and slaughterhouse and was demolished in 1974.

Asset/Event Number	33
Asset/Event Name	Lower Lane Mill and Iron Works (site of)
Type of Asset/Event	Former Mill and Iron Works
Listing No./NHLE Number	
HER Number	11176.1.0
Status	Non-Designated Heritage Asset
Easting	391575
Northing	411722
Parish	Butterworth Township
Council	Rochdale
Description	Site of structure, shown on the Castleton township map and on the 1908 map incorporated within the larger Lower Lane Works. Reported to have been built c.1780 with a continuous row of windows on the upper floor and described as either a woollen mill or weavers' cottages. In the 1850s the site was occupied by a flannel manufacturer. Later owned by the Dawson family, who supplied the woollen industry with scouring machines. Manufacturing ceased c.1930 and in 1941 the factory shifted over to cotton processing, producing cotton wool padding for motor bodies. Site suffered fires in 1966–67. Now the site of Vitaluxan works. No longer extant. The buildings had been demolished by 2017 as part of a wider redevelopment scheme.

Asset/Event Number	34
Asset/Event Name	Springfield Mill (site of)
Type of Asset/Event	Former Spinning Mill
Listing No./NHLE Number	
HER Number	5382.1.0
Status	Non-Designated Heritage Asset
Easting	391095
Northing	411182
Parish	Castleton Township
Council	Rochdale

Description

Marked on map as a vacant site and on map as a cotton mill. A late C19 spinning mill site. The spinning mill building is brick built with timber internal structure. 2 storeys and 9x2 bays. A further wing of 2x2 bays was added later. Gable slate roof. Rectangular windows with stone lintels and sills. Larger brick arch windows to the later extension. Gable slate roof. The offices on the site have been added very recently. Single storey. The only other building on the site is a mid- to late C19 brick built shed-type outbuilding. There are no power features whatsoever on this site. All the extant buildings on this site are currently in use by Messrs. Rochdale Spinning Co. Ltd. For textile spinning. Mapping and aerial photographic evidence indicates that the mill was demolished and the site redeveloped with apartments in the early 21st century. In the 1870s a family called the Nalls had a wheelwrights and a blacksmith's on the site of the mill. They were also woollen manufacturers. The mill was damaged by fire in 1894. In 1916 it was a flannel manufacturers. It was also an aircraft works during World War 2 and Mills & Driver had a spring works there in the 1950s. Site no longer extant. Demolished and redeveloped for housing. Below-ground archaeological potential: low.

Asset/Event Number

35

Asset/Event Name

Burnedge Mill

Type of Asset/Event

Former Textile Mill

Listing No./NHLE Number

HER Number

5322.1.0

Status

Non-Designated Heritage Asset

Easting

391916

Northing

410375

Parish

Milnrow Township

Council

Rochdale

Description

Marked as cotton mill (1)(2). The spinning mill is brick built and 2 storeys high. Timber internal structure. Small rectangular windows with stone lintels and sills. Gable slate roof. There are two phases. Phase 1 has 4x2 bays and Phase 2 also. Phase 1 earlier. Stone-arched loading door to Phase 2. A keystone bears the inscription "J and J SM 1851". The engine house is situated at the N end of the mill. Related terrace of stone-built cottages still survives nearby. There has been some demolition at the S & W of the mill. One of the buildings recently demolished may have been a weaving shed. All the buildings are currently in use by the present owners for the production and storage of animal feed. A survey of the building with some documentary research was undertaken in 2006. The mill is recorded in a trade directory in 1828. It was enlarged in 1851, incorporating a second west range. At this time the roof of the original building was also raised, whilst a large cart/ wagon entrance was built and internal taking-in doors added. Blocked driveshaft openings in the eastern gable may be evidence for the location of the engine house, parts of which may survive below ground. Two mill reservoirs shown at the western end of the site on mapping may have originally been the power source for a waterwheel. A culvert shown on the 1851 OS map to the SW of the reservoirs, running from the mill to a brook, could represent a leat or tailrace associated with the waterwheel. This might indicate that elements of an early water power system survive below ground in the area around the west elevation of the mill. Mapping indicates that between 1910 and 1930 a brick-built weaving shed was appended to the earlier building. Little could be inferred regarding its internal architectural detail during the survey as much of its internal fabric was obscured. The remains of a hoist system and fireproofed ceilings were evident, however, along with roof supports incorporating the housing for drive-shafts. These features support its interpretation as a possible weaving shed arehouse. Some of the render is coming away and some of the brickwork is damaged. Fair condition, partly occupied. Site was subjected to a building survey by UMAU in 2006, prior to planned

conversion which never took place (planning ref. 06/D47294). This application was renewed in 2010 and 2013 (10/D52906 & 13/00149/FUL respectively); the 2010 application was granted permission, but work was not carried out. The 2013 application was ultimately withdrawn, although GMAAS had been consulted and had recommended an archaeological condition (HER ref. CGM5199). An application to demolish the mill and other buildings and construct 5 dwellings was refused in early 2016 (15/00424/OUT). Below-ground archaeological potential: medium. Demolished parts of the complex remain undeveloped.

