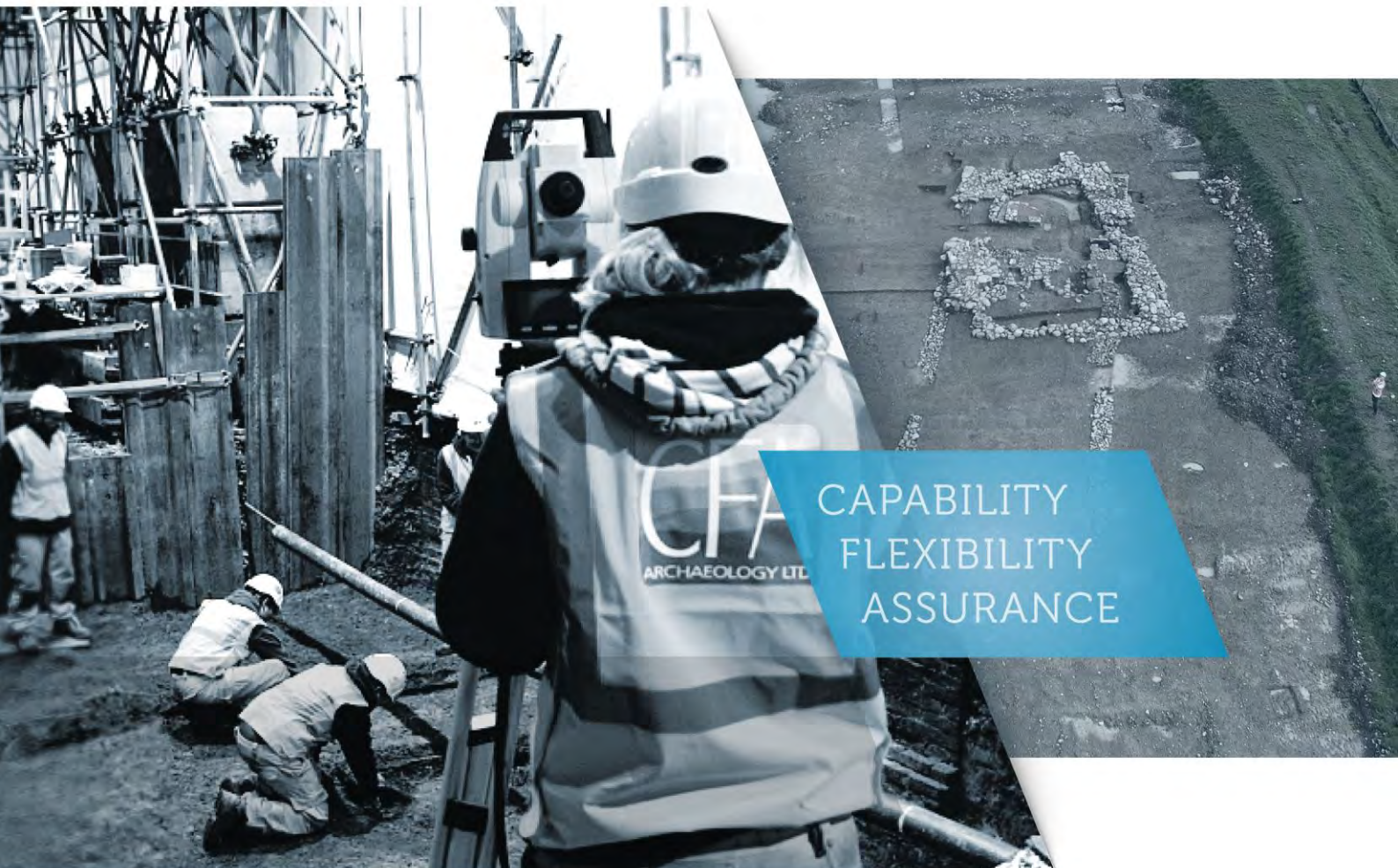




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Balderstone Playing Fields Rochdale, Greater Manchester

Archaeological Desk-Based Assessment
Report No. Y636/23

Author:
Joe Turner BA MSc ACIfA



CFA ARCHAEOLOGY LTD

Offices C1 and C2
Clayton Business Centre
Midland Road
Leeds
LS10 2RJ

Tel: 0113 271 6060

Email: info@cfa-arch.co.uk
Web: www.cfa-archaeology.co.uk

Author	Joe Turner BA MSc ACIfA
Illustrator	Sarah Ballie BSc
Approver	Phil Mann BA MCIfA
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**Balderstone Playing Fields
Rochdale
Greater Manchester**

Archaeological Desk-Based Assessment

Report No. Y636/23

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EXECUTIVE SUMMARY

A desk-based assessment has been carried out that identified one heritage asset within the Proposed Development Site, a former field boundary of local heritage value (low significance). The Proposed Development is for the creation of two rugby football pitches, with additional parking provision requiring the removal of a layer of topsoil. The overall magnitude of impact to the field boundary resulting from the removal of topsoil is assessed as being low.

No further archaeological mitigation is anticipated. Any requirement for archaeological mitigation arising from a consent for the Proposed Development, would be at the discretion of Greater Manchester Archaeological Advisory Service to comply with relevant planning policies.

1 INTRODUCTION

This report presents the results of an archaeological desk-based assessment for the improvement of community recreational facilities, comprising the creation of two rugby football pitches and associated car parking provision, at Balderstone Playing Fields, Rochdale, Greater Manchester (NGR SD 90309 11473) (hereafter Proposed Development Site). The Proposed Development Site comprises a recreation playing field in the northeast corner of Balderston Park. The report was commissioned by Rochdale Borough Council to support a planning application for the Proposed Development.

The objectives of the desk-based study were to:

- Identify the cultural heritage baseline within and in the vicinity of the Proposed Development Site;
- Assess the Proposed Development Site in terms of its archaeological and historic environment potential;
- Consider the potential effects of the proposed development on the baseline cultural heritage resource, within the context of relevant legislation and planning policy guidelines;
- Propose measures, where appropriate, to mitigate any predicted adverse effects.

The assessment is accompanied by six appendices and illustrated by three figures:

- Appendix 1: Non-designated Heritage Assets in the Proposed Development Site
- Appendix 2: Designated Heritage Assets in the Outer Study Area
- Appendix 3: Non-designated Heritage Assets in the Outer Study Area
- Appendix 4: Archaeological Events in the Outer Study Area
- Appendix 5: Photographs from Site Visit
- Appendix 6: Proposed Site Plan/General Arrangements
- Figure 1: Site Location and Proposed Development Site
- Figure 2: Historic Mapping
- Figure 3: Outer Study Area

2 LEGISLATION, PLANNING POLICY AND GUIDANCE

2.1 Legislation

Legislation relevant to cultural heritage includes:

- The Ancient Monuments and Archaeological Areas Act; 1979;
- The Planning Act (Listed Buildings and Conservation Areas) Act 1990; and
- The Town and Country Planning (Development Management Procedure (England) Order 2010.

2.2 National Planning Policy

The primary planning policy and guidance at the national level comprises:

- National Planning Policy Framework (NPPF) (2021); and;
- Planning Practice Guidance (PPG) (2021).

National Planning Policy Framework (NPPF)

Conserving heritage assets is a core planning principle of the NPPF and plan-making and decision-taking is required. Heritage assets are an irreplaceable resource and 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’ (para 189).

‘In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’ (para 194).

Significance (for heritage policy) is described as – *‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.*

Setting of a heritage asset is described 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’ (Annex 2).*

2.3 Regional and Local Planning Policy

Rochdale Borough Local Plan: Core Strategy (Adopted October 2016)

The Rochdale Core Strategy is the lead document of the Rochdale Borough Local Plan. It outlines the objectives that will guide development in the Borough, to which all other plans and policies of the Local Plan will need to align with. Policy P2 *‘Protecting and enhancing character, landscape and heritage’* sets out the objectives with regard to cultural heritage.

P2 – Protecting and enhancing character, landscape and heritage

- 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.*

Rochdale Borough Unitary Development Plan (Adopted June 2006)

The Unitary Development Plan from the Rochdale 1996-2016 Local Plan remains adopted as part of the current Local Plan until it is superseded. It contains the following policies regarding cultural heritage that are applicable to the current application:

- G/BE/9 – Conservation of the Built Heritage;
- BE/10 – Development Affecting Archaeological Sites and Ancient Monuments; and
- BE/11 – Protection of Locally Important Buildings and Features of Architectural and Historic Interest

G/BE/9 – Conservation of the Built Heritage

Priority will be given to the practical conservation and enhancement of those features of the built environment which are the most valuable, in particular: conservation areas; listed buildings and their settings; scheduled ancient monuments; parks and gardens of special historic interest; and archaeological remains. Such buildings, areas and features of architectural and historic merit will be protected from adverse development or demolition and positive measures will be taken or supported, wherever possible, to facilitate their continued upkeep and beneficial use. Particular emphasis will be placed on securing new uses for existing buildings to ensure their future, and on promoting conservation activities which provide a stimulus for the regeneration of town centres, older urban and rural areas, including historic and cultural landscapes.

BE/10 – Development Affecting Archaeological Sites and Ancient Monuments

Developers must take full account of the presence of known Ancient Monuments and sites of archaeological importance and their settings in proposals. Planning permission will be refused where developers do not sympathetically accommodate such structures or remains, particularly where the proposal has a significant affect on the site itself or its setting.

Proposals should accommodate the physical preservation of archaeological features in situ. In exceptional circumstances where this is not possible, and where the site is of lesser significance, archaeological excavation to secure the preservation of features either on or off site may be appropriate to enable preservation by record. In such cases, the applicant may be required to carry out a programme of proper recording of archaeological evidence before development takes place. Such a programme could be secured by planning conditions or through a Section 106 obligation negotiated with the applicant. In all cases there should be a full and appropriate prior evaluation of the archaeological resource detailing its value, the likely impact of proposals and mitigation as required.

BE/11 – Protection of Locally Important Buildings and Features of Architectural and Historic Interest

The Council will permit development proposals that do not adversely affect buildings and features which are of local interest and which contribute to the character of an area and/or are important in townscape terms.

3 APPROACH TO THE ASSESSMENT

3.1 Desk-based Assessment

The assessment was conducted in accordance with the Chartered Institute for Archaeologists' 'Code of Conduct' (CIfA 2014; revised October 2022), and 'Standard and Guidance for Historic Environment Desk-based Assessment' (CIfA 2017; updated October 2020), and the IEMA 'Principles of Cultural Heritage Impact Assessment in the UK' (2021). A list of the sources consulted during the assessment is provided in the References (Section 7).

The following information sources were consulted as part of the desk-based assessment work:

- National Heritage List for England (NHLE): consulted to obtain details of all designated statutory assets (Scheduled Monuments; Listed Buildings; World Heritage Sites;

Registered Parks and Gardens; Registered Battlefields; Conservation Areas etc). GIS data for relevant assets was downloaded from the Historic England website in January 2023.

