

38-44 Townley Street, Middleton Analytical Buildings Record (Level 3)



OASIS ID - 515574

JW | Conservation

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May 2023

**38-44 Townley Street, Middleton
Building Record Survey**

**Prepared for
Barry Winterbottom**

by

Jenny Wetton Conservation

May 2023

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1 LOCATION, DESIGNATION AND DATE OF RECORD

1.1 Location

The site lies in the southern part of Middleton town centre, at postcode M24 1AS, grid reference SD 872 059. The site lies on Townley Street, on the junction with Adelaide Street and to the south of the River Irk.



Figure 1: Location Plan

1.2 Designation

The buildings at numbers 38-44 Townley Street are not designated as a heritage asset or on a local list.

1.3 Date of Record

The site survey was carried out on 21st October 2022 by Jenny Wetton MSc (Arch Cons) IHBC.

2 SUMMARY

In October 2022, Jenny Wetton Conservation was commissioned by Barry Winterbottom to undertake an archaeological building recording to Historic England Level 3 of 38-44 Townley Street, Middleton. The work was carried out in satisfaction of Condition 13 of planning permission for the redevelopment of the above site (ref. 20/00681/FUL). The Written Scheme of Investigation is appended at Appendix IV.

The buildings at numbers 38-44 Townley Street were constructed in the late 1930s, on the site of an earlier terrace. Number 38 was used as a printworks by the *Middleton Advertiser* from 1937 until the newspaper closed in 1979, although there is now no evidence of this use within the building. Number 44 was built for use as a shop, although sources do not show what type of products it sold. By the late 1960s, it was used as a place of worship by the Jehovah's Witnesses. Both buildings were constructed in brick, that at number 38 retaining pre-cast concrete detailing in a Modernist architectural style typical of the period. Little is known of the later history of the buildings until number 38 was converted for use as a bar in the early 21st century.

While the style and detailing are typical of the 1930s, the name of the architect of the buildings is not known, there have been substantial changes since the conversion of number 38 to bar use and the only architectural interest is on the front elevation. The building at number 44 has been substantially altered, not least with the total collapse of the roof. **The buildings are now considered to be of low/neutral significance, only to have minor local interest and are not considered to constitute a non-designated heritage asset, in planning terms.**

The historic building recording of the house has provided information relating to the history of site, as well as providing a record and assessment of the standing remains.

3 INTRODUCTION

3.1 Circumstances of Work

In October 2022, Jenny Wetton Conservation was commissioned by Barry Winterbottom to undertake an archaeological building recording to Historic England Level 3 of 38-44 Townley Street, Middleton. The work was carried out in satisfaction of Condition 13 of planning permission for the redevelopment of the above site (ref. 20/00681/FUL).

3.2 Project Aim and Objective

3.2.1 Project Aim

To carry out a Building Record Survey (Level 3), as identified in the Historic England guidance *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016). This is described as

'Level 3 is an **analytical record**, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.'

3.2.2 Project Objective

To identify and record the surviving historic features of the buildings to be impacted during the redevelopment of the site and to produce an ordered project archive.

3.3 Methods

An architectural description of the buildings to be impacted was prepared, supported by architects' site plans and an elevation annotated to indicate significant features. A photographic record of high-resolution polychrome digital images was also maintained including detailed and general shots of the building, fixtures and fittings and general shots of the setting. This was supported by an index and annotated plans of shot locations. Photographs included a scale where possible. Progress of the recording was reported on with an interim report after the survey.

The project findings were placed into their historical and geographical context through cartographic and documentary research at Middleton Library. The documentary study focussed on historic maps, street directories and historic photographs.

The Written Scheme of Investigation is appended at Appendix IV.

3.4 Scope of Work and Limitations

Jenny Wetton Conservation has undertaken a Level 3 building recording as specified above and produced a report and prepared an archive for deposition. As required, the end report contains:

- a. a summary statement
- b. introductory statements
- c. aims and objectives
- d. methodology
- e. structural description
- f. documentary research

- g. analysis
- h. conclusion
- i. supporting drawings, photographs etc.
- j. supporting data
- k. index to/location of archive references
- l. references

Due to the poor condition of part of the building, access to the interior of number 44 was not possible.

3.5 Acknowledgements

Jenny Wetton would like to thank the staff of Middleton Library and Harold Cunliffe, local historian, for their assistance with the research for this report.

3.6 Statement of Indemnity

All statements and opinions contained within this report arising from the works undertaken are offered in good faith and compiled according to professional standards. No responsibility can be accepted by the author/s of the report for any errors of fact or opinion resulting from data supplied by any third party, or for loss or other consequence arising from decisions or actions made upon the basis of facts or opinions expressed in any such report(s), howsoever such facts and opinions may have been derived.

3.7 Copyright

This report is the copyright of Jenny Wetton Conservation and is for the sole use of the people/organisations to which it is addressed. This document may not be used in whole or in part by anyone else without the express agreement of Jenny Wetton. She does not accept liability for any loss or damage arising from any unauthorised use of this report.

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4 HISTORY OF SITE

4.1 Introduction

Research for this report has resolved a misunderstanding in the WSI regarding the development of the site.

4.2 History of Site

The town of Middleton has medieval origins and the Church of St Leonard's dates from the 12th century. In the late 18th century, the town grew with the development of the textile industry.

The site of numbers 38-44 is shown as part of a terrace on the 1909 Ordnance Survey map, on the west side of Townley Street, by the junction with Adelaide Street and to the east of several gas holders. A historic photograph from 1925 (shown below) may indicate that the terrace included shops. By 1932, it is shown as a cleared site, together with the frontage on Townley Street to the north.

Harold Cunliffe, local historian, has provided helpful information about the *Middleton Advertiser*, which was associated with the building at number 38. This was founded in 1925 by a local printer, Robert Scott, in partnership with Herbert Smith, trading as W. H. James, in a three-storey building on the corner of Townley Street and Spring Vale. However, this became due for demolition after the Corporation decided to straighten the northern end of Townley Street and Scott and Smith commissioned a new building almost opposite, 'close by so the presses could be carried over the road on a truck¹.' The new building was opened in January 1937. Scott was elected as a member of the Town Council two years later and he later became an Alderman and then Mayor of Middleton.

The buildings are shown largely on their existing footprint on the 1954 map. Number 44 is shown as a narrow building with what may have been a small outrigger and number 38 on a larger rectangular plan.

Scott died in 1964 and the publishing business was taken over by his son, Jack, and daughter, Mrs Sarah Kathleen Booth.

The appearance of the buildings is shown in historic photographs from 1967 by local photographer, L. Kaye. Number 44 had a glazed timber 6-light shopfront with three decorative top lights and a canted entrance on the left. Above was a fascia with corniced consoles with a sign attached inscribed 'Kingdom Hall Jehovah's Witnesses'. The building is shown with ashlar quoins at the fascia level and above, a central projecting brick panel with a white-painted interior, a moulded cornice and a stepped pediment. The brick panel shows two vents, which would not normally be exposed, and signs of some disturbance at the top, perhaps indicating the former presence of a sign in this location. The south elevation had three recessed panels, the return from

¹ Middleton Library Librarian Pers., Comm. 29.10.22

the street front with a further stepped pediment, and the others with ashlar copings. The wall by the street steps down with further copings.

The building at number 38 is shown as single-storey with a central entrance flanked by two etched windows with small-paned top panels on each side, a smaller window on the south end and a further doorway on the northern end. Signs above indicate that the building was in use by 'Scott of Middleton' for the 'Middleton Advertiser'. The building has a similar stepped pediment.