Asset/Event Number	36
Asset/Event Name	Spring
Type of Asset/Event	Former Site of Spring
Listing No./NHLE Number	
HER Number	12450.1.0
Status	Non-Designated Heritage Asset
Easting	391718
Northing	411891
Parish	Butterworth Township
Council	Rochdale
Description	Site of a spring, surrounded and fronted by a series of stone slabs. No longer extant. The area was built over in the early C21 as part of the Kingsway development.

Asset/Event Number	37
Asset/Event Name	Castle House (site of)
Type of Asset/Event	Former House
Listing No./NHLE Number	
HER Number	11177.1.0
Status	Non-Designated Heritage Asset
Easting	391398
Northing	411579
Parish	Butterworth Township
Council	Rochdale
Description	House shown on the OS first edition and later maps. Stone-built, symmetrical façade with central doorway and gable chimneys. Quoins. Late C18 or early C19 date. Castle House consisted of five building ranges, the earliest phase of which was the cottage, circa 1640–80 and originally 2- storey. The cottage was modified during the latter part of the C18 with the inclusion of a first floor with new roof and fenestration. The next building phase occurred in the early C19 with the erection of a new 2-storey building to the SE gable of the cottage, with an L-shaped footprint. There was no further building on the site until the late C20 when a new kitchen was erected in the gap between house and cottage, and a display room, sunroom and conservatory were built to the NW end of the house. By 2014 the house and associated buildings had been demolished and the site cleared.

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Asset/Event Number	38
Asset/Event Name	Haigh Field (site of)
Type of Asset/Event	Former House
Listing No./NHLE Number	
HER Number	11167.1.0
Status	Non-Designated Heritage Asset
Easting	391727
Northing	412164
Parish	Butterworth Township
Council	Rochdale
Description	House shown on the OS first edition map of 1844–48 and later maps. Rendered, with modern windows. No longer extant. The plot is shown as vacant on mapping by 2005.

Asset/Event Number	39
Asset/Event Name	Calf Hey, Broad Lane
Type of Asset/Event	Former Smallholding
Listing No./NHLE Number	
HER Number	17040.1.0
Status	Non-Designated Heritage Asset
Easting	391301
Northing	410642
Parish	Milnrow Township
Council	Rochdale
Description	Calf Hey was a smallholding also known as Kive hole, Calf Hole and Calf Fould, with woollen weavers there by 1831. James Collinge was on the farm in the 1850s and Edmund Ashworth from 1873 to c.1923 (Haynes and Tipper 1994, 41). The current building appears to be on the same footprint as that shown on mid-C19 mapping.

Asset/Event Number	40
Asset/Event Name	Rughole (site of)
Type of Asset/Event	Former Structure
Listing No./NHLE Number	
HER Number	11168.1.0
Status	Non-Designated Heritage Asset
Easting	391936
Northing	412069
Parish	Butterworth Township
Council	Rochdale
Description	A rectangular structure shown on the OS first edition map. Site vacant by 1890.

Asset/Event Number	41
Asset/Event Name	Cherry Tree (site of)
Type of Asset/Event	Former Farmstead
Listing No./NHLE Number	
HER Number	11170.1.0
Status	Non-Designated Heritage Asset
Easting	391839
Northing	411908
Parish	Butterworth Township
Council	Rochdale
Description	L-shaped complex comprising house, two cottages and a long 1½ [storey?] range to the rear. Shown on OS first edition (a) and later maps (b). Rear range is of stone with a stone slate roof; dormer opening with ventilation slats. The house is of 2 bays, stone-built, with a central doorway; square-cut mullions to fenestration on the first floor; door and windows have squarecut surrounds. The cottages are each of a single bay with adjoining doorways, with square-cut surrounds; front elevation is rendered; side elevation is of brick at the first-floor level and sandstone on the ground floor, possibly incorporated from an earlier building (perhaps part of the rear range). It is reported that one of the cottages on this site has the inscription "1805 S M R", that the house is the former Yew Tree farmhouse which was also used as an inn, and that the buildings of the rearrange (described as "old cottages") were used for Methodist meetings. Cherry Tree Farm has been shown to be at least 16th century in origin, as revealed by the survival of two cruck trusses up until demolition. The site was demolished in 2004. Since this site is the earliest attested settlement within the study area, the site of the farmhouse and the cruck barn should be fully excavated.

Asset/Event Number	42
Asset/Event Name	Lark Hill Farm (site of)
Type of Asset/Event	Former Farmstead
Listing No./NHLE Number	
HER Number	17051.1.0
Status	Non-Designated Heritage Asset
Easting	391287
Northing	410759
Parish	Castleton Township
Council	Rochdale
Description	JD Dawson farmed Larkhill in 1908. The Blinks ran 'Pleasure Grounds' on the site. The land was owned by the Beswickes and the farm was demolished for the M62 in the 1960s.