- Greater Manchester Historic Environment Record (HER), digital data extract received 23/02/2023. Information was taken from the HER mapping for an area extending to 1 km from the centre of Proposed Development Site boundary centred at NGR SD 90309 11473, sufficient to provide information on known constraints within the site and the local archaeological context.
- Map Library of the National Library of Scotland: for Ordnance Survey maps and other historic map resources.
- Modern vertical aerial photographic imagery, available via Google Earth, Bing Maps and ESRI World Imagery: to obtain information on current land-use and evidence for continuing survival of sites and features identified through other desk-based resources.
- Defra Data Services Platform: to obtain 1 m Digital Terrain Model (DTM) Lidar data covering the Proposed Development Site.
- The North West Regional Research Framework for the Historic Environment (Research Frameworks, 2023): consulted to gain an understanding of current archaeological knowledge, and research priorities for the North West Region.
- Appropriate documentary sources and archaeological journals: consulted to understand the archaeological resource within the Proposed Development Site.

3.2 Field Survey

A site visit was undertaken on 28/02/2023 to record any previously identified heritage assets and identify any previously unrecorded heritage assets within the Proposed Development Site.

3.3 Assessment Methodology

The effects of the Proposed Development on heritage assets have been assessed based on their type (direct effects and impacts on setting) and nature (adverse or beneficial). The assessment takes into account the relative value/significance of the heritage asset, and its setting, and the magnitude of the predicted impact.

- Adverse effects are those that detract from or reduce cultural significance or special interest of heritage assets.
- Beneficial effects are those that preserve, enhance or better reveal the cultural significance or special interest of heritage assets.

3.3.1 Assigning Significance to Heritage Assets

The attribution of relative significance of heritage assets identified by the study has been undertaken in accordance with the principles set out in NPPF.

The NPPF defines significance of a heritage asset as: “*the value of a heritage asset to this and future generations because of its heritage interest, which may be archaeological, architectural, artistic or historic*” (MHCLG, 2021: Annex 2).

Table 1 summarises the relative levels of cultural significance used for the purposes of the assessment.

Table 1: Cultural Significance of Heritage Assets

Significance of Asset	Definition / Criteria
High	Assets valued at an international or national level, including: • World Heritage Sites • Scheduled Monuments • Grade I, II and II* Listed Buildings • Grade I and II* Registered Parks and Gardens • Historic Battlefields • Non-designated assets that meet the relevant criteria for designation
Medium	Assets valued at a regional level, including: • Archaeological sites and areas that have regional value (contributing to the aims of regional research frameworks) • Grade II Registered Parks and Gardens • Conservation Areas
Low	Assets valued at a local level, including: • Archaeological sites that have local heritage value • Unlisted historic buildings and townscapes with local (vernacular) characteristics
Negligible	Assets of little or no intrinsic heritage value, including: • Sites of former archaeological features, where there are no longer any remains • Artefact find-spots (where the artefacts are no longer <i>in situ</i> and where their provenance is uncertain) • Unlisted buildings of little or no historic or architectural interest • Poorly preserved examples of particular types of features (e.g. quarries and gravel pits, dilapidated sheepfolds, etc)

3.3.2 Assessing Magnitude of Impact

Criteria for assessing the magnitude of impact (adverse or beneficial), which measures the degree of change to the baseline condition of a heritage asset that would result from construction of the proposed development, are presented in Table 2.

Table 2: Magnitude of Impact

Magnitude of Impact	Definition/Criteria	
	Adverse	Beneficial
High	Changes to the fabric or setting of a heritage asset resulting in the complete or near-complete loss of the asset's cultural significance. Changes that substantially detract from how a heritage asset is understood, appreciated and experienced.	Preservation of a heritage asset in situ where it would otherwise be completely or almost completely lost. Changes that appreciably enhance the cultural significance of a heritage asset and how it is understood, appreciated and experienced.

Magnitude of Impact	Definition/Criteria	
	Adverse	Beneficial
Medium	Changes to those elements of the fabric or setting of a heritage asset that contributes to its cultural significance such that this quality is appreciably altered. Changes that appreciably detract from how a heritage asset is understood, appreciated and experienced.	Changes to important elements of a heritage asset's fabric or setting, resulting in its cultural significance being preserved (where this would otherwise be lost) or restored. Changes that improve the way in which the heritage asset is understood, appreciated and experienced.
Low	Changes to those elements of the fabric or setting of a heritage asset that contribute to its cultural significance such that this quality is slightly altered. Changes that slightly detract from how a heritage asset is understood, appreciated and experienced.	Changes that result in elements of a heritage asset's fabric or setting detracting from its cultural significance being removed. Changes that result in a slight improvement in the way a heritage asset is understood, appreciated and experienced.
Negligible	Changes to fabric or setting of a heritage asset that leave its cultural significance unchanged and do not affect how it is understood, appreciated and experienced.	

3.3.3 Limitations and Assumptions

An assessment of the possible affects to the setting of nearby designated heritage assets (Listed Buildings) has been scoped out of the assessment, as the Proposed Development is minimal and will not affect its current baseline character.

4 BASELINE CONDITIONS

4.1 Study Areas

Two study areas have been used for the assessment:

- **Proposed Development Site:** The Proposed Development Site boundary (Figures 1 and 2) was used to identify any heritage assets, both those previously recorded in the HER and NHLE, and those identified through detailed desk-based assessment, that could be directly impacted by the Proposed Development.
- **Outer Study Area:** A wider study area extending to 1 km from the centre of the Proposed Development Site centred at NGR SD 90309 11473 (Figure 3), was used to identify heritage assets with statutory or non-statutory and archaeological events recorded in the HER that provide information on the archaeological and historic context of the Proposed Development Site.

4.2 Historic Landscape Character

The Proposed Development Site comprises a grass playing field in Balderstone Park, on the southern edge of Rochdale. The field was most recently used as playing fields for the former Balderstone school (Rochdale Borough Council, 2023; **Photographs 1 and 2**). Balderston Park extends further to the south of the Site, and includes Balderston Library, which is accessed by a former tree lined lane to Balderstone Hall (see below; **Photograph 3 and 4**), and also provides access to the Site (**Photograph 5**). It is bounded on the west by residential development, and on the north and east by terraced houses bordering Queen Victoria Street and Platting Lane, respectively.

Historically, the Proposed Development Site was located within the estate of Balderston Hall (**705.1.0**). The estate was a separate freehold within Castleton and may have existed since the 13th century as attributed in the record of a land grant, when ‘Adam de Balderstone’ was witness to a grant of land to Stanlaw Abbey. The ‘*de Balderstones*’ are recorded as local landowners in the 13th and 14th centuries. In the early 15th century the former lands of Henry de Balderstone came into the possession of James del Holt and Eleanor his wife. It largely remained in the possession of the Holt family until the early 18th century (briefly passing to the Buckleys in 1520 to 1577) (Arrowsmith and Isherwood, 2010). In 1626 it is recorded that Charles Holt held Balderstone as ‘the capital messuage wherein he dwelleth’. Upon the death of Charles Holte, his grandson John Holt inherited the Hall, as well as ‘a watermill, cottages, gardens, and 32 acres of land, beside other lands in Walsden’. The Hall was rented out from 1668 and was no longer the residence of the Holts’ (Fishwick, 1899, p320). Balderstone was acquired in 1712/13 by Timothy Whitehead from the sons of Richard Holt. He did not reside at the Hall, however his son William did, upon inheriting it in 1743 (Fishwick, 1899, pp.320-321).

The HER entry for Balderstone Hall (**705.1.0**) states that the Hall is not recorded on Yates's map surveyed in the 1770s and is not specifically named on Hennet's map of 1828–29 (Lancashire County Council, 2023), although buildings are marked in the vicinity of where the Hall was located.

The Castleton township plan of 1844 (reproduced in Arrowsmith and Isherwood, 2010) records the Proposed Development Site overlaying two fields: plots 1542 and 1539 (this division is reflected on the Ordnance Survey map, published 1851, Figure 2.1). Plot 1542 is described as

‘Field’. The landowner is William James Slaith and Occupier John Isherwood. ‘Balderstone New Hall’ and its demesne are subsequently depicted on a sale plan of 1851 (reproduced in Arrowsmith and Isherwood, 2010) in which the southern field is named ‘Barn Meadow’, with the field to the north recorded as being part of Thomas Chadwick’s land, and not part of the Balderston Hall estate.

The Ordnance Survey plan published 1851 (Figure 2.1) identifies the Proposed Development Site as overlaying agricultural fields north of Balderstone Hall (described above). The Hall depicted on the 1851 Ordnance Survey map (Figure 2.1) is thought to have been re-built in the late 18th century (c.1780s) by a member of the Whitehead family, as at the time of its sale in 1790 and again in 1851 it was referred to as ‘Balderstone New Hall’ (Fishwick, 1899, pp.320-321; Arrowsmith and Isherwood, 2010). It comprises a square building, with a possible southern extension, and a rectangular barn to the northwest. This Hall was demolished and rebuilt in 1852 by Joshua Radcliffe Esq. who purchased it in 1851 (Fishwick, 1899, p.321). A community excavation was undertaken in 2010 which recorded elements of the 1852 Hall and some earlier features (see Section 4.4).

The 1852 Hall is depicted on the Ordnance Survey map published 1893 (Figure 2.2) in broadly the same footprint of the earlier ‘New Hall’. This map also shows the realignment of the fields to its north (where the Proposed Development Site is located) with trees planted along the straightened boundaries. On their west a new farm (Balderstone Hall Farm: **705.1.2**) has been built, comprising a courtyard building and several linear ranges as well as a walled garden between the farm and the Hall. Fields to the north have been removed through the construction of two mills, Eagle Mill (cotton) (**2402.1.0**) and Green Mill (woolen) (**5158.1.0**). These changes largely provided the form of the Proposed Development Site as it exists today.

No changes are recorded to the Proposed Development Site on the Ordnance Survey map published 1910 (Figure 2.3). The southern field is labelled as ‘Tennis Grounds’ on the Ordnance Survey map published 1930 (revised 1928) (Figure 2.4) and terraced houses have been constructed along Queen Victoria Street on the northern edge of the Site. Several small rectangular buildings are recorded centrally, possibly relating to the recreational use of the fields.

In 1923 the Balderstone Hall estate was acquired by the Rochdale Corporation. 7.5 acres of the former estate were opened as a public park in 1930 (Arrowsmith and Isherwood, 2010). The fields which comprise the Proposed Development Site were subsequently playing fields for the Balderstone School, which was located on its western edge, and has since been redeveloped as housing.

4.3 Heritage Assets within the Proposed Development Site (Figure 1; Appendix 1)

4.3.1 Designated Heritage Assets

There are no designated heritage assets within the Proposed Development Site.

4.3.2 Non-designated Heritage Assets

There is one non-designated heritage asset recorded within the Proposed Development Site.

A former field boundary (**1**) is recorded on historic mapping (Figure 2.1) and was identified on lidar imagery (Figure 1) and through a site walkover survey (**Photograph 6**) as a slight

earthwork feature. This agricultural feature is assessed as being of local heritage value and **low** cultural significance.