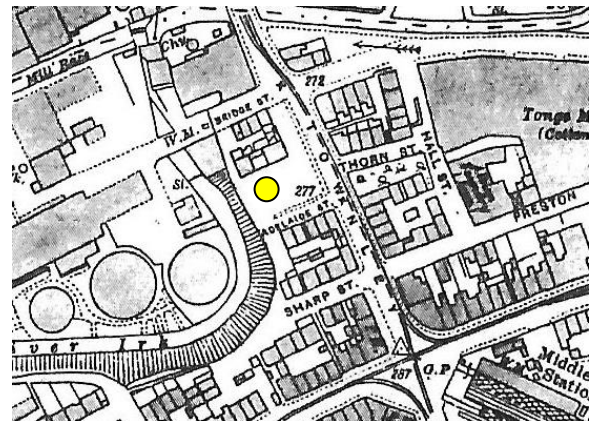
1909 OS Showing Site



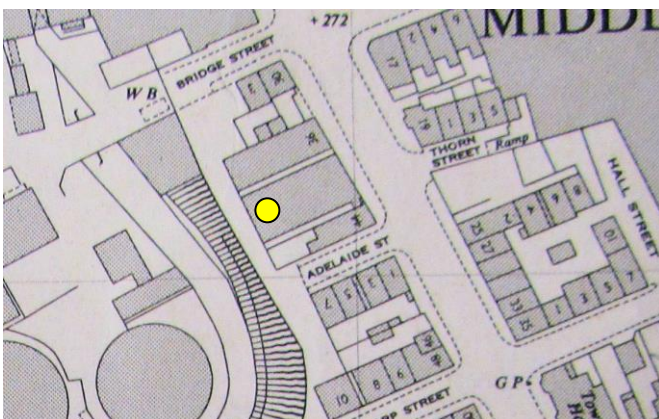
Townley Street, Looking North, ca. 1925, by E. Thorpe (Middleton Library, ref. E27)



Ca. 1930 Middleton Advertiser Building, Corner of Townley Street and Spring Vale (private collection)



1932 OS Showing Site



1954 OS Showing Site



38-44 Townley Street Front Elevation, 1967, by L. Kaye (Middleton Library, ref. E27)

Townley Street, Looking North-west, 1967, by L. Kaye (Middleton Library, ref. E27)



38-44 Townley Street South Elevation, 1967, by L. Kaye (Middleton Library, ref. E27)



Banner of Middleton Advertiser, January 1974 (Middleton Library)



Banner of Middleton Advertiser, November 1979 (Middleton Library)



Advert in Middleton Advertiser, November 1979 (Middleton Library)

Middleton Library retains copies of the *Middleton Advertiser* from January 1974 to November 1979. These state that the paper was established in 1925 and give a print address as Townley Street in 1974. The edition from 24 November 1979 carries an advert thanking its supporters and subscribers on the occasion of the final edition, as well as an advert for stationery being sold from the Townley Street address.

Planning permission was granted for a change of use from a factory to a private members snooker/pool/sports bar in 2008² and, a year later for the use of land to provide a beer garden including the construction of an access ramp³. At the same time, retrospective permission was granted for the increase in the height of the existing wall⁴.

² Planning Ref. 08/A5723

³ Planning Ref. 09/D52110

⁴ Planning Ref. 09/D51924

5 PHOTOGRAPHIC RECORD

5.1 Exterior and Setting



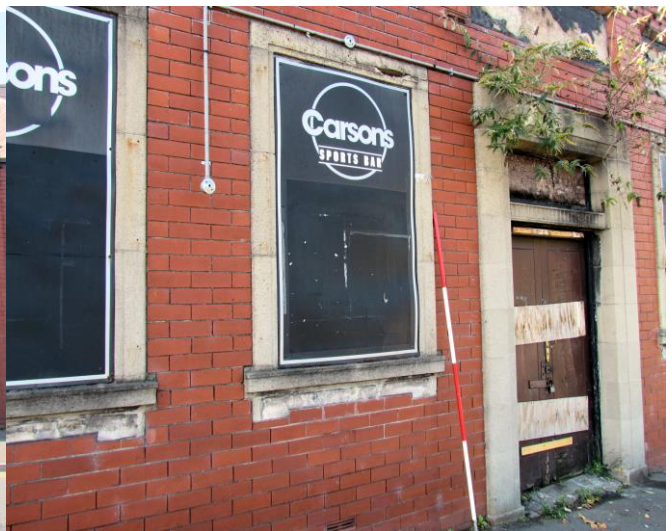
Oblique View of both Buildings (Photo no. 1)



Front Elevation of both Buildings (Photo no. 2)



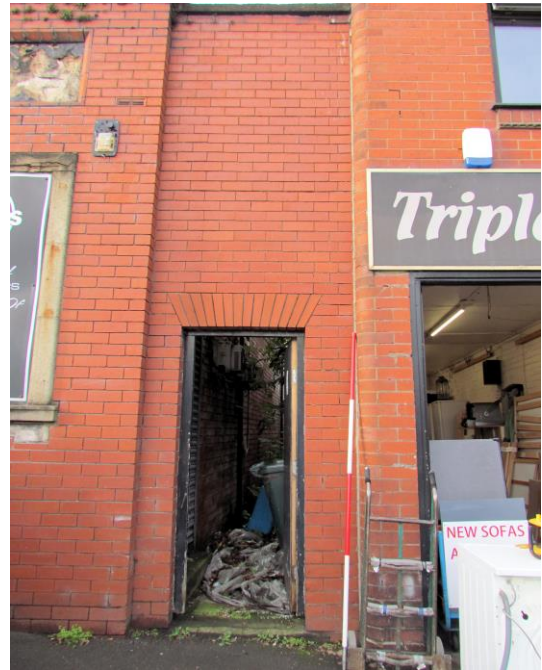
Front Elevation of Number 38 (Photo no. 3)



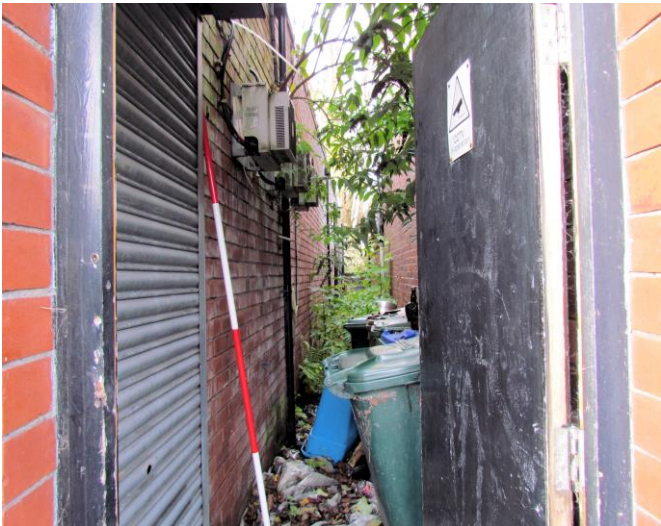
Door and Window of Number 38 (Photo no. 4)



Detail of Windowsill (Photo no. 5)



Doorway into Alleyway to North (Photo no. 6)



View Along Alleyway to North (Photo no. 7)



Detail of Console (Photo no. 8)