Asset/Event Number	43
Asset/Event Name	Green Gate

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Type of Asset/Event	Former Farmstead
Listing No./NHLE Number	
HER Number	17042.1.0
Status	Non-Designated Heritage Asset
Easting	391254
Northing	411040
Parish	Castleton Township
Council	Rochdale
Description	The farmhouse dates back to c.1800 and there is an adjoining cottage. In the 1870s a Thomas Disley farmed there as a tenant farmer on land owned by the Beswicke-Royds. It is evident from the historic maps that for a time market gardening was taking place at Green Gates, as depicted by the greenhouses on the Ordnance Survey map of 1890.

Asset/Event Number	44
Asset/Event Name	Beet Farm, Broad Lane
Type of Asset/Event	Former Farmstead
Listing No./NHLE Number	
HER Number	17041.1.0
Status	Non-Designated Heritage Asset
Easting	391455
Northing	410583
Parish	Milnrow Township
Council	Rochdale
Description	Beet was rebuilt by the Beswicke family in 1782; an Abram Taylor had farmed there from an earlier building in 1759. In the 1850s it is also referred to as Crossley's Farm. The current farmhouse appears on the same footprint as shown on mid-C19 mapping.

Asset/Event Number	45
Asset/Event Name	White Horse Farm and public house (site of)
Type of Asset/Event	Former Farmstead
Listing No./NHLE Number	
HER Number	17039.1.0
Status	Non-Designated Heritage Asset
Easting	391331
Northing	410897
Parish	Castleton Township
Council	Rochdale
Description	White Horse Farm was situated on the corner of Broad Lane and Chadwick Lane and in 1844 it also had a public house attached. James Ashworth farmed there from the 1870s to 1908 and a Richard Cryer had a dairy farm there at the beginning of the 20th century. The farmhouse was demolished about 1900 and new property subsequently built on the site.

Asset/Event Number	46
Asset/Event Name	Ginnell Farm (site of)
Type of Asset/Event	Former Farmstead
Listing No./NHLE Number	
HER Number	17038.1.0
Status	Non-Designated Heritage Asset
Easting	391314
Northing	410802
Parish	Castleton Township
Council	Rochdale
Description	Ginnell and Larkhill were close together and just south of a building which appears to have been a public house in 1844. Benjamin Butterworth owned Ginnell in the 1830s, but by 1858 a James Buckley was farming there. The farmhouse, shippoon and barn were demolished, along with Larkhill [HER 17051.1.0], for the M62 motorway. A new farmhouse was subsequently constructed.

Asset/Event Number	47
Asset/Event Name	Dean Farm (site of)
Type of Asset/Event	Former Farmstead
Listing No./NHLE Number	
HER Number	17034.1.0
Status	Non-Designated Heritage Asset
Easting	390838
Northing	410818
Parish	Castleton Township
Council	Rochdale
Description	Dean Farm, or Deans, was originally constructed as a row of interlinking weavers' cottages on Badger Lane c.1780. These cottages were constructed of hand-made brick with barrel-vaulted cellars and with a pump in front. In 1820 they were sold to a John Taylor by Elliot and Stockton, and in 1831 John Mills and the Turner family occupied the cottages. There were interconnecting doors, and four members of the Turner family were weaving well into the 1840s. Stables and barn buildings at the Burnedge end were later additions. During the later C19 the cottages were owned by the Milne family. Dean Farm stretched from Springhill to behind Dean House. A bungalow was built on the site of the row in the 1950s. The land was sold in 1983 for a housing development, after which the cottages were demolished and another bungalow was built in the fields behind the cottages. The earliest phase of Deans Farm, or 'Deans', is believed to have been constructed c.1780 as a row of four interlinking handloom weavers' cottages. The first edition OS map of 1851 shows the rural character of the site of Deans and the surrounding area in the mid-C19. The buildings are shown as a linear range, with a possible track extending past, heading in a south-easterly direction. This linear range is still clearly visible on a map of 1890, seemingly divided into four or five separate units, with smaller structures located to the north-west end of the range, and small buildings, possibly privies, on the opposite side of the track. It is likely that by this date the cottages were no longer utilised for handloom weaving, and had possibly been converted to a farmhouse or farm buildings.

Mapping from 1910 continues to show the buildings as they were in the late C19. William Pearce farmed Dean at the turn of the 20th century, and sold it to the Winterbottom family in 1919.

The OS map of 1937 still shows the linear range, although some new structures have been erected to the south-east end, possibly pigsties. The small buildings on the west side of the track have gone. Dean Farm was farmed by Mr JH

Winterbottom, who lived in a cottage at the Buersil end of the row until a new bungalow was built in the 1950s. He had a dairy herd and pigs until 1983, when the land and buildings were sold to a consortium, with housing development in mind. The row of cottages was demolished soon afterwards and 'The Set', which was later bought as the new St Mary's Vicarage, was built in the field behind the cottages.

An archaeological investigation was undertaken at the site in 2018, in order to meet a requirement of planning consent for a proposed residential development. This comprised an evaluation with subsequent targeted excavation to reveal the footprint of the range of late C18 cottages with an adjoining agricultural building. It was evident that an initial structure comprising an L-shaped cottage with a cellar was built, followed by an extension to create three more cottages to the north and south shortly after. An agricultural building comprised two phases and may have been initially constructed as another cottage to the south before being extended and opened up into one large room.