4.4 Heritage Assets within the Outer Study Area (Figure 3; Appendices 2, 3 and 4)

4.4.1 Designated Heritage Assets (Appendix 2)

There are 14 Grade II Listed Buildings located in the Outer Study Area. These principally relate to the industrial heritage of the surrounding area dating from the late 18th century onwards, and includes industrial buildings and features such as mills, canal locks, residential housing and public buildings. The Church of Saint Mary (**1346266**) located on Oldham Road was built 1865-72. Some earlier post-medieval farm buildings are also recorded. Details of the Listed Buildings are presented in Appendix 2.

4.4.2 Non-designated Heritage Assets (Appendix 2)

4.4.2.1 Prehistoric

There are no recorded sites or finds of prehistoric date within the Outer Study Area.

4.4.2.2 Romano-British

There are no recorded sites or finds of Romano-British date within the Outer Study Area.

4.4.2.3 Early Medieval

There are no recorded sites or finds of early medieval date within the Outer Study Area.

4.4.2.4 Medieval to Post-medieval Agriculture and Settlement

Serval medieval to post-medieval settlements are recorded in the Outer Study Area, as recorded from documentary sources, or historic maps dating to the 18th century (Yate's map) and later. This includes the settlements of Balderstone (**5363.1.0**), Lower Place (**704.1.0**; **2488.1.0**; **5360.1.0**), Buersil (**5361.1.0**), Bursill Bridge (**16886.1.0**) and Slack (**16875.1.0**).

Similarly, a number of farmsteads, and individual properties, such as cottages and terraced housing have been recorded on the HER, as transcribed from historic maps and other sources. The majority of these assets have been detailed in the 'Kirkholt Housing Market Renewal Zone' assessment (Arrowsmith and Isherwood, 2010) and as such are not discussed further here, as they do not provide detail on the archaeological potential of the Proposed Development Site, other than to depict the transition of its surroundings from a rural to industrial landscape.

The background the Balderstone Hall is summarized in Section 4.2 above, with regard to the relationship between the Hall and the Proposed Development Site. Archaeological investigations were undertaken at the Hall in 2013 by Salford Archaeology as part of the Dig Greater Manchester Project (Salford Archaeology, 2017). Trench 1, an L-shaped trench, was located to investigate the remains of the main Hall. The trench revealed significant structures associated with the 1852 hall building as well as remains of a potentially earlier post-medieval structure. Trench 2 was located to investigate the 18th century barn identified on the pre-1850s historic mapping. Several features were identified within this trench, immediately below the topsoil layer. No evidence of a possible earlier, medieval hall was found in either trench.

4.4.2.5 *Post-medieval/Industrial*

Balderstone Mill (**5164.1.0**) is recorded in 1626. At this date it was a corn mill, but subsequently was converted for carding wool in the 1770s and is described as a 'Worsted Mill' on the 1844 township map. It was disused by the end of the 19th century, perhaps no longer able to compete with the large number of mills (**2402.1.0**, **5138.1.0**, **5144.1.0**, **5149.1.0**, **5150.1.0**, **5152.1.0**, **5155.1.0**, **5157.1.0**, **5158.1.0**, **5374.1.0**, **5382.1.0**, **17074.1.0**) constructed during the 19th century and into the 20th century.

4.4.2.6 *Undated*

One undated feature is recorded in the Outer Study Area, an oval-shaped feature located at Badger Lane (**17056.1.0**) which may relate to extractive processes, e.g. a marl pit.

5 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

The evidence from the desk-based assessment has shown that the Proposed Development Site formed part of agricultural lands which were held by the Balderstone estate, centered at the former Balderstone Hall (**705.1.0**) which is located immediately to the south of the Site, within an area of raised ground (**Photographs 3 and 4**). Documentary evidence suggests that a Hall may have been present at Balderstone from the late medieval period, although its exact location cannot be confirmed. Archaeological investigations have recorded evidence of the late 18th century Hall and 19th century rebuild, but not of any earlier, medieval residence (Salford Archaeology, 2017). If an earlier Hall was located elsewhere in the Balderstone estate other than at the site of the 18th/19th century building, there is no indication that it may have been situated within the footprint of the Proposed Development Site.

From the late 19th century and through the 20th century the Site was used as recreational grounds, and later playing fields for the local school. It continues to be used for recreation as part of Balderstone Park.

With the exception of former agricultural field boundaries identified on historic mapping and as a slight earthwork (**Photograph 6**), no heritage assets have been recorded within the Site. Overall, it is considered likely that the Proposed Development Site has a **low** potential for the survival of hitherto undiscovered, buried archaeological remains. Any buried archaeological features that may be present are likely to be located at a greater depth than the total depth of topsoil required to be removed (see Section 6), as defined by historical ploughing/agriculture regimes.

6 IMPACTS AND MITIGATION

The Proposed Development is for the creation of two rugby football pitches, with additional parking provision of 24 spaces and 2 disabled bays located along the eastern edge of the Site. A 2m high fence will be erected along the southern side of the Site. The general arrangement is shown in Appendix 6. The proposals are similar to those put forward for a previously approved application (17/00531/FUL).

The Proposed Development will require that the existing topsoil across the majority of the Site is broken up and removed to an average depth of 150 mm which will then be replaced with an appropriate sports grass, in line with Sports England requirements. The creation of additional

parking will require the removal of topsoil in order to lay a porous asphalt defined by half battered kerbs.

One heritage asset has been recorded in the Proposed Development Site which will be impacted by the Proposed Development. A former field boundary (**1**) of low cultural significance. The overall magnitude of impact to this resulting from the removal of topsoil is assessed as being **low**. It has been assessed that there is low potential for the presence of buried archaeological remains to survive below the present ground surface. It is not anticipated that the removal of topsoil (up to 150 mm) will be substantial enough to reveal buried archaeological features, should they be present.

No further archaeological mitigation is anticipated. Any requirement for archaeological mitigation arising from a consent for the Proposed Development, would be at the discretion of Greater Manchester Archaeological Advisory Service to comply with relevant planning policies.

7 REFERENCES

Legislation, Policy and Guidance

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Cartographic

Castleton township plan (1844) (reproduced in Arrowsmith and Isherwood, 2010)

Ordnance Survey (1851) '*Lancashire Sheet LXXXIX (inset LXXXIXA)*', six inches to one mile.

Ordnance Survey (1893) '*Lancashire LXXXIX.5*', 25 inches to one mile.

Ordnance Survey (1910) '*Lancashire LXXXIX.5*', 25 inches to one mile.

Ordnance Survey (1930) '*Lancashire LXXXIX.5*', 25 inches to one mile.

Internet Resources

Lancashire County Council (2023) '*Lancashire Heritage Mapping*', Available at: <https://experience.arcgis.com/experience/07bf8178a1a3485ea148b46939415a5c>

Research Frameworks (2023) '*The North West England Regional Research Framework*', Available at: <https://researchframeworks.org/nwrf/>.

APPENDIX 1: NON-DESIGNATED HERITAGE ASSETS IN THE PROPOSED DEVELOPMENT SITE (FIGURE 1)

Ref.	Asset Name	Description	Period	Source
1	Former Field Boundary	A former field boundary recorded on historic mapping, identified on lidar imagery and through a site walkover survey (Photograph 6) as a slight earthwork feature.	Post-medieval (?)	Lidar; Historic Mapping; Field Survey

APPENDIX 2: DESIGNATED HERITAGE ASSETS IN THE OUTER STUDY AREA (FIGURE 3)

List Entry	Asset Name	Designation
1038316	Rochdale Canal Lock Number 49 (Moss Upper Lock) (East of Oldham Road)	Grade II Listed Building
1068495	Silver Hill Farmhouse	Grade II Listed Building
1068496	Tithe Barn	Grade II Listed Building
1084240	Flagstone Boundary Wall to the West of Number 42	Grade II Listed Building
1084245	Saint Mary's Church of England School	Grade II Listed Building
1084248	Rochdale Canal Lock Number 50 (Moss Lower Lock)	Grade II Listed Building
1084265	31, Broad Lane	Grade II Listed Building
1084266	61-73, Broad Lane	Grade II Listed Building
1253201	Flagstone Wall on East Side of Footpath from Turnhill Road/Crompton Avenue	Grade II Listed Building
1268012	Norwich Street Mills	Grade II Listed Building
1346243	33 and 35, Broad Lane	Grade II Listed Building
1346244	75 and 77, Broad Lane	Grade II Listed Building
1346266	Church of Saint Mary	Grade II Listed Building
1429198	Buersil and Balderstone War Memorial	Grade II Listed Building

APPENDIX 3: NON-DESIGNATED HERITAGE ASSETS IN THE OUTER STUDY AREA (FIGURE 3)

HER No.	Asset Name	Description	Period	Source
697.1.0	Deeplish Hill and Deeplish Hall (site of)	Deeplish Hill and Deeplish Hall were two distinct properties, mapped c.150m apart in the mid-19th century. Deeplish Hill was still standing in the early 20th century. Deeplish Hall had been replaced with terraced housing by that date, although it was still present in the early 1890s.	19th century	GMHER
704.1.0	Lower Place (or Lowerplace) (documentary reference to)	There was a mansion called 'Lowerplace' in the early 17th century; 'Lower Place' was mentioned in 1626. It was still standing in 1722, by which time it had passed through the hands of various gentry families.	17th century	GMHER
705.1.0	Balderstone Hall (site of)	A "house of some pretensions existed here in the early 15th century" (Fishwick, 1899). Mentioned in 1790 when it became known as Balderstone New Hall. A further structure was built in 1852, which has since been destroyed. Balderstone Hall is not recorded on Yates's map surveyed in the 1770s. It is not named on Hennet's map of 1828–29 but buildings are marked in the vicinity of where the hall stood. The OS map of 1844–47 marks and names Balderstone Hall. The site is shown as two sets of buildings and a pond set at the end of a tree-lined lane which runs south-westerly from the junction of Oldham Road and Platting Lane. The 1844 township map shows the hall itself as two joined buildings, both indicated as dwellings. The larger of the two is rectangular with a small extension to the rear. This building appears to face towards Oldham Road, with a coach turning circle in front of the hall. The attached building appears to be a separate construction linked on the south side. To the south of this is an enclosed garden area. To the north-west of the hall is a long rectangular outbuilding/barn with a central porch. This faces onto a yard area, on the south side of which a pond is also recorded. A similar arrangement is shown on a plan of 1851, which also shows the outbuilding divided into three compartments. The 1889–91 Ordnance Survey map records significant differences from the earlier map. A lodge (705.1.1) is now recorded at the junction with the main road. The previous two adjoining hall buildings have been removed and replaced by a single sub-square building on the same site. The rectangular building and pond have been removed and the land around the hall, particularly to the south and west, has been laid out as gardens with many trees. A large	Medieval (?) to 20th century	GMHER; Fishwick, 1899; Salford Archaeology 2017