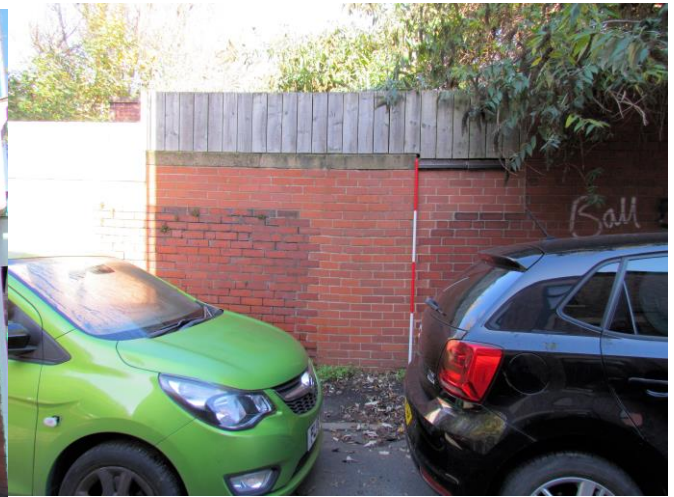
Detail of Tiled Pilaster (Photo no. 9)



Detail of Evidence of Tiling (Photo no. 10)



South Elevation (Photo no. 11)



Detail of Infilled Opening in South Wall (Photo no. 12)



Rear Elevation of Number 44 (Photo no. 13)



South Elevation of Number 38 (Photo no. 14)



View of West Rear Elevation of Number 38 (Photo no. 15)



View North-west Along Townley Street Showing Setting (Photo no. 16)



***View South-east Along Townley Street
Showing Setting (Photo no. 17)***



***View Along Adelaide Street Showing
Setting (Photo no. 18)***

5.2 Interior Number 38



***Entrance Lobby of Number 38 (Photo no.
19)***



Floor of Lobby (Photo no. 20)



View South-west Across Interior of Number 38 (Photo no. 21)



View North-east Across Interior of Number 38 (Photo no. 22)



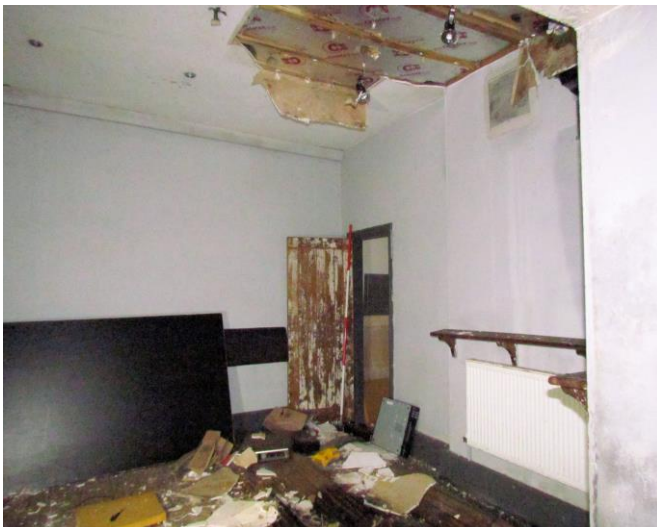
Bar (Photo no. 23)



Detail of Rooflights (Photo no. 24)



View into Taproom (Photo no. 25)



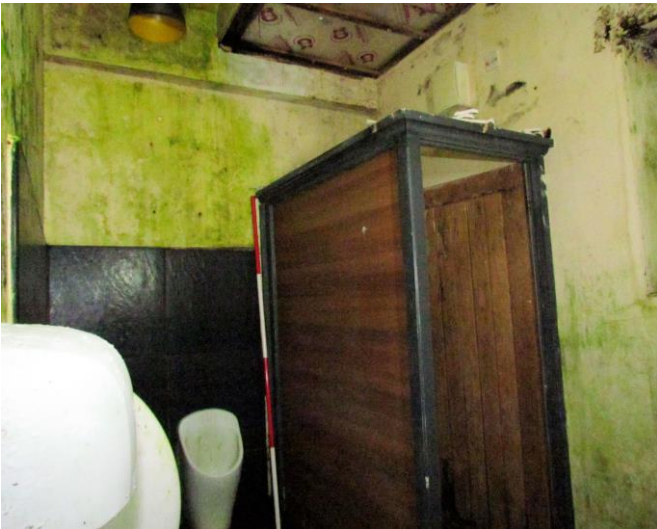
Taproom (Photo no. 26)



View Across Southern Room (Photo no. 27)



Disabled Toilet (Photo no. 28)

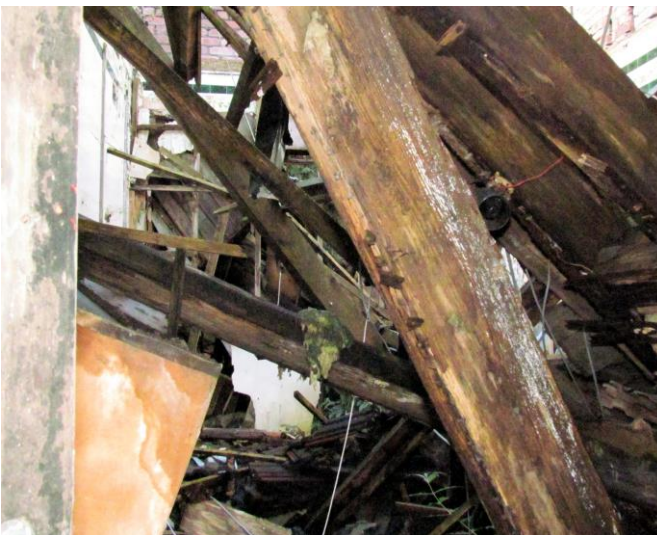


Gents Toilet (Photo no. 29)



Ladies Toilet (Photo no. 30)

5.3 Interior Number 44



View Into Number 44 (Photo no. 31)



***View Into Number 44 Showing Party Wall
with Number 38 (Photo no. 32)***

6 THE BUILDINGS' FORM, SEQUENCE OF DEVELOPMENT AND EVIDENCE OF DEMOLISHED STRUCTURES

The building at number 38 is constructed in red brick with cast concrete detailing (Photo 3). It is single storey and covered with a slate saw-tooth roof with north-east facing rooflights (Figure 2).