Asset/Event Number	48
Asset/Event Name	Castle Farm (site of)
Type of Asset/Event	Former Farmstead
Listing No./NHLE Number	
HER Number	9068.2.0
Status	Non-Designated Heritage Asset
Easting	391427
Northing	411538
Parish	Butterworth Township
Council	Rochdale
Description	Shown on 1844 (1) and later maps. A 3-storey, 2-bay house with gable chimneys, rendered. South elevation has blocked multi-light mullioned windows set under the eaves. The lower windows have been modernised. North elevation has the ghost of a 2-storey gabled wing. Boundary wall on Lower Lane incorporates the wall, c.2m high, of a stone building built of narrow courses and with two blocked windows. A small building is shown on this site from 1844–48 but had been demolished by 1928. The house is reported to be built of brick c.1790. Six families were weaving at Castle in 1831. The building now referred to as the farmhouse was built as a multi-storey workshop dwelling or weaver's cottage with loft and first floor having no internal walls. Slight evidence suggests ground floor divided into two room areas, with largest room to the south-western gable end. Measurements established ceiling beam mortises may have formed fixing point for a "broad loom". Use of this building as a weaver's cottage appears to cease during the period 1820–40 when the building was converted into a domestic range for the original farmhouse. The farmstead appears to have ceased to function as such during the mid-C20 when it became a dwelling house associated with equestrian activities. A number of agricultural buildings belonging to the farm were demolished during the 1970s, including a large stone-built barn with fragments of fenestration and stone door jambs stylistically dating it to the C17. At the time of the current survey surviving sections of barn walls formed part of the lane boundary wall of the property. By 2014 the house and associated buildings had been demolished and the site cleared.

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Asset/Event Number	49
Asset/Event Name	Lower Lane Farm (site of)
Type of Asset/Event	Former Farmstead
Listing No./NHLE Number	
HER Number	11169.1.0
Status	Non-Designated Heritage Asset
Easting	391853
Northing	411930
Parish	Butterworth Township
Council	Rochdale
Description	Shown on OS first edition map of 1844–48 (a) and later maps (b). Farmhouse of several phases. Front elevation of main building is obscured by ivy but brick is visible in the upper part. Adjoining this on the west is a single bay, stone built with narrow coursing. To the rear of the main building is a single-bay gabled wing; stone built with wide coursing and a mullioned window on each floor, possibly 17th- or early 18th-century in date. On the east on the rear is a projecting stone-built outbuilding. The house is reported to have a datestone "R B T 1793" (Robert and B Taylor of Butterworth) but to have been built on older stone foundations with deeds going back to 1694. A building survey in 2006 noted that the buildings were the surviving elements of a small settlement located there since the 17th century. The site appears to sit in the first known enclosure of the moorland, c.1519. The archaeologically significant structures are a 2-storey farmhouse and an attached stone shippon. The northern bay of the farmhouse (possibly 17th century) had two chamfered stone mullion windows of two lights. The central and eastern bays may also contain C17 elements, although considerably rebuilt in the early to mid-C18. The western bay of the farmhouse appears to have originated as a separate cottage and is of the late C18. The 1793 datestone is no longer visible, but appears to have applied to this western bay. The stone shippon dates from the mid-C19 and most of the internal fittings were preserved in original condition, although at the time of the survey the building was too unstable for a detailed survey. No longer extant. The farm had been demolished by 2017 as part of a wider redevelopment scheme.

Asset/Event Number	50
Asset/Event Name	Throstle Nest (site of)
Type of Asset/Event	Former Farmstead
Listing No./NHLE Number	
HER Number	11179.1.0
Status	Non-Designated Heritage Asset
Easting	392330
Northing	411538
Parish	Milnrow Township
Council	Rochdale
Description	A rectangular building appears on the OS first edition map (1844–48)(a). Site vacant by 1890–91. Throstle Nest is named in the Rochdale parish registers in 1800 (1)(2). It is recommended that this farmstead site is evaluated prior to redevelopment of the area.