HER No.	Asset Name	Description	Period	Source
		pond with an island is located on the southern edge of the gardens, close to Kitchen Lane. A lane is shown running northwards from the hall towards Eagle Mill (2402.1.0). Part way along the lane is a range of glasshouses followed by two sets of buildings (705.1.2). The 1908 Ordnance Survey map records little change to the arrangement of buildings and features associated with the hall. The Ordnance Survey map of 1928 records significant changes to the main hall building. This has been extended on the north side, so that the shape is now more rectangular than square. The main hall grounds to the north and south are labelled 'Tennis Grounds', but no laid-out courts are shown. The area of land that previously held glasshouses is now marked as 'Tennis Ground'. The Ordnance Survey map of 1955–63 marks and names Balderstone Hall, but now describes the grounds as 'Public Park & Recn Gd'. The site of Balderstone Hall occupies a raised plot of ground revetted by stone walling which in its present form may date from the 20th century municipal park. The site of the main hall building is a vacant grassed area, with trees to the north. The site of the early elongated range to the rear of the hall straddles the revetted platform and the lower ground to the west. The footings of stone piers on the west side of the platform appear to mark the site of steps, shown on relatively recent mapping. An archaeological evaluation excavation was undertaken at Balderstone Park as part of the Dig Greater Manchester community archaeology project in June 2013 (Salford Archaeology, 2017). Trench 1 was located to investigate the remains of the main hall structure. The trench was 'L'-shaped with the greater area to the south which measured 10m x 16.50m and a narrow arm extending north measuring 15m x 2.50m. The trench revealed significant structures associated with the 1852 hall building as well as remains of a potentially earlier structure. Trench 2 was located on the lower ground to the north-west of Trench 1 and was designed to investigate the possibility of remains associated with the 18th century barn identified on the pre-1850s historic mapping. The trench was orientated east-west and measured 15.50m x 4.50m. Several features were identified within this trench and all were found to be no more than 0.15m below the topsoil layer. No evidence of a possible earlier, medieval hall was found during the evaluation.		
705.1.1	Balderstone Hall Lodge	The 1889–91 Ordnance Survey map records a lodge at the north side of the lane at the junction with Oldham Road. This does not appear on earlier mapping, although a similar-shaped toll house was situated on the opposite side of Platting Lane. The lodge is still	19th century	GMHER

HER No.	Asset Name	Description	Period	Source
		standing and is a brick-built single-storey structure, polygonal on the south and square on the north, with stone detailing and a large central chimney with stone banding and oversailer. The stone gateposts survive at the entrance to the hall drive, with a stone boundary wall to the south of these. A flagstone wall serves as the lodge garden boundary on Platting Lane.		
705.1.2	Balderstone Hall Farm (site of)	The 1889–91 OS map records a lane shown running northwards from Balderstone Hall towards Eagle Mill (2402.1.0). Partway along the lane is a range of glasshouses followed by two sets of buildings. The 1908 Ordnance Survey map names the buildings on the lane to Eagle Mill as 'Balderstone Farm'. The Ordnance Survey map of 1928 records Balderstone Hall Farm, still named as such, with the area between the two yards named as 'Vernon Place'. The land to the north and west of the farm is enclosed and labelled 'Recreation Ground'. There is a pavilion here also. The Ordnance Survey map of 1955–63 now describes the grounds as 'Public Park & Recn Gd'. Balderstone Hall Farm, Vernon Place, recreation ground and pavilion have all been removed and replaced by a school and playing fields. The site of Balderstone Hall Farm was occupied by Balderstone Senior High School and has since been redeveloped for housing.	19th century	GMHER
2402.1.0	Eagle Mill (originally Greenfield Mill) (site of)	Greenfield Mill was built by the Radcliffes in 1854 on the former Platten estate. The mill operated under the firm of Samuel Radcliffe & Sons until 1890, when it was transferred to a limited liability company, operating under the name of the Eagle Spinning Company Ltd. It later became part of [carpet manufacturers] Courtaulds. Eagle Mill is recorded on the OS map of 1889–91. It is shown as a large sub-rectangular complex with a small triangular mill reservoir on the west side of the building. The mill appears largely unchanged on the OS map of 1908. The approach to the mill from the east is now recorded as Queen Victoria Street. The mill appears unchanged on the OS map of 1955–63. The mill closed in the early 1970s. It was subsequently demolished, and modern depots built on the site.	19th century	GMHER
2458.1.0	Hartley's Farm (site of)	Site mentioned in early 17th century Rochdale Manor Survey. Datestones of 1726 and 1837. Originally formed part of the Castleton Hall estate. It has since been demolished and built over.	17th century	GMHER

HER No.	Asset Name	Description	Period	Source
2488.1.0	Lower Place (or Lowerplace) (documentary reference to)	Early 17th century house mentioned at Lower Place belonging to Heapes. Separate from the mansion (704.1.0) of the same name.	17th century	GMHER
5138.1.0	Victoria Mill (Cotton) (site of)	Site of mill. Marked on early 20th century Ordnance Survey maps as a cotton mill. Originally a late 19th century spinning mill complex that was rebuilt during the early 20th century. Now only a small section of the original late 19th century structure survives, which is built into the ground floor of the present mill building.	19th century	GMHER
5144.1.0	Wellfield Mill (site of)	Early 20th century spinning mill, since demolished and the land redeveloped for housing.	20th century	GMHER
5149.1.0	Morning Side Mill	Originally a 19th century cotton spinning mill. Marked on early 20th century Ordnance Survey maps as a woollen mill. Most of the ancillary buildings have been demolished.	19th century	GMHER
5150.1.0	Crossfield Mill	19th century cotton spinning mill. "Crossfield Mill 1844" datestone on the spinning mill building. All ancillary buildings since demolished; only the spinning block remains.	19th century	GMHER
5152.1.0	Victoria Mill (Woollen) (site of)	Originally a small mid-19th century spinning mill site. Marked on early 20th century Ordnance Survey maps as a woollen mill. Site no longer extant. Demolished by 1999.	19th century	GMHER
5155.1.0	Canal Street Mills	A mid- to late 19th century spinning mill with auxiliary buildings. Marked on early 20th century Ordnance Survey maps as a cotton mill. The southern part of the mill has been long demolished; however, a possible spinning block, warehouse and engine house still survive along the northern side.	19th century	GMHER
5157.1.0	Dicken Green Mill (site of)	Originally a mid- to late 19th century cotton spinning mill site. Marked on early 20th century Ordnance Survey maps as a cotton mill.	19th century	GMHER
5158.1.0	Green Mill	Green Mill does not appear to be shown on the 1829 Castleton estate sale plan. It is named on the township map of 1844; it is sited on the south side of Sudden Brook and comprises a complex of one main building (a cotton-spinning mill), three lesser buildings (including a dwelling), a gasometer and a chimney. A similar but less detailed set of information is recorded on the Ordnance Survey map of 1844-47.	19th century	GMHER

HER No.	Asset Name	Description	Period	Source
		The Ordnance Survey map of 1889–91 records a much-enlarged mill complex. The Ordnance Survey map of 1908 identifies the mill as a woollen mill. The Ordnance Survey map of 1928 records significant changes to the mill complex. Most of the original buildings have been demolished but a number of later structures remain.		
5164.1.0	Balderstone Mill (site of)	Balderstone Mill was in existence in 1626, when the Rochdale survey records it as a corn mill. At some point in the 1770s the mill was used for carding wool and is described as a 'Worsted Mill' on the 1844 township map. The map records two adjoining mill buildings and a further two adjoining buildings, with each block including a dwelling. The 1844–47 Ordnance Survey map names the mill 'Balderstone Mill (Woollen)'. To the south of the mill buildings are two mill lodges, the most southerly being the larger of the two. The same arrangement is shown on a plan of 1866. The 1890 Ordnance Survey map shows that this arrangement has been modified, with all buildings joined in a complex. The mill is here recorded as 'Balderstone Old Mill (Disused)'. The site has been completely redeveloped.	Post-medieval	GMHER
5360.1.0	Lower Place Village Core	The settlement is recorded on Yates' map of 1786 and subsequent 19th and 20th century maps, located on either side of the road to the north of the bridge that carries Platting Lane over the Sudden Brook. The pre-1844 buildings of Lower Place have now been demolished with the exception of a row of cottages on Brow Street which have been much altered.	Post-medieval	GMHER
5361.1.0	Buersil Village Core	Yates map of 1786 and subsequent 19th century Ordnance Survey maps name the area, showing several buildings east of Sudden Brook and along Broad Lane as it joins the present Oldham Road. The site was possibly initially developed from a farm site. Buersil is Old English possibly for "Bridd's Hill" or border, edge or bank.	Post-medieval	GMHER
5363.1.0	Balderstone Settlement	Yates shows a few buildings along the present Balderstone Road and also possibly the hall site to the north. Balderstone is Old English for "Baldhere's 'tun'" or farm. Balderstone is referred to in documents from the late medieval period.	Medieval; Post-medieval	GMHER
5374.1.0	Wellfield Mill (Wellfield New Mill) (site of)	Mid- to late 19th century cotton mill. Demolished and redeveloped for housing between 1999 and 2006.	19th century	GMHER

HER No.	Asset Name	Description	Period	Source
5382.1.0	Springfield Mill (site of)	A late 19th century spinning mill site. 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. the mill was demolished, and the site redeveloped with apartments in the early 21st century.	19th century	GMHER
9067.1.0	Crompton Avenue (Stone Heads)	Three heads built into a wall. Similar to medieval corbel heads. The house was built by a wealthy mill owner but it is not known where the heads came from.	Unknown	GMHER
9373.1.0	Springhill (now Springhill Hospice)	House with small garden and park in open fields to the east of Oldham Road. 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 a walkover survey of 2013 were a modest 'ha ha' marking the southern boundary of the Springhill estate.	19th century	GMHER
11622.1.0	322 Oldham Road (and 320, former Bridge Inn)	Back-to-back cottage, dated c.1810.	19th century	GMHER
13989.1.0	Dean Mill (site of)	Dean Mill was on Oldham Road, just beyond the upper boundary of the parish by Sudden Brook, and was built by Milne, Wild and Co in 1849. The mill comprised an L-shaped spinning range with power features to the north of the range, a thin block to the north connected by a covered entranceway, and two reservoirs to the north of the buildings. In 1887 Dean and Burnedge Mills Co was listed in Worrall's Cotton Manufacturers Directory as having 27,000 spindles, and in 1888 Dean Mill had 14,000 throstle spindles and 5,000 mules.	19th century	GMHER
16871.1.0	Hill Top (site of)	Hill Top is recorded in the Rochdale survey of 1626 as a tenement owned by Robert Holt of Castleton Hall and situated on the former common land of Castleton Moor. Buildings are recorded as Hill Top at this location on the 19th century Ordnance Survey maps, that were previously labelled as 'Kilduff' on the 1844 township map. The site is now built over.	19th century	GMHER