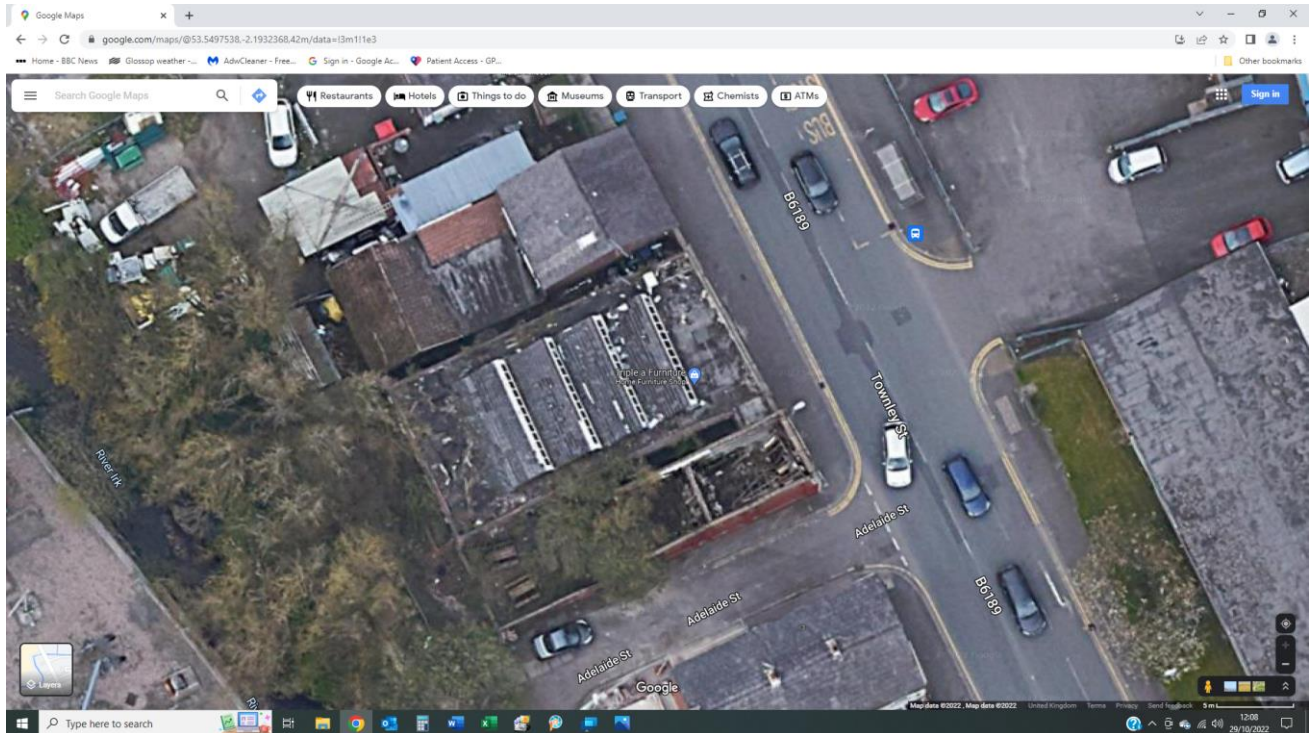


Figure 2: Google Aerial Photo Showing Roofs and Internal Structure of Number 44

The front north-east elevation is seven bays in width with the central five bays projecting slightly, encompassing a moulded doorway with a two-leaf timber panelled door and a boarded toplight (Photo 4). All the windows are boarded over, those in the central section with boards printed 'Carsons Sports Bar'. The window surrounds are also moulded, with moulded sills, although markings below the sills may indicate that a fitting has been removed. Above the windows within the central projecting section are three recessed panels, the surface of which is so degraded that the material is unidentifiable. The wall is topped by a moulded cornice with a stepped pediment. There is a small narrow window in bay one with a similar sill and cut-brick head and a modern board door in bay seven with a similar head, providing access to the alley to the north (Photo 6).

The building at number 44 is one and a half storeys in height with white-painted brickwork to the ground floor of the front elevation and an entrance on the left (Photo 2). Both the door and window are covered with roller shuttering. This part of the elevation is framed by painted pilasters which appear to be surfaced in small decorative tiles. Where the paintwork has been chipped away, there is evidence of glazed red tiles on the corners (Photos 9 and 10). Above the pilasters are moulded and corniced consoles, possibly made from metal and timber (Photo 8). The building retains ashlar quoins above the consoles, but the fascia has gone. Between the quoins is a central

projecting brick panel with a white interior and two vents, with a moulded cornice and similar stepped pediment above. The south elevation is entirely of red brick and retains three recessed panels, the return from the street front with a further stepped pediment, and the others with ashlar copings (Photo 11). The wall by the street steps down but has been raised with modern brickwork, with the copings re-used on top, and topped with a timber fence (Photo 12). An opening here has been infilled, also with modern brickwork.

The rear elevation of number 44 is obscured by a large tree. The south elevation of number 38 is again of brick and blind, with brick copings (Photo 14). The rear elevation of number 38 has a rear entrance covered by a roller shutter and an added ramp with a timber handrail (Photo 15).

Internally, the building at number 38 is rectangular in planform (Figure 3). There is one room either side of the central entrance with a large central room and inserted toilets in the north-west corner. The entrance lobby has a modern tiled floor and a double-leaf timber, part-glazed door etched with 'Carsons Sports Bar' divides it from the main room (Photo 19). The large main room has plastered walls, a boarded floor and heavy lath and plastered steel beams with angled roof lights, although a modern board ceiling has been inserted, now partially collapsed. (Photos 21 and 24). A timber bar has been fitted along the north side (Photo 23) and part-glazed double leaf timber doors at the west end provide access to the rear entrance. The room to the north of the entrance has recently been used as a tap room and store and retains a door into the alleyway to the north (Photos 25 and 26), while the entrance to that to the south has been widened and fitted with a door to a small store structurally projecting into the building at number 44. There is now no evidence of its former use. The toilets have been inserted and the fittings are all modern (Photos 28 – 30).

The roof of number 44 has collapsed, preventing any access to the interior (Photos 31 and 32). Evidence of plain plastered walls with two bands of green tiles at high level on the ground floor can be seen, together with evidence of a former loft floor.

Although interrupted by the pilasters on number 44, the brickwork appears to be contiguous, and it is likely that both buildings were constructed at the same time, in the late 1930s. They also retain the same historic stepped pediments and may have been built by the same architect or contractor, although research for this report has not revealed a name. At some time, the small rear outrigger of number 44 was taken down. In the early 21st century, number 38 was converted for use as a bar, with the insertion of toilets and the addition of the rear access and ramp.

7 FUNCTION OF BUILDINGS

Historic photographs show that number 38 was built as a printworks for use by the *Middleton Advertiser*, although there is now no evidence of this use within the building, which probably went with the conversion to bar use. Photographs also show that number 44 was built as a shop, although not the type of products it sold. However, the white interior and tiled banding may indicate food products. By 1967, it was used as a place of worship for Jehovah's Witnesses.

8 SIGNIFICANCE

8.1 Assessing Significance

Assessing significance is a key principle for managing change to heritage assets and is embedded within current government policy; NPPF policies 194 and 195 (CLG, *National Planning Policy Framework*, 2012). A key objective in the NPPF is 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation ...' (NPPF Para. 197). The NPPF advises that the more significant the heritage asset the greater the presumption in favour of its conservation (policy 199). English Heritage issued *Conservation Principles* in 2008 to explain its philosophical approach to significance and managing change and identified four main aspects of significance: evidential, historical, aesthetic and communal.

Exceptional Level of Significance

The element is relatively intact, has a special interest, and makes an important contribution to the wider significance of the site. This would correspond to an individual grade I or II* listing. The NPPF advises that substantial harm should be wholly exceptional.

High Level of Significance

A designated asset important at national and regional level, including Grade II listed buildings. The NPPF advises that substantial harm should be exceptional.

Medium Level of Significance

An undesignated asset important at a local to regional level, including locally (non-statutory) listed buildings. The element has been altered, has less special interest, and its contribution to the wider significance of the site is less important. May include less significant parts of listed buildings. Buildings and parts of structures in this category should be retained where possible, although there is usually scope for adaptation.

Low Level of Significance

An undesignated asset important at a local level, including buildings which make a positive contribution to a conservation area. The element has been significantly altered, has a low level of integrity, the special interest has been lost and it makes little contribution to the wider significance of the site. Buildings and parts of structures in this category should be retained where possible, although there is more scope for adaptation.

Neutral

The element is historically unimportant but does not have a negative visual impact on the surrounding buildings. May include insignificant interventions to listed buildings and buildings that do not contribute positively to a conservation area. The removal or adaptation of structures in this category is usually acceptable where the work will enhance a related heritage asset.

Intrusive

The element is historically unimportant and has a negative visual impact on the surrounding buildings. Wherever practicable, removal of negative features should be considered, taking account of setting and opportunities for enhancement.