Asset/Event Number	51
Asset/Event Name	Moor Bank Farmhouse (site of)
Type of Asset/Event	Former Farmstead
Listing No./NHLE Number	
HER Number	2382.1.0
Status	Non-Designated Heritage Asset
Easting	392081
Northing	411471
Parish	Butterworth Township
Council	Rochdale
Description	1632 2-storey 2-window stone farmhouse, rendered with shippon extension on west. Old flag roof. Mullion windows, somewhat altered. Entrance doorway has moulded jambs and lintel formed with depressed and engraved "IMM 1632" stone. Shippon contains former barn with old stonework including narrow courses, and waggon entrance, bricked up. Slate roof. Moor Bank Farmhouse was Grade 3 listed in 1963, but was no longer listed in 1986. It is evident from the 1626 Rochdale survey that a dwelling had stood here prior to the 1632 date of the surviving building, although this might have been on the site of the modern dwelling further to the east along Moor Bank Lane. A James Buckley, weaver, is reported at Moor Bank in 1656. Named as Near Moor Bank on the 1844–48 and later maps. A survey of the building was undertaken in September 2004, in advance of demolition. The building was a rendered 2-storey stone-built farmhouse with a stone-flagged roof and a shippon extension to the west. The survey allowed development of the building to be assigned to four broad phases. Phase 1: the original farmhouse of about 1632; this would have been a relatively small 2-bay, 2-storey stone building, probably with a central inglenook fireplace and a lobby entrance. Phase 2: widening of the farmhouse, c.1790 to 1820. This involved the building of a new northern elevation, probably to incorporate a new staircase. The ceiling beams in the dining room also date from this phase. The stone barn and cart shed was also added, creating a laithe-house plan form. Phase 3: this phase, in the mid- to late C19, saw the creation of the cross-passage by the insertion of a new brick-built western central passage wall, removing any evidence for a central inglenook fireplace. A new brick fireplace was built against the western gable wall, and a now-demolished brick fireplace built against the eastern gable. The small single-storey pantry was built at the eastern end of the northern elevation. This may suggest that the original kitchen had also been located at the eastern end of the farmhouse, and most probably occupied the entire floor area. The brick stables and hay loft had been added to the western gable of the barn and cart shed by 1849 according to the map evidence, and thus fall broadly within this phase. They were narrower, however, than the width of the farmhouse and barn. Phase 4: in the 1970s much, if not most, of the original fabric of the farmhouse interior was either demolished or modernised. On the upper storey walls were constructed from timber and plaster board to form new bedrooms, and a new staircase was built. In the parlour wall-framing effect timbers were added, and a northern partition wall was built to close off the staircase. This also incorporated a sliding door into the under-stairs short passage to the farm office. The kitchen was entirely rebuilt with an inserted southern timber partition wall and serving hatch, dividing the original kitchen area into a late C20 galley kitchen and dining room. The old barn and cart shed was rebuilt and the roof of the barn raised to the level of the farmhouse ridge purlin. The brick stables and hayloft may also have been rebuilt, since they appear on the 1960 OS map as the same width as the farmhouse and barn.

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Asset/Event Number	52
Asset/Event Name	Mayfields (site of)
Type of Asset/Event	Former Cottages
Listing No./NHLE Number	
HER Number	11173.1.0
Status	Non-Designated Heritage Asset
Easting	391851
Northing	411659
Parish	Butterworth
Council	Rochdale
Description	Row of cottages shown on the 1844–48 and later maps (a)(b). Site not directly accessible. Partly rendered structures; reported to have a datestone "B B B 1787". At that time John Butterworth, a woollen manufacturer, is said to have had two jennies and two looms on the ground floor of the first cottage, which connected with the adjoining cottages used by weavers in his employment. The row also included a barn, two other cottages and a blacksmith's forge. Three families were weaving here in 1831. A published photograph shows the front (south) elevation of the row to have undergone some modernisation but to retain some mullioned windows. The western pair of stone-built cottages represent the earliest structures on the site. Purpose built as weavers' cottages c.1787 they had stone mullioned windows, and each cottage had a long upper window originally of six stone mullioned lights facing south. These windows were typical of small weavers' workshops of the late 18th century where domestic accommodation and handloom workshops were housed in one building. The third cottage (No.2 Mayfields) was a poorly built brick structure, possibly of the late 18th or early 19th century. Very similar in its internal layout to the stone cottages with the same long multi-light window on the upper floors, it was almost certainly a purpose-built weavers' cottage. A much modified range of low stone and handmade brick outbuildings at the rear of the stone cottages probably housed a scullery or wash house and privy for each of the original cottages. To the north of the cottages the barn was probably originally stone built at ground-floor level and later repaired or rebuilt in brick. It was probably contemporary with the original pair of cottages and was possibly constructed for the textile trade as a warehouse, converting to an agricultural building at a later date. Further brick buildings to the east of No.2 Mayfields, the two bays of No.3, were probably constructed after the building complex became a farm and may have housed a forge as described in documentary sources, though this is unproven. The final eastern cottage (No.4) appeared to be a late C20 structure with some reused beams. Demolished 2005.

Asset/Event Number	53
Asset/Event Name	Wyckenley Cottage (site of)
Type of Asset/Event	Former Cottage
Listing No./NHLE Number	
HER Number	15458.1.0
Status	Non-Designated Heritage Asset
Easting	391851
Northing	411895
Parish	Butterworth Township
Council	Rochdale
Description	The building is a brick-built 2-storey cottage. To the south of the main building is a 1-bay brick-

built gabled wing. To the east (rear) of the building is a 1½-storey projecting outbuilding with a dormer window. The building has three main phases. During the period 1848 to 1892 it was built as a pair of labourers' cottages. These were converted into a single dwelling during the mid-20th century and in the late 20th century expanded to the south-west and north-west. Demolished in 2006.