HER No.	Asset Name	Description	Period	Source
16872.1.0	New House (site of)	The 1844–47 Ordnance Survey map shows a lane, named Moorside Lane, branching eastwards from Hartley Lane. On the southern side of the junction a long sub-rectangular range is recorded. A path is marked as running around the range, which is named ‘New House’. It is recorded on later 19th century and early 10th century Ordnance Survey maps but not on the 1928 map.	19th century	GMHER
16874.1.0	Dicken Green (site of)	Dicken Green is recorded in the Castleton poor rate records for 1780, when John Holt paid rates ‘for new erection at Dickengreen Barn’. It is recorded on subsequent 19th and 20th century maps but is now built over.	18th century; 19th century	GMHER
16875.1.0	Slack (site of)	The placename Slack is from Middle English, derived from the Old Norse slakki, and means ‘a small shallow valley’. William de Slack is documented in 1342 as a local landowner. Slack is later found in the possession of the Chetham family of Nuthurst, in Moston, and appears originally to have been part of the Balderstone estate.	Medieval; Post-medieval	GMHER
16876.1.0	Moorside (North) (site of)	Two distinct and separate sites named Moorside or Moor Side. They lay within about 80m of each other, situated on the west side of Moorside Lane. The Moorside (North) site is shown on the 1829 Castleton sale estate plan and is recorded on the 1844 township map as a sub-rectangular range of three buildings, the central one of which is marked as occupied. The site is now occupied by Kirkholt Community Church and the lawned area on its south side.	Post-medieval	GMHER
16877.1.0	Moorside (South) (site of)	Two distinct and separate sites named Moorside or Moor Side. They lay within about 80m of each other, situated on the west side of Moorside Lane. The Moorside (South) site is indicated on the 1829 Castleton sale estate plan and is recorded on the township map of 1844 as a rectangular building aligned along the west side of Moorside Lane. The site is now occupied by housing on the east side of Daventry Road.	19th century	GMHER
16878.1.0	Bradshaw Edge (site of)	Early deeds link John Milne with the property in 1766. The farm is first recorded by name in the Castleton poor rate records of 1780–1800. It is recorded on subsequent 19th and early 20th century maps but is now occupied by houses and rear gardens on the west side of Curzon Close.	Medieval; Post-medieval	GMHER
16881.1.0	Kirkholt (site of)	Kirkholt is documented in the mid-16th century as a landholding in the possession of the Talbots of Salesbury, part of which was sold in 1565–66 to the Cowper family, and the remainder in 1578 to the Holts of Stubley. Both families were still in possession in 1626, when the Holts’ portion contained two tenements, and the Cowpers’ a messuage and land.	Medieval; Post-medieval	GMHER

HER No.	Asset Name	Description	Period	Source
		The Castleton township map of 1844 shows Kirkholt as a single range, with the farmhouse at the east. This range was extended, and other buildings added in a series of alterations in the late 19th and early 20th centuries. The site is now occupied by Friars Crescent and housing and gardens on its east and west sides.		
16882.1.0	Bradshaws (site of)	The Rochdale survey of 1626 mentions two fields named 'Brandshaws', which were then in the possession of Robert Holt and had been bought from John Talbot in 1578. The site is named 'Broadshaw' on the 1844 Township map, referring to a single house. The 19th and early 20th century maps record the same building, as 'Bradshaws'. The site is now occupied by housing at the junction of Ludgate Road and Great Gates Road.	Medieval; Post-medieval	GMHER
16883.1.0	Cripplegate (site of)	According to the survey of 1626 the two tenements at Cripplegate owned by John Heywood were in 1590 in the possession of his father Peter Heywood and his wife Mary. Mary, also known as Margery, seems to have inherited this property from her father Roger Gartside, in whose family it had been since the 15th century. In addition to this landholding, in 1626 John Heywood was also in copyhold possession of land adjacent to Cripplegate which had [been] enclosed from the common of Castleton Moor and for which he had a deed dated 1603. The township map shows two adjoining houses on the north side of Cripple Gate Lane with a further smaller building tied in on the eastern side. There is a yard to the rear of the properties, on the north side.	Medieval; Post-medieval	GMHER
16884.1.0	Great Gates (site of)	The site is named 'Great Gate' on the 1844 township map. Recorded are a collection of houses and other buildings.	Post-medieval	GMHER
16885.1.0	Kilnditch	The site of Kilnditch is shown on the Ordnance Survey map of 1844-47 as two sets of buildings set at right-angles to one another.	Medieval; Post-medieval	GMHER
16886.1.0	Buersill Bridge/ Buersil Bridge (settlement)	The name Buersill Bridge is used to describe the properties grouped in the area where Broad Lane meets Oldham Road from the east. The name relates to the bridge which crosses the Sudden Brook just after the beginning of Broad Lane. The Ordnance Survey map of 1844-47 records three sets of buildings.	Post-medieval	GMHER
16888.1.0	Toll House (site of)	The township survey of 1844 records a round-fronted building in the angle of the fork between Oldham Road and Platting Lane. The building is labelled as a 'Toll House' and at this point a bar is marked across Oldham Road and labelled 'Buersil Toll Bar'. The 1844-47	19th century	GMHER

HER No.	Asset Name	Description	Period	Source
		Ordnance Survey map records matching detail but also identifies a benchmark as located on the toll house. The toll house and toll bar are not present on the Ordnance Survey map of 1889–91, and the site of the toll house is shown as planted with trees.		
16889.1.0	Patten/ Platting (150–76 (even) Platting Lane) (site of)	Platting is recorded on the township map of 1844 as a row of eight cottages on the west side of Platting Lane, to the north of the Balderstone Hall estate. The OS map of 1880–91 shows an extended row with fourteen properties facing on to Platting Lane. Of these, eight are shown as back-to-backs. The 3-storey cottages were demolished between 1967 and 1970, and the 2-storey houses on the north in 1972. The site is now occupied by Arnold Bagnall Court.	19th century	GMHER
16890.1.0	Methodist Chapel (Wesleyan) (site of)	Site of a Wesleyan Chapel built 1816. The church was demolished in 1866.	19th century	GMHER
11561.3.0	St Mary's Vicarage/ Balderstone Vicarage (formerly)	Vicarage built 1865, now in use as a childrens' nursery.	19th century	GMHER
16891.1.0	Chapel Row (site of)	Early 19th century block of back-to-back cottages. Demolished.	19th century	GMHER
16892.1.0	Bridge over Sudden Brook	Bridge first shown on Hennet's map of 1828–29. An early bridge is still extant, although all but the south face has been hidden by widening Platting Lane. The face is stone built, with a low arch flanked by pilasters, and a low stone parapet.	19th century	GMHER
16893.1.0	Well I' th' Lane Mill (site of)	The site of Well i' th' Lane Mill is first recorded on the township map of 1844 as a range of different buildings. It was replaced by a mill which was subsequently demolished.	19th century	GMHER
16895.1.0	Tenter Field (site of)	The Ordnance Survey map of 1844–47 records eight rows of tenters (used for hanging cloth) within the field that lies between the Rochdale Canal and Landlord Lane, to the south-west of Green Mill. The tenters were probably associated with Green Mill. No longer present.	19th century	GMHER
16896.1.0	Tenter Field (site of)	A plan of 1866 gives 'Tenter Field' as a fieldname to the south-west of Balderstone Old Mill.	19th century	GMHER

HER No.	Asset Name	Description	Period	Source
16897.1.0	Kiln Field (site of)	A plan of 1851 names the field on the east side of Balderstone Hall as 'Kiln Field', suggesting a kiln site, possibly a brick kiln, in or adjacent to this field. The area of this field now forms part of Balderstone Park.	19th century	GMHER
16898.1.0	Brick Kiln Field (Slack) (site of)	The 1829 Castleton estate particulars of sale give Brick Kiln Field as the name of a triangular field within the Slack tenement.	19th century	GMHER
16899.1.0	Kiln Croft (Hartley) (site of)	The 1829 Castleton estate particulars of sale gives Kiln Croft as the name of a triangular field within the Slack tenement.	19th century	GMHER
16900.1.0	Bridge Inn, Rochdale	20th century Public House.	20th century	GMHER
16901.1.0	Earthwork/ Township and Parish Boundary	An earthwork, visible both on the ground and on aerial photographs, crosses the summit and eastern slope of a knoll, commanding distant views in all directions. On the summit of the knoll the earthwork takes the form of a prominent curving scarp about 1m in height and running roughly from west to east. This takes a sharp turn to the south-east to descend the hill slope as a prominent bank c.1m high and 2m wide. This has been cut through by a path, with the section suggesting that the bank has been made up from the local sands and gravels. The 1844–47 OS map names the knoll as part of Will Hill and shows that the line of earthworks matches the boundary between the townships of Castleton in Rochdale parish and Thornham in Middleton parish.	Medieval (?); Post-medieval	GMHER
17034.1.0	Dean Farm (site of)	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 19th century 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.	Post-medieval	GMHER

HER No.	Asset Name	Description	Period	Source
17052.1.0	Black Chapel (site of)	Methodist chapel in earlier building c.1646. Demolished in 1974.	Post-medieval	GMHER
17053.1.0	Badger Lane (route of)	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.	19th century	GMHER
17056.1.0	Oval Feature (possible marl pit)	Undated oval-shaped feature was identified south of the central section of Badger Lane. Possibly an evidence of extractive processes, e.g. a marl pit.	Undated	GMHER
17057.1.0	Old Boundary Wall on Badger Lane	Boundary wall marking the southern boundary of the Spring Hill estate.	19th century (?)	GMHER
17058.1.0	Historic Field Boundaries (lines of)	Historic field boundaries identified from current and historic mapping date back to at least 1844 (tithe map).	Post-medieval	GMHER
17074.1.0	Era Mill (site of)	Former site of Era Mill, opened 1898, a cotton spinning mill built on part of the original site of Moss Mills. In its heyday in the mid-1950s the mill had 60,000 ring spindles spinning American super quality yarns. It was then one of the most modern mills in Rochdale. It was eventually demolished in 1979.	19th to 20th century	GMHER
17074.1.1	Former Office Block to Era Mill	Former office block to Era Mill, a cotton spinning mill opened in 1898 and demolished in 1979.	20th to 20th century	GMHER
17345.1.0	Back-to-Back Terraced Housing (site of)	Former area of terraced housing, first shown on Ordnance Survey mapping of 1893. Constructed within part of the former grounds to Crossfield Cottage, a large house located to the south, shown on Murphy's Plan of Rochdale (1831) and Ordnance Survey mapping of 1851. Clearance had taken place by 1957.	21st to 20th century	GMHER

APPENDIX 4: ARCHAEOLOGICAL EVENTS IN THE OUTER STUDY AREA (FIGURE 3)