8.2 Outline Significance of 38-44 Townley Street, Middleton

Following the methodology for assessment of cultural significance set out in the English Heritage *Conservation Principles*, 38-44 Townley Street, Middleton can be identified to have the following heritage values:

Evidential Value:

Numbers 38-44 Townley Street date from the late 1930s and appear on maps from 1954. The building at number 38 was used as a printworks by the *Middleton Advertiser* before being converted for use as a bar in the early 21st century. There is now no evidence of its former use. Number 44 appears to have been constructed as a shop but, in the late 1960s, was in use as a place of worship by the Jehovah's Witnesses.

Archaeological Potential

There is no record for the buildings on the Greater Manchester Historic Environment Record.

Historical Value:

The building at number 38 has a historical association with the *Middleton Advertiser*, which was founded in 1925, probably at a building on the corner of Townley Street and Spring Vale. The newspaper was moved to its new premises in 1937 and ran until 1979.

Number 44 has a historical association with the Jehovah's Witnesses.

Architectural Value:

Both buildings were constructed in brick, that at number 38 with pre-cast concrete detailing. The first codes and regulations for the design of reinforced concrete structures were published in the UK in the 1920s and 1930s, by which time concrete had become one of the most widely used construction materials. The high price of bricks and the lack of housing stimulated the experimental use of concrete. The building at number 38 is designed in a Modernist architectural style which was established in the early- to mid-20th century and was popular in Britain between the 1930s and 1960s.

Summary of Significance

While the style and detailing are typical of the 1930s, the name of the architect of the buildings is not known, there have been substantial changes since the conversion of number 38 to bar use and the only architectural interest is on the front elevation. The building at number 44 has been substantially altered, not least with the total collapse of the roof. **The buildings are now considered to be of low/neutral significance, only to have minor local interest and are not considered to constitute a non-designated heritage asset, in planning terms.**

9 ARCHIVE DEPOSITION STATEMENT

The fully illustrated report has been disseminated via OASIS (ID 515574) and deposited with the Greater Manchester Historic Environment Record.

10 SOURCES

- Brock, D. Illustrated Glossary of Architectural Terms (London: English Heritage, 1984, unpubl. report)
- Brown, D., *Standard and guidance for the preparation of Archaeological Archives* (Institute for Archaeologists, 2008)
- Brown, D., *Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation* (Archaeological Archives Forum, 2011)
- Census return 1901, 1911
- Chartered Institute for Archaeologists. *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (2014)
- English Heritage. *Conservation Principles* (English Heritage, 2008)
- Greater Manchester Historic Environment Record
- Haynes, H. and Goldberg, C. *The Archive Photographs Series: Middleton* (Stroud: Chalford Publ., 1995)
- Historic England. *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016)
- Hartwell, C., Hyde, M., Hubbard, E and Pevsner, N. *Buildings of England: Lancashire: Manchester and the South-east* (Yale, 2004)
- Middleton Heritage and Conservation Group, *Middleton Town Centre Conservation Area Appraisal* (Rochdale, Rochdale Metropolitan Borough Council, January 2008)
- Middleton Street Index 1900-1994
- Planning History
- Wagstaffe, C. *Middleton Through Time* (Stroud, Amberly Publ., 2013)

Maps [Middleton Library and online]

- 1909 1: 2500 Ordnance Survey Lancs. XCVI.8
- 1932 1: 2500 Ordnance Survey Lancs. XCVI.8
- 1954 1: 2500 Ordnance Survey Plan SD8705
- c1965 Borough of Middleton Street Plan
- c1970 Borough of Middleton Street Plan

11 APPENDIX I: SURVEY DRAWINGS

This section provides measured drawings with annotations.