Asset/Event Number	54
Asset/Event Name	Moor Bank (site of)
Type of Asset/Event	Former Building
Listing No./NHLE Number	
HER Number	11178.1.0
Status	Non-Designated Heritage Asset
Easting	392234
Northing	411514
Parish	Milnrow Township
Council	Rochdale
Description	Rectangular structure shown on 1844–48 and later maps (a). Modern building now on the site. Reported to have been of a similar date to nearby Moor Bank Farm [HER 2382.1.0] and to have been rebuilt in 1973. No longer extant. Although still present at the time of a late 1990s aerial photo (3), the site is shown as an empty plot on 2005 and later maps.

Asset/Event Number	55
Asset/Event Name	Lane End (site of)
Type of Asset/Event	Demolished Farmstead
Listing No./NHLE Number	
HER Number	11175.1.0
Status	Non-Designated Heritage Asset
Easting	391607
Northing	411648
Parish	Butterworth Township
Council	Rochdale
Description	Large irregular complex shown fronting Lower Lane on the 1844–48 and later maps. Demolished in 1980, but reported to have included datestone CR T 1793, and to have been also partly timber-framed with deeds dating back to at least 1634. A 2-storey outbuilding of machine-made brick still stands on Moor Bank Lane, built, from the map evidence, c.1900. Adjoining this is a small single-storey stable block added between 1908 & 1928. Prior to redevelopment of the area, an archaeological evaluation targeting the farmstead site is recommended.

Asset/Event Number	56
Asset/Event Name	Higher Moss Side Farm (site of)

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Type of Asset/Event	Demolished Buildings
Listing No./NHLE Number	
HER Number	11166.1.0
Status	Non-Designated Heritage Asset
Easting	391652
Northing	412182
Parish	Butterworth Township
Council	Rochdale
Description	Three buildings shown on OS first edition and later maps (2)(3). On the 1928 map an L-shaped range has been added to the south. Of the early buildings only a 2-storey outbuilding still stands, the others having been demolished. Demolition rubble is still visible covered by young trees near the roadside. A block of 3-storey back-to-back weavers' cottages is reported to have been damaged by fire in the late 1970s and to have been subsequently demolished. The outbuilding mentioned above is also no longer extant; the site lies within the Kingsway redevelopment area.

Asset/Event Number	57
Asset/Event Name	Pyche (site of)
Type of Asset/Event	Demolished Building
Listing No./NHLE Number	
HER Number	11174.1.0
Status	Non-Designated Heritage Asset
Easting	391715
Northing	411724
Parish	Butterworth Township
Council	Rochdale
Description	Rectangular structure shown on Castleton township map (a), on which it is named as the Beehive Public House. Named on the 1890–91 (b) and later maps as Pyche; described as having a barn, shippoon and three fields. Now demolished but the house platform is still visible (though grassed over). It is recommended that the site should be archaeologically evaluated prior to redevelopment of the area.

Asset/Event Number	58
Asset/Event Name	Shepherds (site of)
Type of Asset/Event	Demolished Building
Listing No./NHLE Number	
HER Number	11171.1.0
Status	Non-Designated Heritage Asset
Easting	392147
Northing	411913
Parish	Butterworth Township

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Council	Rochdale
Description	Rectangular range shown on the OS 1844–48 and later maps (a)(b). Now demolished, but walls still stand up to about 1m. Prior to redevelopment of the site an archaeological evaluation is recommended on the site of the farmhouse.

Asset/Event Number	59
Asset/Event Name	Fenns (site of)
Type of Asset/Event	Demolished Building
Listing No./NHLE Number	
HER Number	11172.1.0
Status	Non-Designated Heritage Asset
Easting	392245
Northing	411708
Parish	Milnrow Township
Council	Rochdale
Description	A rectangular structure is shown on the east side of Stanney Brook on maps (a)(b), on which it is named as Fens. On later maps it is named Fenns. This early building appears to have been demolished. Fenns is mentioned in the Rochdale parish registers in 1778. Prior to redevelopment of the site an archaeological evaluation is recommended.

Asset/Event Number	60
Asset/Event Name	Burnedge Mill
Type of Asset/Event	Building Recording
Listing No./NHLE Number	
HER Number	EGM3834
Status	Event
Easting	391902
Northing	410384
Parish	
Council	Rochdale
Description	Archaeological building survey of the remaining buildings associated with the early C19 Burnedge Mill. This work was required to provide an analysis and understanding of the evolution and function of the building complex as part of the planning process.

Asset/Event Number	61
Asset/Event Name	Castle House
Type of Asset/Event	Building Recording
Listing No./NHLE Number	

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HER Number	EGM3838
Status	Event
Easting	391401
Northing	411579
Parish	
Council	Rochdale
Description	Archaeological building survey carried out in reponse to a planning application for redevelopment of the Kingsway area. The work was required to provide an analysis and understanding of the evolution and function of the building complex as part of the planning process. Castle House consisted of five building ranges, of which the earliest phase comprised a cottage dated to c.1640/1680.