Event No.	Event Name	Description	Date	Organisation	Event Type
EGM3421	Kingsway	Desk-based assessment of the proposed Kingsway Business Park Development, Rochdale (a revision of a 1998 DBA). The assessment found that 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 have been built and some standing buildings of the 17th century still survive. A programme of archaeological evaluation by trial trenching was recommended to be undertaken to assess the survival deposits relating to post medieval settlement. Earthwork surveys were recommended for the holloways of Moor Bank Lane and Moss Side Lane.	2004	UMAU	Desk-based Assessment
EGM3739	Kingsway Business Park	A programme of archaeological investigations were 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 palaeoenvironmental 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.	2004-2005	Oxford Archaeology North	Archaeological Survey; Archaeological Evaluation
EGM3793	Kingsway Business Park	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.	2006	Oxford Archaeology North	Archaeological Excavation and Watching Brief
EGM4217	Kirkholt Housing Market Renewal Zone	Desk-based assessment; aimed to identify the nature of the archaeological resource within the study area, assess its significance, and make appropriate recommendations for mitigation where remains may be affected by development.	2010	Dr Peter Arrowsmith	Desk-based Assessment
EGM4264	Broad Lane	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.	2013	John Trippier Surveying and Archaeological Consultancy	Desk-based Assessment

Event No.	Event Name	Description	Date	Organisation	Event Type
EGM4303	Land to the west of Broad Lane	Hedgerow survey, topographical survey and trial trenching undertaken to investigate two historic hedgerows that predated 1844.	2013-2014	John Trippier Surveying and Archaeological Consultancy	Archaeological Survey
EGM4374	Land to the west of Broad Lane	Hedgerow survey, topographical survey and trial trenching undertaken to investigate two historic hedgerows that predated 1844.	2014	John Trippier Surveying and Archaeological Consultancy	Archaeological Survey
EGM4607	Land at Woodbine Street	Programme of archaeological site investigation and mitigation works, required in order to address a condition of planning consent for residential development. The works were carried out in two phases, excavating remains of three 19th century mills. Trial trenches were initially excavated, and some trenches were subsequently enlarged for targeted excavation.	2010	SLR Consulting	Archaeological Evaluation and Excavation
EGM4853	Land at Dean Farm	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 18th/ early 19th century, 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.	2017	Wardell Armstrong	Desk-based Assessment
EGM4957	Dean Farm	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 18th century 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.	2018	Wardell Armstrong	Archaeological Evaluation

Event No.	Event Name	Description	Date	Organisation	Event Type
EGM4997	Former Bradfern Site	Heritage assessment produced in order to evaluate the significance of a proposed development site and the impact of the proposals upon this significance. The site is a previously developed site that was bisected by the Rochdale Branch Arm of the Rochdale Canal and had two Victorian mills on either side, Grove Mill to the west and Victoria Mill to the east. There are four Listed Buildings in the vicinity of the site. Whilst there are no Listed structures on the site itself, the bridge carrying Durham Street over the former Rochdale Branch Arm at the south of the site has some historical and conservation merit. This site has now lost most of its Victorian buildings and structures, and the Durham Street Bridge will not be affected by the proposed development.	2018	Rochdale MBC	Desk-based Assessment
EGM5085	Norwich Street	Heritage impact assessment involving documentary research and a site visit, commissioned in advance of proposed residential development. The proposal site was in industrial use in the 20th century, as a sawmill and ironworks. It is considered that this industrial use will have had a substantial impact on the survival of any earlier archaeological remains.	2018	Ecus Ltd	Desk-based Assessment
EGM5087	Durham Street	Archaeological desk-based assessment, commissioned in advance of proposed residential development. Currently vacant, the site previously contained a late 19th century cotton mill complex and terraced housing. Documentary research and a site visit were undertaken.	2018	Ecus Ltd	Desk-based Assessment
EGM5159	Durham Street	Programme of archaeological investigation, including evaluation trenches followed by open-area excavation, undertaken in fulfilment of a condition of planning permission for development. The work was informed by an earlier desk-based assessment indicating that the development area formed the site of a late 19th century cotton spinning mill and accompanying domestic houses. Remains of these buildings were recorded during the investigations, including significant remains relating to the power systems of the former mill.	2019	Oxford Archaeology North	Archaeological Evaluation and Excavation
EGM5360	Land at Lincoln Close	Heritage Impact Assessment required to accompany a forthcoming planning application for use of the site for industrial units. Work comprised a consultation of sources relating to the area's development and a site visit, and aimed to show the impact on the heritage significance of upstanding heritage assets within a 500m study area, and the potential for encountering as-yet unknown heritage assets within the site boundary. Prior to the	2019	Wardell Armstrong	Desk-based Assessment

Event No.	Event Name	Description	Date	Organisation	Event Type
		establishment of the canal in the late 18th century, this landscape was predominantly agricultural. Following the opening of the canal the area became dominated by cotton mills, occupying plots of land adjacent to the former Rochdale Branch Canal, which once bisected the site. Mills were established on the site, potentially by 1831, with Victoria Mill on the eastern side of the canal and, in the 1860s, Grove Mills on the western side of the canal.			
n/a	Dig Greater Manchester: Balderstone Park, Kirkholt, Rochdale	An archaeological evaluation excavation was undertaken at Balderstone Park as part of the Dig Greater Manchester community archaeology project in June 2013. The evaluation was targeted on the 1852 Balderstone Hall and pre-1852 barn, located in the public park that was created on its grounds (Balderstone Park). Most of the buildings lie within a grassed area in the centre of the park. On all except the south-east, this grass-covered area is raised above the surrounding ground by c.2m and is revetted with stone walling. The pre-1852 barn is located c.30m to the northwest of the site of the hall on ground adjacent to the platform. Prior to the evaluation five test pits were dug across the raised platform on the site of the hall. Significant demolition deposits and architectural stonework were identified as well as handmade brick walls on the north-western side of the site. These pits confirmed the presence of archaeological remains and the suitability of the site for community excavation. Evaluation trenches were located across the site of the Hall and over the site of the pre-1852 barn. Trench 1 was located to investigate the remains of the main hall structure. The trench was 'L'-shaped with the greater area to the south which measured 10m x 16.50m and a narrow arm extending north measuring 15m x 2.50m. The trench revealed significant structures associated with the 1852 hall building as well as remains of a potentially earlier structure. Trench 2 was located on the lower ground to the northwest of Trench 1 and was designed to investigate the possibility of remains associated with the 18th century barn identified on the pre-1850s historic mapping. The trench was orientated east to west and measured 15.50m x 4.50m. Several features were identified within this trench, and all were found to be no more than 0.15m below the topsoil layer. No evidence of a possible earlier, medieval hall was found during the evaluation.	2013	Salford Archaeology	Archaeological Evaluation and Excavation

APPENDIX 5: PHOTOGRAPHS FROM SITE VISIT



Photograph 1: View across the Proposed Development Site from the southern edge, facing north.



Photograph 2: View across the Proposed Development Site from the northern edge, facing south towards Balderston Hall.



Photograph 3: View towards the Proposed Development Site, from the west side of the former Balderston Hall.



Photograph 4: View towards the Proposed Development Site, from the raised platform of the former Balderston Hall.



Photograph 5: Entrance to Balderstone Library and Park. Formerly the entrance to Balderstone Hall, constructed in the 19th century together with the lodge (705.1.1)



Photograph 6: View across Proposed Development Site from western edge. A former field boundary (1) is very faintly visible as an earthwork.



Photograph 7: Minor landscaping visible in southeastern area of the Proposed Development Site, apparently associated with recreational use.

APPENDIX 6: PROPOSED SITE PLAN/GENERAL ARRANGEMENT



- EDGES**
- HALF BATTERED KERB w/100MM UPSTAND
- FLUSH KERB
- TIMBER EDGING, 138MMx50MM
SECURED WITH 500x500MM PEGS

SURFACESPOROUS ASPHALT CAR PARK/HALF
BATTERED KERBSREINFORCED GRAVEL/FLUSH KERBSWHITE LININGYELLOW LINING**SOFT LANDSCAPE**AMENITY GRASS SEEDEXISTING GRASS AREAS RETAINED/MADE
GOODTOPSOIL HARVESTING-REINSTATE AS
SUBSOIL-SOW WITH LOW MAINTENANCE/HIGH
BIODIVERSITY SEED MIXSPORTS GRASS BUILD UP AND DRAINAGE
IN LINE WITH SPORT ENGLAND
REQUIREMENTEXISTING TREE/SHRUBS TO BE RETAINEDEXISTING SHRUBS TO BE REMOVED**FENCING**2.0m WELDMESH FENCE/DOUBLE VEHICLE GATES
TO MATCH. LOCALISED REINSTATMENT/MOWING
MARGIN TO EXISTING GRASS (300mm WIDTH
BRUSHED CONCRETE OR SIMILAR).EXISTING FENCE TO BE RETAINED**FURNITURE**EXISTING VEHICLE BARRIER-TO BE
RELOCATED FROM CURRENT POSITION AS
SHOWN**GENERAL**EXISTING LANDSCAPE ELEMENT TO BE
RETAINEDPROPOSED LEVELEXISTING LEVEL TO BE RETAINEDGRADIENT

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GENERAL:

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2. DO NOT SCALE FROM THIS DRAWING - DIMENSIONS GOVERN. IF IN DOUBT, ASK!

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CONSULTANT	REFERENCE FILE	DATE RECEIVED
???	???	??/??/??

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3. IN ADDITION TO THE HAZARDS / RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING:

ITEM N°	RISK REGISTER DETAILS
???	???

GRASS SEEDING-GENERAL AMENITY GRASS (NB. REFER TO PERFORMANCE SPECIFICATION FOR PLAYING FIELD SPORTS GRASS AREAS)

Soil testing required.

Cultivation

Spreading topsoil

Soil improver where existing soil fails testing

Compost Standard: In accordance with PAS 100. Contractor to submit proposals based on the testing recommendations. pH (1:5 water extract): 7.0-8.7. Electrical conductivity (maximum, 1:5 water extract): 200 mS/m. Moisture content (min of fresh weight, 35-55%). Organic matter content (minimum): 25%. Grading (air dried samples): 80% passing 25 mm screen, and 90% passing 10 mm screen mesh aperture. Carbon/Nitrogen ratio (maximum): 20:1. Texture: Friable. Objectable colour: None.

GRASS SEEDING-GENERAL AMENITY GRASS (NB. REFER TO PERFORMANCE SPECIFICATION FOR PLAYING FIELD SPORTS GRASS AREAS)

Soil testing required.

Cultivation

Spreading topsoil

Soil improver where existing soil fails testing

Compost Standard: In accordance with PAS 100. Contractor to submit proposals based on the testing recommendations. pH (1:5 water extract): 7.0-8.7. Electrical conductivity (maximum, 1:5 water extract): 200 mS/m. Moisture content (min of fresh weight, 35-55%). Organic matter content (minimum): 25%. Grading (air dried samples): 80% passing 25 mm screen, and 90% passing 10 mm screen mesh aperture. Carbon/Nitrogen ratio (maximum): 20:1. Texture: Friable. Objectable colour: None.

Initial preparation:

Seed bed preparation:

Fertilizer:

Consolidation:

Finished levels:

Seeding:

Sowing:

Temporary protective fencing:

First cut to grass areas:

Maintenance:

GOAL POSTS

-2nr pairs of goal posts. 15m high. 5.5m width. Sizes to suit Rugby League requirements.