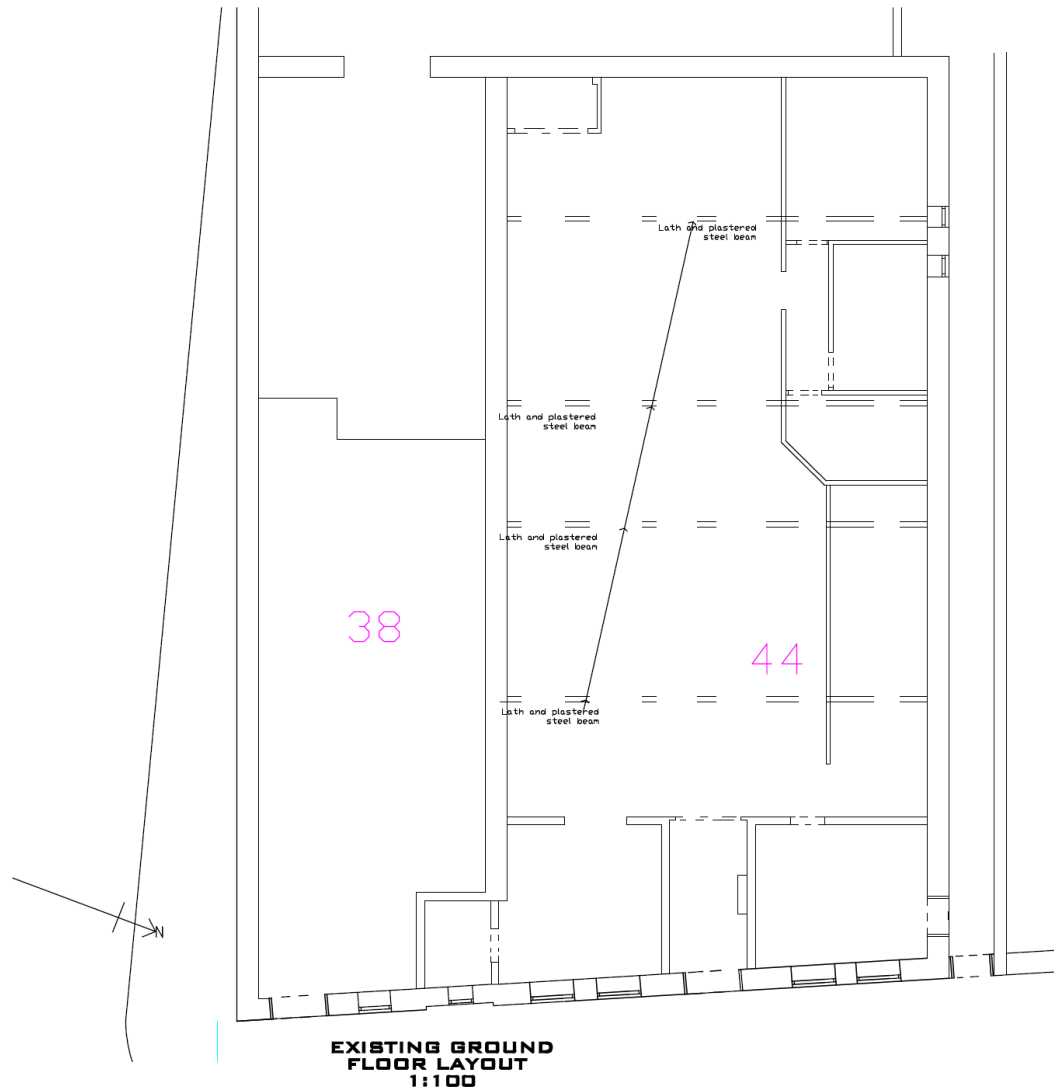


Figure 3: Survey Drawing of Site

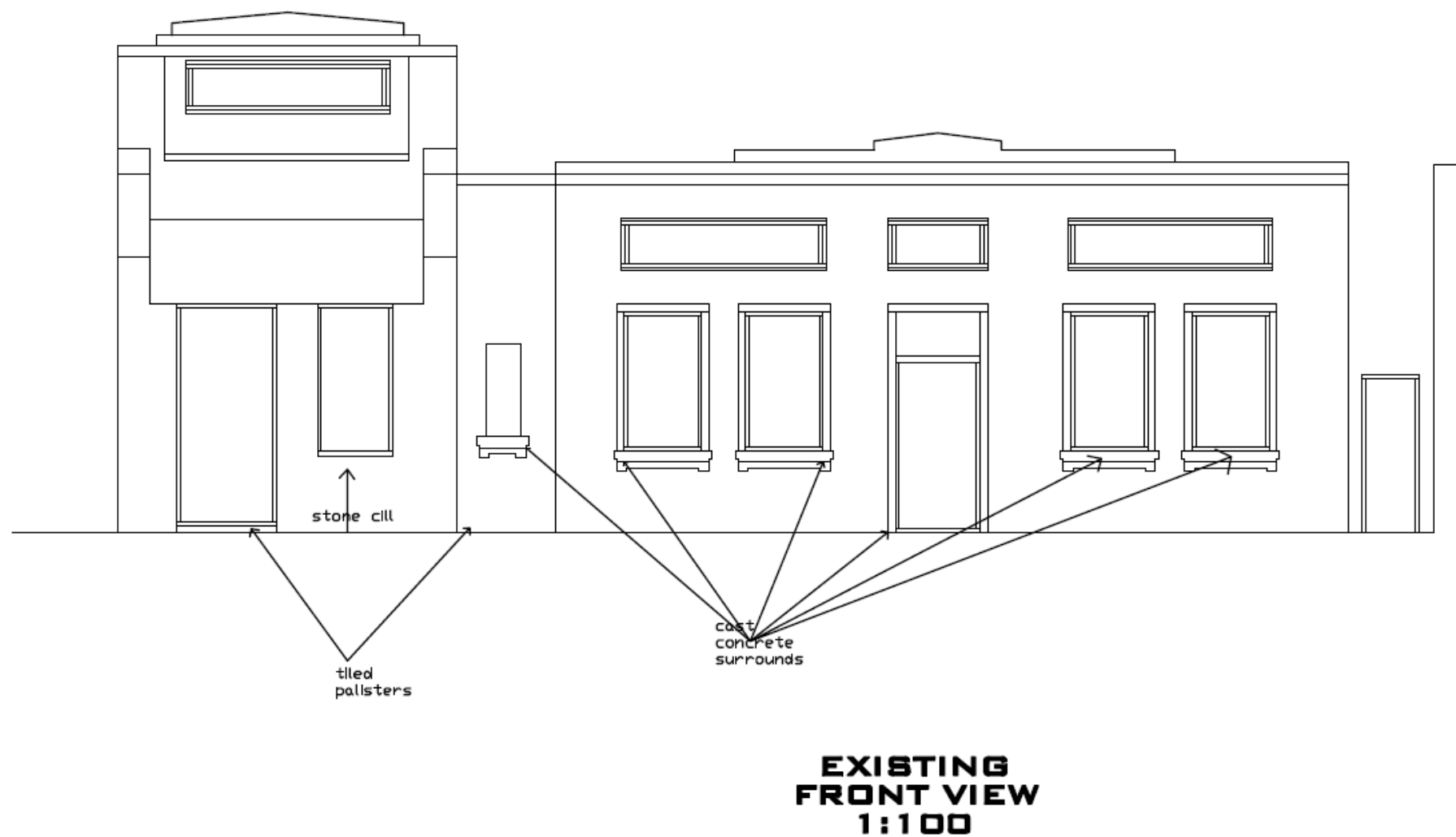


Figure 4: Survey Drawing of Front Elevation

12 APPENDIX II: PHOTOGRAPH REGISTER AND PLANS

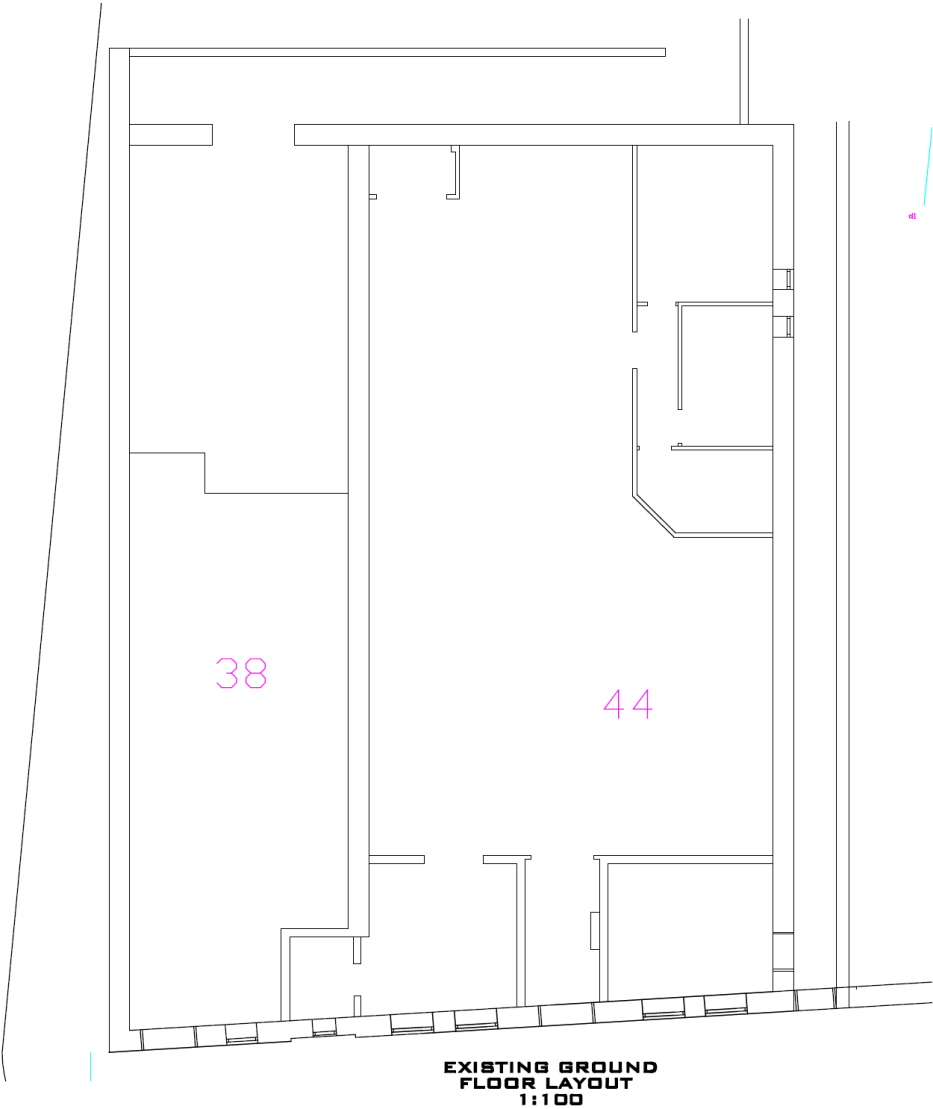
Shot No.	Direction	Scale	Description
1.	W	2m	Oblique View of both Buildings
2.	SW	2m	Front Elevation of both Buildings
3.	SW	2m	Front Elevation of Number 38
4.	W	2m	Door and Window of Number 38
5.	SW	2m	Detail of Windowsill
6.	SW	2m	Doorway into Alleyway to North
7.	SW	2m	View Along Alleyway to North
8.	SW		Detail of Console
9.	SW	2m	Detail of Tiled Pilaster
10.	SW		Detail of Evidence of Tiling
11.	NW	2m	South Elevation
12.	NW	2m	Detail of Infilled Opening in South Wall
13.	NW	2m	Rear Elevation of Number 44
14.	NW	2m	South Elevation of Number 38
15.	NW	2m	View of West Rear Elevation of Number 38
16.	NW		View Along Townley Street Showing Setting
17.	SE		View Along Townley Street Showing Setting
18.	SW		View Along Adelaide Street Showing Setting
19.	SW	2m	Entrance Lobby of Number 38
20.	Down		Floor of Lobby
21.	SW	2m	View Across Interior of Number 38
22.	NE	2m	View Across Interior of Number 38
23.	NW	2m	Bar
24.	Up		Detail of Rooflights
25.	NE	2m	View into Taproom
26.	SE	2m	Taproom
27.	SE	2m	View Across Southern Room
28.	N	2m	Disabled Toilet
29.	W	2m	Gents Toilet