Asset/Event Number	62
Asset/Event Name	Mayfields Farm and Cottages
Type of Asset/Event	Building Recording
Listing No./NHLE Number	
HER Number	EGM3239
Status	Event
Easting	391832
Northing	411672
Parish	
Council	Rochdale
Description	Archaeological building survey of a row of five cottages, undertaken ahead of demolition. As most of the buildings were still occupied at the time of the survey, the inspection focused on the original mid- to late 18th-century buildings around which the rest of the complex developed. A level one photographic survey was undertaken for the other cottages after they were vacated. The group included a pair of purpose-built stone weavers' cottages of c.1787. Unpublished document: UMAU. 2005. Mayfields Farm and Cottages. An Archaeological Building Survey Report for the Kingsway Redevelopment, Part 2. Carolanne King & Dr Michael Nevell.

Asset/Event Number	63
Asset/Event Name	Wychenley Cottage
Type of Asset/Event	Building Recording
Listing No./NHLE Number	
HER Number	EGM3631
Status	Event
Easting	391423
Northing	411545
Parish	

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Council	Rochdale
Description	Archaeological building survey undertaken prior to redevelopment of the area. Unpublished document: UMAU. 2005. Wychenley Cottage. An Archaeological Building Survey Report for the Kingsway Redevelopment, Part 3.. Ivan Hradil & Dr M Nevell.

Asset/Event Number	64
Asset/Event Name	Near Moor Bank Farm
Type of Asset/Event	Building Recording
Listing No./NHLE Number	
HER Number	EGM3513
Status	Event
Easting	392060
Northing	411597
Parish	
Council	Rochdale
Description	Building survey undertaken in response to a planning application for redevelopment of the wider area. Unpublished document: UMAU. 2004. Near Moor Bank Farm, Rochdale: An Archaeological Building Survey Report for the Kingsway Redevelopment, Part 1. Ivan Hradil & Dr M Nevell.

Asset/Event Number	65
Asset/Event Name	Castle Farm
Type of Asset/Event	Building Recording
Listing No./NHLE Number	
HER Number	EGM3832
Status	Event
Easting	391851
Northing	411896
Parish	
Council	Rochdale
Description	Archaeological building survey of a farmhouse dated c.1760/1780, built originally as a multi-storey workshop or weavers' cottage. The survey was commissioned ahead of redevelopment of the Kingsway area. Unpublished document: UMAU. 2007. Castle Farm, Kingsway, Rochdale. An Archaeological Building Survey Report for the Kingsway Redevelopment. Ivan Hradil & Dr M Nevell & Brian Grimsditch.

Asset/Event Number	66
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Asset/Event Name	Moss Side Farm
Type of Asset/Event	Building Recording
Listing No./NHLE Number	
HER Number	EGM3637
Status	Event
Easting	391581
Northing	412203
Parish	
Council	Rochdale
Description	Archaeological building survey undertaken prior to demolition. Unpublished document: UMAU. 2005. Moss Side Farm. An Archaeological Building Survey Report for the Kingsway Redevelopment, Part 5.. Carolanne King & Dr M Nevell.

Asset/Event Number	67
Asset/Event Name	Kingsway
Type of Asset/Event	DBA
Listing No./NHLE Number	
HER Number	EGM3421
Status	Event
Easting	391663
Northing	411420
Parish	
Council	Rochdale
Description	Desk-based assessment of a proposed business park development (a revision of a 1998 DBA). The study area may include evidence of prehistoric activity and be crossed by the line of a Roman road. In the medieval period the study area was common land, used for pasture. By the early 17th century farms had been built and some standing buildings of the 17th century still survive. It is recommended that a programme of archaeological evaluation by trial trenching be undertaken to assess the survival of deposits relating to post-medieval settlement. Earthwork surveys are recommended for the holloways of Moor Bank Lane and Moss Side Lane. Unpublished document: UMAU. 2004. Kingsway, Rochdale. A Revision of the 1998 Archaeological Desk-based Assessment. Phil Wilson & Dr Michael Nevell.

Asset/Event Number	68
Asset/Event Name	Land at Dig Gate Lane
Type of Asset/Event	DBA
Listing No./NHLE Number	
HER Number	EGM5461
Status	Event

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Easting	391849
Northing	411207
Parish	
Council	Rochdale
Description	Historic environment assessment, prepared to support an application to construct a gas-powered reserve energy facility. The report concluded that the proposed development will not have an impact on the historic environment. Unpublished document: Heritage Archaeology. 2022. Historic Environment Assessment, Land at Dig Gate Lane, Rochdale. Helena Kelly.

Asset/Event Number	69
Asset/Event Name	Broad Lane
Type of Asset/Event	DBA
Listing No./NHLE Number	
HER Number	EGM4264
Status	Event
Easting	391057
Northing	410867
Parish	
Council	Rochdale
Description	Desk-based assessment of land at Broad Lane, following proposals to erect 60 dwellings on a 3.02ha site approximately 2.5km to the south of Rochdale town centre. This was requested in order to determine the nature, extent and significance of the historic environment and to assess the potential impact of the development on those heritage assets identified within the site, and to consider whether there is a requirement for any further archaeological work. Unpublished document: J M Trippier Archaeological and Surveying Consultancy. 2013. Broad Lane, Rochdale, Greater Manchester: Archaeological Desk-based Assessment. Vicki Bullock.