-Hinged/removable. Capable of being removed/erected with use of grounds maintenance tractor/vehicle. In-ground sockets to be included.

-4nr post protectors to be included.

-Submit proposals for client approval.

CLIENT

plincke.

MANCHESTER
t:0161 237 9223
e:north@plincke.co.uk

LONDON
t:0207 739 3330
e:london@plincke.co.uk

PROJECT TITLE
BALDERSTONE PARK PLAYING PITCHES

DRAWING TITLE
SITE PLAN/GENERAL ARRANGEMENT

PROJECT No.
0522

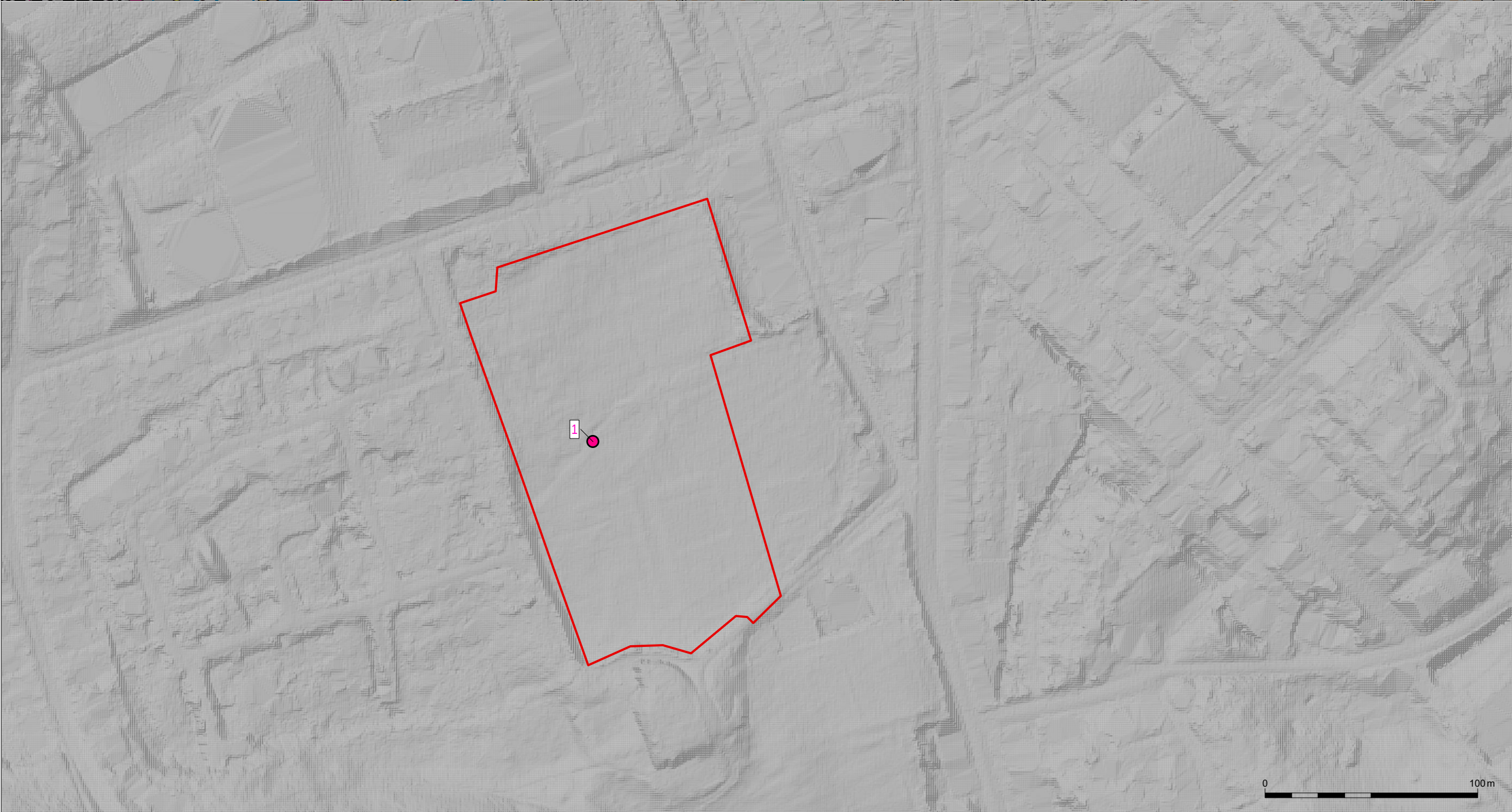
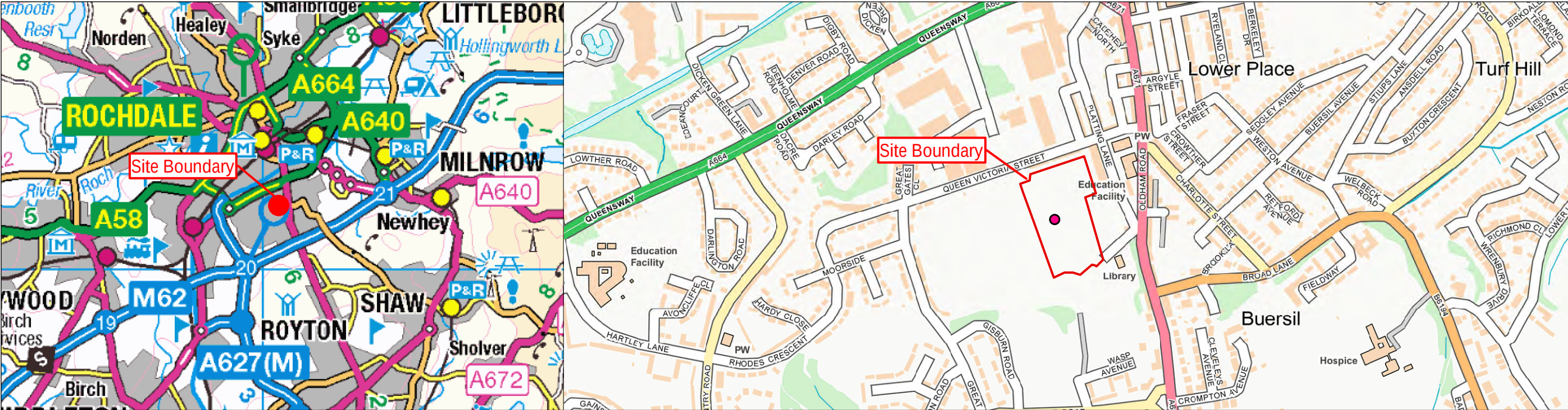
DRAWING No.
0522-PLI-00-GF-DR-L-0130

SCALE @ A1
1:500

DATE
07/11/18

REVISION
P06

FIGURES



Key:

Proposed Development Site

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CFA ARCHAEOLOGY LTD
Clayton Business Centre
Midland Road
Leeds
LS10 2RJ
T: 0113 271 6060
yorkshire@cfa-arch.co.uk
www.cfa-archaeology.co.uk

Title:
Site Location and
Proposed Development Site

Project:
Balderstone Playing Fields,
Rochdale, OL11 2HD

Client:
Rochdale Borough Council

Scale at A3:
1:2,000

Drawn by: SB	Checked: SW	Date: 09/03/2023
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Report No: Y636/23	Fig. No: 1
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Fig.2.1: Ordnance Survey (1851) 'Lancashire Sheet LXXXIX (inset LXXXIXA)', six inches to one mile