30.	NW	2m	Ladies Toilet
31.	W		View Into Number 44
32.	NW		View Into Number 44 Showing Party Wall with Number 38



Figure 5: Block Plan Showing Location and Direction of Photographs

13 APPENDIX III: SITE PLAN



PLEASE DO NOT SCALE OF THIS DRAWING TAKE ALL DIMENSIONS ON SITE (oulders Note) Do not start any works untill all the approvals have been obtained. Any discrepancy to be reported to Plans Drawn as soon as possible.		
Client: DAN KHAN , 38-44 TOWNLEY STREET , MIDDLETON, M24 1BF, 07388219551		
Scheme NEW BUILD 8 APARTMENTS WITH OF STREET PARKING 4 ONE BEDROOM 4 TWO BEDROOM		
Project: ROCHDALE M. B. COUNCIL BUILDING CONTROL APPLICATION		
date:	FEBRUARY, 2023	drawn: DRW
PLANS DRAWN tel.no 07952934281 07856609593 email Bawinterbottom @aol.com www.plansdrawn.org www.plansforproperty.com		
project no.	arg. no.	A3 paper
TS 38-44	01	

14 APPENDIX IV: WRITTEN SCHEME OF INVESTIGATION

1. Introduction

An application for planning permission has been granted (ref. 20/00681/FUL) for the redevelopment of the above site. Condition 13 states that:

'No soft-strip, demolition or development groundworks shall take place until a Building Record Survey to Historic England Level 3 has been submitted to and approved in writing by the Local Planning Authority.

For the avoidance of doubt, this shall include:

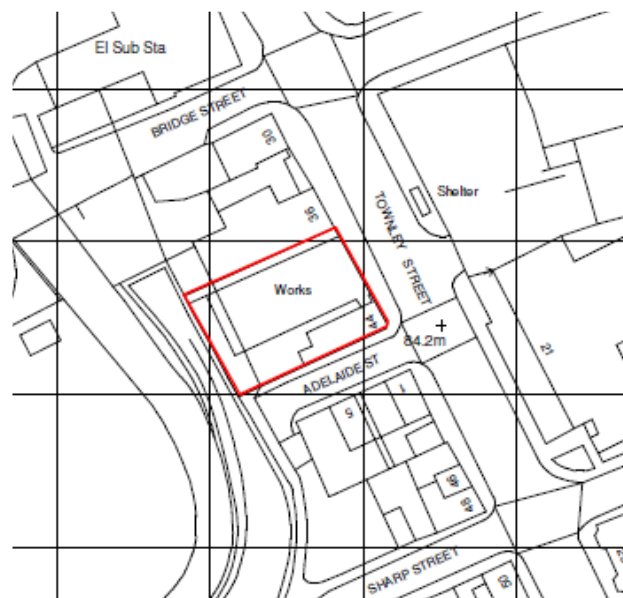
- o an introductory description
- o a systematic account of the building's origins, development and use
- o an account of the evidence on which the analysis has been based,
- o drawn and photographic records that may be required to illustrate the building's appearance and structure and to support a historical analysis'

The historic building survey will be carried out by a Jenny Wetton MSc (Arch Cons), IHBC, AMA, heritage consultant, who is a member of the Institute of Historic Building Conservation.

This document is a Written Scheme of Investigation (WSI) confirming the nature of the archaeological building recording and investigation to be undertaken by Jenny Wetton Conservation on behalf of the client, for approval by GMMAS, on behalf of Rochdale Local Planning Authority.

2. Site Location and Description

The site lies in the southern part of Middleton town centre, at postcode M24 1AS, grid reference SD 872 059. The site lies on Townley Street, on the junction with Adelaide Street and to the south of the River Irk.



Site Location Map

3. Historical/Archaeological Background

Townley Street was laid out in the second half of the 19th century, then known as Gas Street, but only between Old Hall Street and just south of the river, providing access to the Corporation Gas Works. By 1915, it was known as Corporation Street, but had not been extended further; this was still the case by 1938. The area between the river and Oldham Road was historically known as Lark Hill.

4. Project Aims and Objectives

6.1. Project Aim

To carry out a Building Record Survey (Level 3), as identified in the Historic England guidance *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016). This is described as

'Level 3 is an **analytical record**, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.'

6.2. Project Objective

To identify and record the surviving historic features of the buildings to be impacted during the redevelopment of the site and to produce an ordered project archive.

4.4 Legislative Requirements

The stated reason for the planning condition is

'To record and advance understanding of the significance of the buildings to be demolished and to make this evidence (and any archive generated) publicly accessible....'

in accordance with the requirements of the requirements of the Rochdale Core Strategy Policy P2 and the National Planning Policy Framework (NPPF), July 2021.

Core Strategy Policy P2 - Protecting and enhancing character, landscape and heritage states:

'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:

- a. Requiring new development to integrate successfully with the key natural features of the borough, e.g. river valleys and the Pennine landscape;
- b. Requiring new development to take opportunities to protect and open up important views of hills and valleys which are part of the borough's unique character;
- c. Restoring the River Roch and other water bodies to their place as key and attractive features of the borough, including opening up waterways where they have been covered, and enhancing their setting, heritage assets and biodiversity potential;
- d. Protecting, enhancing and utilising outstanding cultural landscapes, such as the Cheesden Valley area and around Littleborough and Hollingworth Lake; 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 nonstatutory, including consideration of their wider settings. Key heritage assets of the borough include:
 - i. Four outstanding conservation areas: Central Rochdale, Middleton and

Littleborough town centres and Rock Nook / Summit;

ii. Other designated assets such as listed buildings, conservation areas, registered parks and scheduled ancient monuments;

iii. The heritage of the Co-operative movement, the Rochdale Pioneers and the Labour movement;

iv. The Edgar Wood and J. H. Sellers cultural heritage;

v. The heritage of the seventeenth and eighteenth century vernacular tradition; and

vi. The engineering heritage, including mills, canals and railways.

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.'

NPPF Policy 205 states: 'Local planning authorities 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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.'

The project will satisfy the requirements of Core Strategy Policy P2 and Policy 205.

5. General Methodology and Scope of Works

The archaeological building recording and investigation will be carried out by Jenny Wetton MSc (Arch Cons) IHBC AMA, heritage consultant, who is a member of the Institute of Historic Building Conservation. She will work to the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for the archaeological investigation of standing buildings or structures* (CIfA 2020a).

Jenny Wetton Conservation will undertake a Building Record Survey (Level 3), as specified above and will produce a report and prepare an archive for deposition. The building will be cleared of stored materials and safe access provided prior to the record being made.