Asset/Event Number	70
Asset/Event Name	Kingsway Business Park
Type of Asset/Event	Evaluation
Listing No./NHLE Number	
HER Number	EGM3739
Status	Event
Easting	391824
Northing	411375
Parish	
Council	Rochdale
Description	Programme of archaeological investigations, undertaken in response to a condition attached to planning consent for a new industrial estate. Work included a topographic and/or

photographic survey of eight sites, the archaeological evaluation of 20 sites, and the palaeo-environmental survey of one site. In addition, a hedgerow species survey was undertaken, and an archaeological watching brief monitored topsoil stripping associated with the installation of a service pipe.

Unpublished document: Oxford Archaeology North. 2005. Kingsway Business Park, Rochdale, Greater Manchester. Archaeological Investigations Interim Report. Peter Schofield, Denise Druce & Paul Gajos.

Asset/Event Number	71
Asset/Event Name	Dean Farm
Type of Asset/Event	Excavation
Listing No./NHLE Number	
HER Number	EGM4957
Status	Event
Easting	390823
Northing	410834
Parish	
Council	Rochdale
Description	Archaeological investigation, commissioned in order to meet a requirement of planning consent for a proposed residential development. The investigation comprised an evaluation with subsequent targeted excavation to reveal the footprint of a range of late C18 handloom weavers' cottages. It was evident that an initial structure comprising an L-shaped cottage with a cellar was built, followed by an extension to create three more cottages to the north and south shortly after. An agricultural building comprised two phases and may have been initially constructed as another cottage to the south before being extended and opened up into one large room. Unpublished document: Wardell Armstrong. 2018. Dean Farm, Badger Lane, Rochdale, Greater Manchester: Archaeological Investigation Report. Kevin Horsley.

Asset/Event Number	72
Asset/Event Name	Kingsway Business Park
Type of Asset/Event	Excavation
Listing No./NHLE Number	
HER Number	EGM3793
Status	Event
Easting	391764
Northing	411322
Parish	
Council	Rochdale
Description	Archaeological investigations carried out in advance of the development of an industrial estate. Work included excavation of post-medieval farmstead sites, palaeoenvironmental assessment,

and a watching brief.

Unpublished document: Oxford Archaeology North. 2006. Kingsway Business Park, Rochdale, Greater Manchester: Archaeological Survey and Excavation. Paul Clark & Chris Healey.

Asset/Event Number	73
Asset/Event Name	Land at Dean Farm
Type of Asset/Event	HIA
Listing No./NHLE Number	
HER Number	EGM4853
Status	Event
Easting	390896
Northing	410724
Parish	
Council	Rochdale
Description	Heritage impact assessment, commissioned in order to inform proposals for a residential development. The assessment revealed that the proposal site had seemingly remained undeveloped throughout the post-medieval period. A farmstead, Dean Farm, had existed in the north part of the site since at least the late C18/ early C19, seemingly originating as a row of weavers' cottages. The farmstead is considered to be of local significance and it is recommended that targeted trenches are excavated across features of potential archaeological interest, as shown on historical mapping.

Unpublished document: Wardell Armstrong. 2017. Land at Dean Farm, Badger Lane, Rochdale, Greater Manchester: Archaeology and Cultural Heritage Impact Assessment. Fiona Wooler.

Asset/Event Number	74
Asset/Event Name	Kingsway Power Plant
Type of Asset/Event	HIA
Listing No./NHLE Number	
HER Number	EGM4884
Status	Event
Easting	391817
Northing	411223
Parish	
Council	Rochdale
Description	Archaeology and heritage assessment, commissioned to support the promotion of a new gas-powered reserve energy power plant. The aims of the assessment were: to identify recorded archaeological sites within the site boundary and assess their heritage significance/value; identify the potential for previously unrecorded sites to be present; identify potential impacts on archaeological remains from development, and make recommendations for further work where required.

Unpublished document: WYG. 2017. Kingsway Power Plant, Rochdale: High Level Archaeology and Heritage Assessment. Danielle Farrar.

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Asset/Event Number	75
Asset/Event Name	Archaeological Hedgerow Survey on Land West of Broad Lane
Type of Asset/Event	Survey
Listing No./NHLE Number	
HER Number	EGM4303
Status	Event
Easting	391019
Northing	410862
Parish	
Council	Rochdale
Description	Hedgerow survey, topographical survey and trial trenching undertaken to investigate two historic hedgerows that predated 1844. Unpublished document: J.M.Trippier. 2014. Archaeological Hedgerow Survey on Land to the West of Broad Lane, Rochdale. Trippier, J M.



AOC Archaeology Group, The Old Estate Office, Rosehaugh Estate, Avoch, IV9 8RF
 tel: 01463 819841 | mob: 07972 259255 | e-mail: inverness@aocarchaeology.com

www.aocarchaeology.com