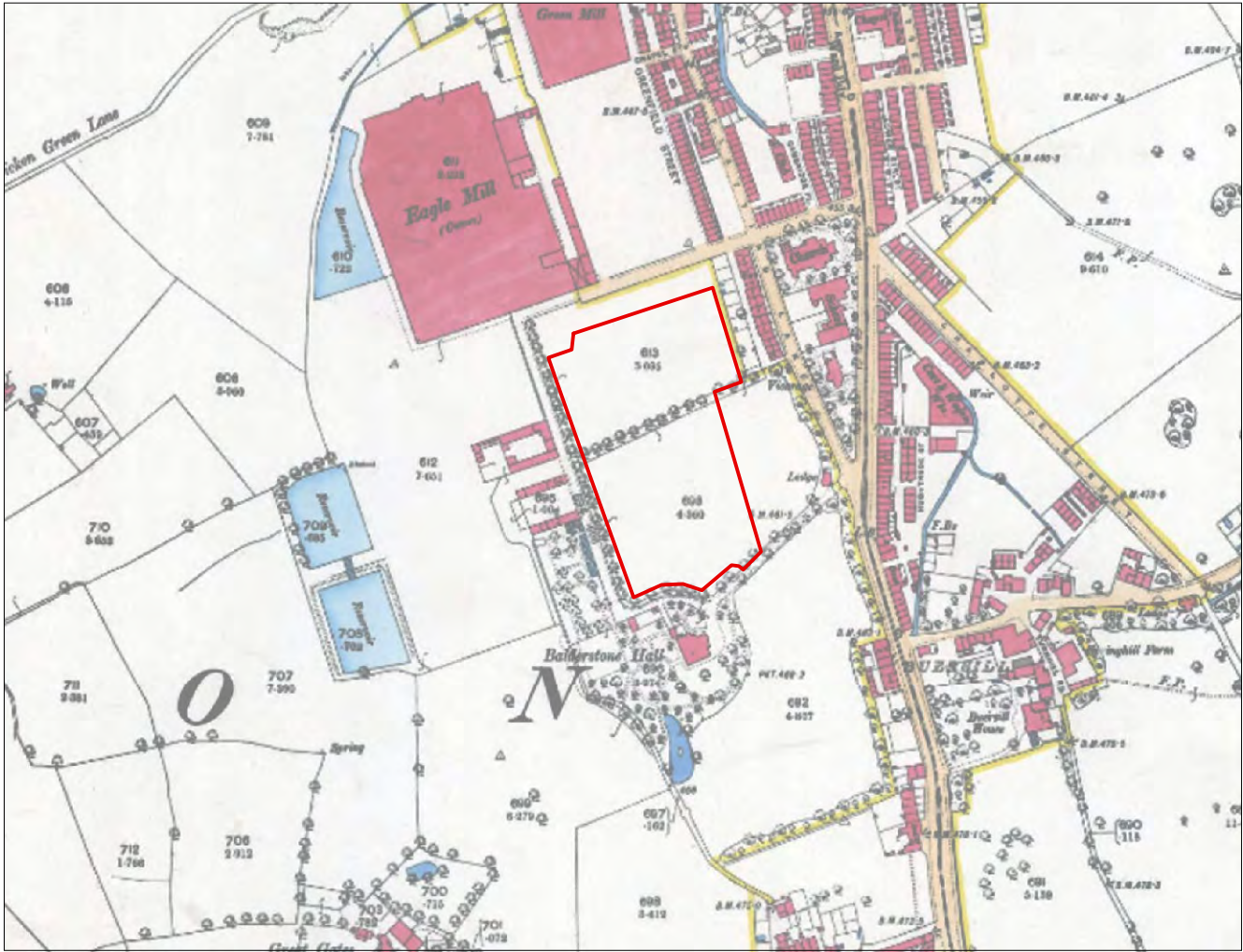


Fig.2.2: Ordnance Survey (1893) 'Lancashire LXXXIX.5', 25 inches to one mile



Fig.2.3: Ordnance Survey (1910) 'Lancashire LXXXIX.5', 25 inches to one mile

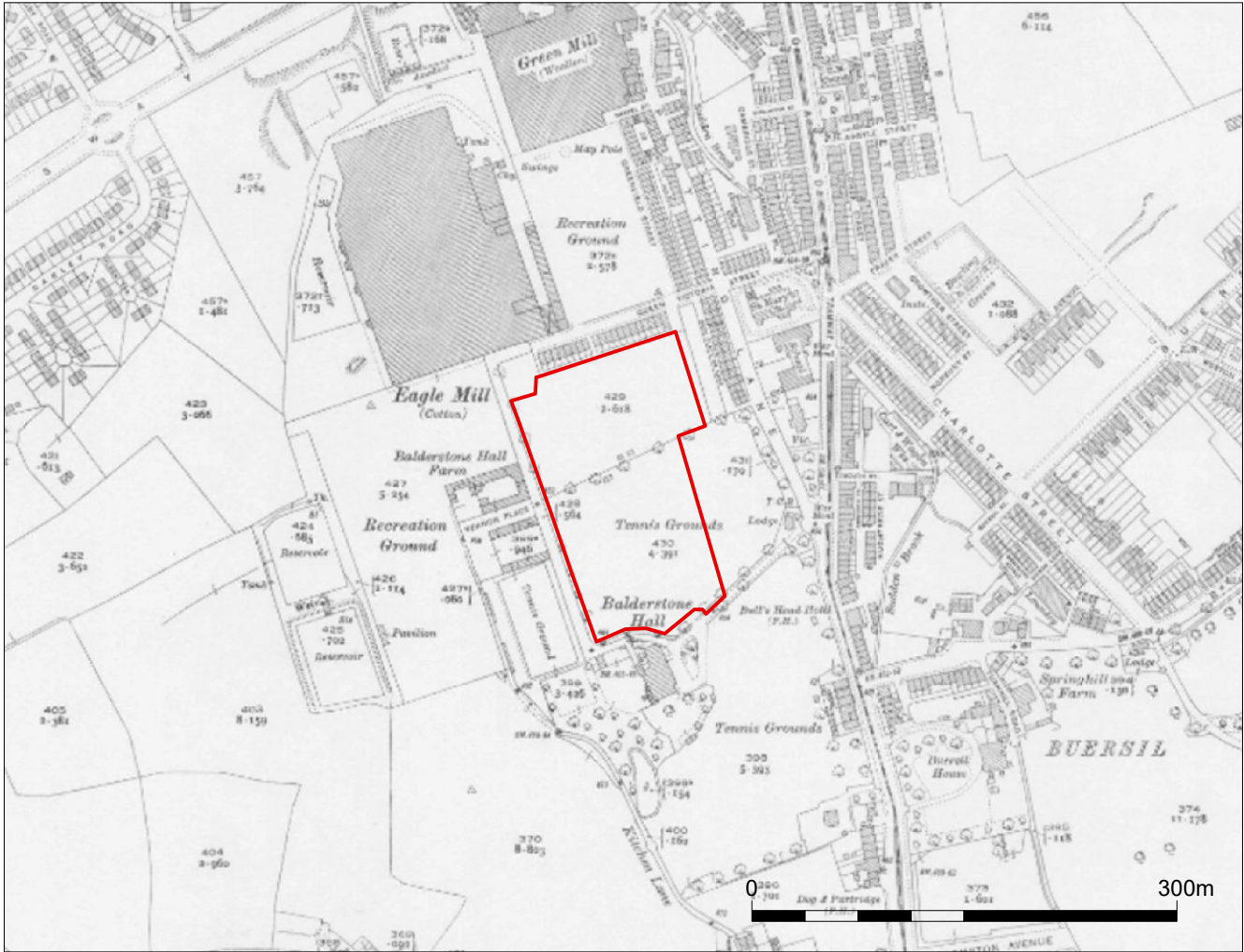


Fig.2.4: Ordnance Survey (1930) 'Lancashire LXXXIX.5', 25 inches to one mile

Key:

Proposed Development Site

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CFA ARCHAEOLOGY LTD
Clayton Business Centre
Midland Road
Leeds
LS10 2RJ
T. 0113 271 6060
yorkshire@cfa-arch.co.uk
www.cfa-archaeology.co.uk

Title:
Historic Mapping

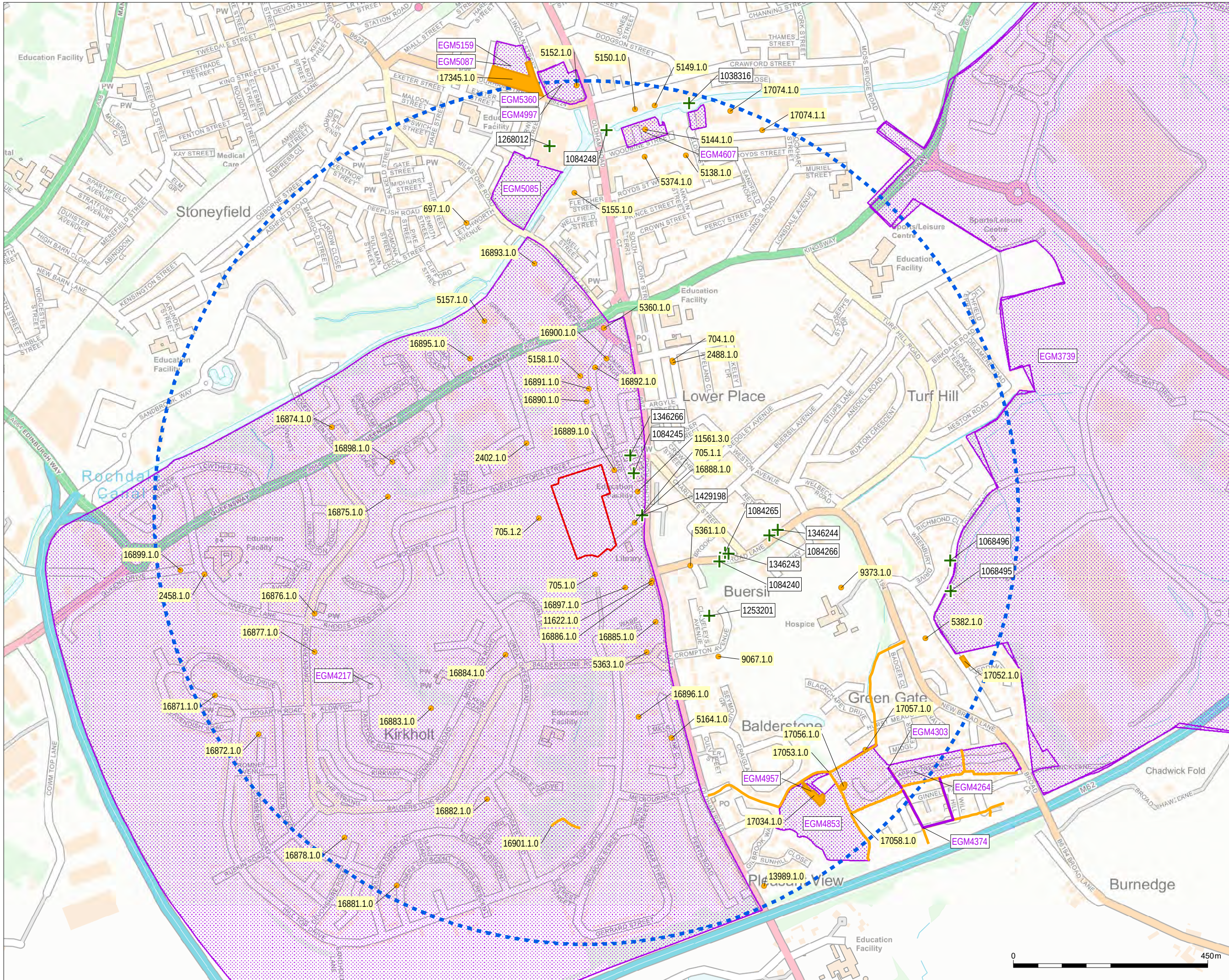
Project:
Balderstone Playing Fields,
Rochdale, OL11 2HD

Client:
Rochdale Borough Council

Scale at A3:
1:5,000

Drawn by: SB **Checked:** SW **Date:** 08/03/2023

Report No: Y636/23 **Fig. No:** 2



Key:

- Proposed Development Site
- Listed Building Grade II
- Cultural Heritage Asset (Point)
- Cultural Heritage Asset (Line)
- Cultural Heritage Asset (Area)
- Archaeological Event (Line)
- Archaeological Event (Region)

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CFA ARCHAEOLOGY LTD
Clayton Business Centre
Midland Road
Leeds
LS10 2RJ
T: 0113 271 6060
yorkshire@cfa-arch.co.uk
www.cfa-archaeology.co.uk

Title:
Outer Study Area

Project:
Balderstone Playing Fields,
Rochdale, OL11 2HD

Client:
Rochdale Borough Council

Scale at A3:
1:8,000

Drawn by: SB
Checked: SW
Date: 09/03/2023

Report No: Y636/23
Fig. No: 3



CFA ARCHAEOLOGY
www.cfa-archaeology.co.uk

HEAD OFFICE - Musselburgh

Old Engine House
Eskmills Park, Musselburgh
East Lothian, EH21 7PQ

t: +44 (0) 131 273 4380
e: enquiries@cfa-arch.co.uk

Leeds

Clayton Works Business Centre
Midland Road
Leeds, LS10 2RJ

t: +44 (0) 113 271 6060
e: yorkshire@cfa-arch.co.uk

Milton Keynes

Suite 11, Letchworth House
Chesney Wold, Bleak Hall
Milton Keynes, MK6 1NE

t: +44 (0) 1908 226 124
e: miltonkeynes@cfa-arch.co.uk

Carlisle

Warwick Mill Business Village
Warwick Bridge, Carlisle
Cumbria, CA4 8RR

t: +44 (0) 1228 564 531
e: cumbria@cfa-arch.co.uk

Sheffield

Office 5, Ecclesfield Business Centre
46 Stocks Hill, Ecclesfield
Sheffield, S35 9YT

t: +44 (0) 114 327 1108
e: sheffield@cfa-arch.co.uk

Leicester

Business Box
3 Oswin Road, Brailsford Industrial Estate
Leicester, LE3 1HR

t: +44 (0) 116 279 5156
e: leicestershire@cfa-arch.co.uk

Hertfordshire

Amwell House
9 Amwell Street, Hoddesdon
Hertfordshire, EN11 8TS

t: +44 (0) 845 017 9847
e: herts@cfa-arch.co.uk