A written record of the progress of the building recording shall be maintained.

An appropriate photographic record (polychrome digital images) will also be maintained including detailed and general shots of the building being recorded, fixtures and fittings and general shots of the setting. This will be supported by an index and site plan of shot locations based on the architects' drawings. All photographs will include a scale where possible.

Data Standards

Digital photographs will be taken on a Canon Powershot SX30 IS camera set to shoot at the largest possible image size of 14MP in jpeg format. Images will be included in the report as full resolution images of 180 dpi.

Jenny Wetton Conservation will comply with all Health and Safety requirements stipulated by the Main Contractor, ensure that staff wear the correct PPE (Personal

Protective Equipment) at all times and ensure that a Risk Assessment for the work is prepared in advance and reviewed at regular intervals.

The project will be conducted in accordance with the By-laws of the Institute for Archaeologists.

6. The Record

Within two months of the completion of the building recording, Jenny Wetton Conservation will produce a report which will include the following:

6.1. The Drawn Record:

The drawn record will consist of:

2. Measured plans (to scale or fully dimensioned) as existing. These may extend to all floors, or they may be restricted to one or a selection. The latter option may be appropriate, for example, in a town-centre building where an upper floor has been little altered. Buildings with a repetitive structure may also be planned on one floor, but a note or a sketch plan should be made to indicate the arrangement of other floors. Plans should show the form and location of any structural features of historic significance, such as blocked doorways, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance.
- 6 Measured elevations, where these are necessary to an understanding of the building's design, development or function.
- 8 A plan or plans identifying the location and direction of accompanying photographs.

6.2. The Photographic Record

The survey is to comprise a general and detailed photographic record of the building using a high-resolution digital camera. Where possible, photographs will include a graduated scale and the camera will be mounted on a tripod for extra stability. Adequate lighting will be ensured, with the use of a camera-mounted flash unit for internal photographs. Details of the photographs will be recorded on pro-forma index sheets, which include location, subject and orientation. The photographic record will cover the following:

- 1. A general view or views of the building (in its wider setting or landscape if 2 (below) is also to be adopted).
- 2. The building's external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where individual elevations include complex historical information it may also be appropriate to take views at right-angles to the plane of the elevation.
- 3. Further views may be desirable to reflect the original design intentions of the builder or architect, where these are known from documentary sources or can be inferred from the building or its setting.
- 4. The overall appearance of the principal rooms and circulation areas. The approach will be similar to that outlined in 2.
- 5. Any external or internal detail, structural or decorative, which is relevant to the building's design, development and use, with scale where appropriate.
- 6. Any machinery or other plant, or evidence for its former existence.
- 7. Any dates or other inscriptions; any signage, makers' plates or graffiti which contribute to an understanding of the building. A transcription should be made wherever characters are difficult to interpret.
- 8. Any building contents which have a significant bearing on the building's history (for example, a cheese press, a malt shovel).
- 9. Copies of maps, drawings, views and photographs, present in the building and illustrating its development or that of its site. The owner's written consent may be required where copies are to be deposited in an archive.

6.3. The Written Account

The written account will be illustrated and will include the following:

Introductory material

- 1. The precise location of the building as an address and in the form of a National Grid reference.
- 2. A note of any statutory designation (that is, listing, scheduling, Register of Historic Parks and Gardens, conservation area). Information on statutory designations can be found on the Historic England website. Non-statutory designations (local lists) may be added.
- 3. The date when the record was made, the name(s) of the recorder(s) and the location of any archive material.
- 5 A contents list; a list of illustrations or figures
- 6 A longer summary statement. An alternative to 4. This account should summarise the building's form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known. Its purpose is to describe the building when no fuller record is necessary. Alternatively it may serve as an introduction to the more detailed body of a record that may follow, for users who may need a summary of the report's findings.
- 7 An introduction briefly setting out the circumstances in which the record was made, its objectives, methods, scope and limitations, and any constraints. Where appropriate the brief for the work or the project design should be stated or appended.
- 8 Acknowledgements to all those who have made a significant contribution to the making of the record, or who have given permission for copyright items to be reproduced.

Main report

- 9 A discussion of the published sources relating to the building and its setting, an account of its history as given in published sources, an analysis of historic map evidence (map regression) and a critical evaluation of previous records of the building, where they exist.
- 11 An account of the building's overall form (structure, materials, layout) and of its successive phases of development, together with the evidence supporting this analysis.
- 12 An account of the building's past and present use, and of the uses of its parts, with the evidence for these interpretations. An analysis of a circulation pattern or of a decorative or liturgical scheme. An account of any fixtures, fittings, plant or machinery associated with the building, and their purpose. In an industrial building, a sequential account of the way in which materials or processes were handled.
- 13 Any evidence for the former existence of demolished structures or removed plant associated with the building.
- 18 Copies of historic maps, drawings, views or photographs illustrating the development of the building or its site (the permission of owners or copyright holders may be required).
- 22 An outline of the significance of the building. This can seek to identify both the significance of different features or phases of development in the building relative to each other, and also set important aspects of the building in a regional or national context.

End material

- 23 Full bibliographic and other references, or a list of the sources consulted (in long reports it is preferable to include both). Websites which may prove to be ephemeral should be avoided as references wherever possible; where their use

is unavoidable the full web address and the date on which the site was consulted should be noted.

A copy of the final report will be submitted to the GMAAS Planning Archaeologist and to the Greater Manchester Historic Environment Record.

The results will be deposited with the Greater Manchester Historic Environment Record:

- A digital copy of the report in PDF format.
- An accompanying CD/DVD of images from the building recording in jpeg format; GMHER has advised that this will be acceptable⁵.

7. Deposition of Archive

The creation and selection of the project archive will meet the requirements of the guidance set out in the *Archive Selection Toolkit*. Images will be selected for the archive by, for example, the deselection of duplicate images and blurred images and selection of different versions of images such as original and unaltered as opposed to manipulated images. The integrity of entirely original, unaltered images to form part of the archive will be maintained. The final version of the photographic register will be included in the report. The working record will be maintained for 12 years before deleting. Jenny Wetton will make the selection for the archive in a single phase after the completion of site work and preparation and submission of the report.

The final report will be uploaded to OASIS, in accordance with the standards and requirements of the Archaeology Data Service (ADS). This will include high resolution photographs.

An archive deposition statement will be included in the rear of the final report. This will clearly identify all the above aspects of a site archive, detailing their ultimate deposition location and the proposed date of their deposition.

8. Monitoring Arrangements

The GMAAS Planning Archaeologist will be notified in writing once the on-site elements of the approved historic building recording scheme have been completed.

Changes to the approved methodology or programme of works will only be made with the prior written approval of GMAAS.

9. Project Timetable

The report will be produced within six weeks of completion of the on-site element of the recording scheme. Within four weeks of approval of the report by the GMAAS Planning Archaeologist, the written record and images will be submitted to the Greater Manchester Historic Environment Record. Within three months of approval of the report, the report will be uploaded to OASIS.

10. References

Chartered Institute for Archaeologists and Historic England. *Toolkit for Selecting Archaeological Archives* (March 2019)

Chartered Institute for Archaeologists. *Standard and Guidance for the archaeological investigation of standing buildings or structures* (CIfA 2020a)

⁵ Pers. Comm. Historic Environment Records Officer, 10.10.22

Historic England. *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016)

National Library of Scotland Map Finder [online]. Available at:

<https://maps.nls.uk/geo/find/#zoom=5&lat=56.00000&lon=-4.00000&layers=102&b=1&z=0&point=0,0> [accessed 4.10.22]

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